

Waikato District s32
Residential Zone Minimum
Lot Sizes Topic

Assessment Framework

20 June 2018 – Final

m.e
consulting



Waikato District s32

Residential Zone Minimum Lot Size Topic

Assessment Framework

Prepared for

Waikato District Council

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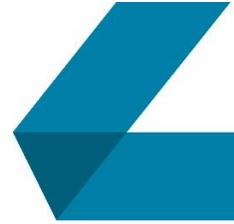
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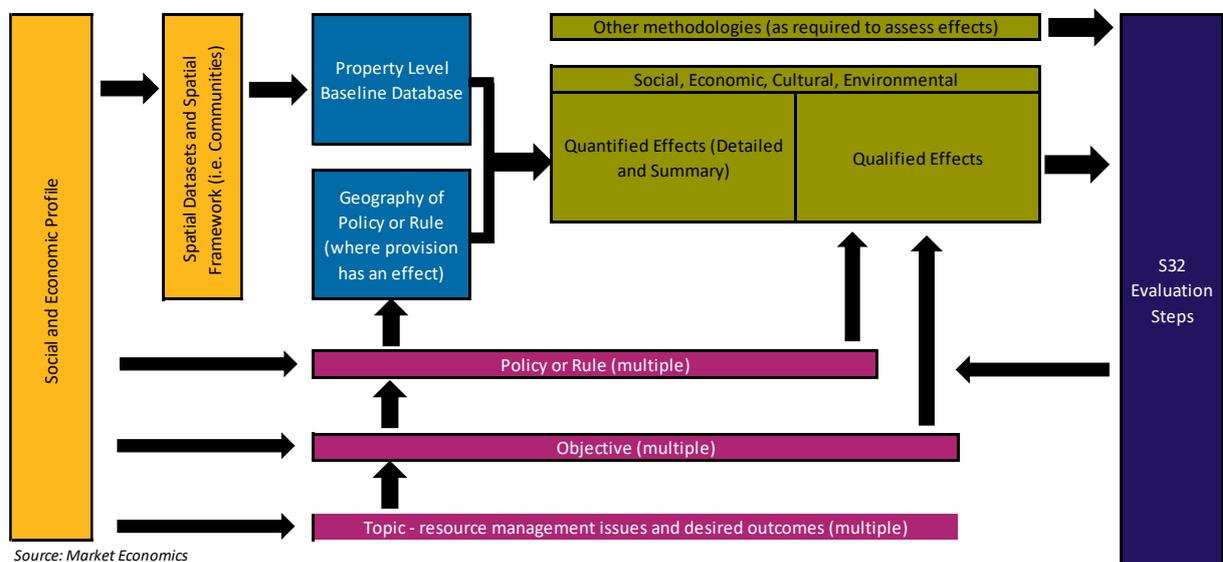
1 Introduction

This Assessment Framework report supports Waikato District’s s32 evaluation of short listed options to achieve the objectives of the **Residential Zone Minimum Lot Size Topic**. It should be considered in conjunction with the Waikato District Social and Economic Profile Report, any consultant reports commissioned for the Topic, and any other Council documents, data, or monitoring results that may be relevant to the resource management issues being addressed by the proposed District Plan.

1.1 Approach Overview

Figure 1.1 sets out M.E’s recommended path for Waikato District Council’s analysis and evaluation of provisions (referred to as the ‘Assessment Framework’). The contents of this report are designed to integrate with (i.e. inform directly or indirectly) Council’s s32 templates and reporting structures for each topic. It is recommended that this report be included as an appendix to the Part 3 s32 Topic report.

Figure 1.1 – Assessment Framework Overview



Key components of this Assessment Framework report draw directly from the Waikato District **Baseline Database** in the form of a set of pre-defined raw data tables (Figure 1.1). These outputs are specific to each provision (or bundle of provisions). This is achieved by applying the defined geography of each provision (GIS Map showing areas where a policy/rule has an effect “on the ground”). That is, which properties, zones or locations the provisions apply to. These raw tables have been analysed and summarised for the purpose of this report and are discussed further below.



1.2 Scope and Structure

This report examines Council's **preferred option** for provisions that give effect to the objectives that address **residential zone minimum lot size** (and the resource management issues associated with that). The objectives have already been evaluated by Waikato District Council and are considered appropriate to achieve the purpose of the Act.

The purpose of this report is to identify the effects, costs and benefits of the preferred provisions. For clarity, the effects identified are not drafted relative to any other short-listed option, including the status quo - they are not 'net' effects, costs and benefits.

Section 2 of this report contains copies/extracts (up to date as at the time of writing) of the objectives, policies and rules identified as relevant to this report by Council, and/or by M.E. While all objectives and policies are included, M.E has focussed on identifying the main (obvious and key) rules that relate to the policies. It is possible that not all relevant rules have been included. The exclusion of any (more minor) rules is unlikely to have a material impact on the assessment of effects, costs and benefits contained in this report. However, subsequent changes to the wording or intent of policies and rules for this topic (after the publication date) *could* have a material impact on the assessment of effects, costs and benefits. M.E's assessment is therefore limited to the information provided by Council at the time and contained within this report.

Section 2 identifies the bundling of objectives, policies and rules for this assessment (if applicable to this topic). Bundling is used to group provisions that have the same 'geography'. Appendices to this report contain a set of data analysis tables – each bundle of provisions forms a separate appendix (set of tables). Maps are included in Section 2 to show the geography of each bundle of provisions. The data in the appendices relates to the areas covered in each map.

Section 3 contains M.E's assessment of direct effects, consequent effects, costs and benefits - organised in tabular form. To avoid potential for duplication/overlap, a single assessment is provided that covers all bundles of provisions (if applicable) – that is, the assessment covers the total topic. Where applicable, data/figures from the appended sets of tables are referenced to help quantify effects. All the data contained in this report is based on a 2016 base year and/or relates to a property database (and valuations) as at July 2017. Refer to caveats or footnotes included below the tables – it is important that these are considered and understood when using the results contained in this report.

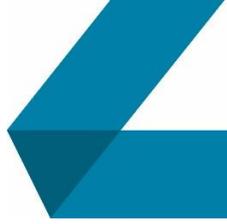
1.3 Key Reference Tables Appended

There is considerable detail provided in the appended data tables. The same set of tables is provided for each bundle of provisions (if applicable). Some tables are more relevant to this topic than others. The following tables/data variables are considered most pertinent to the evaluation of these provisions:

- LINZ Land Use Detailed Summary
- Operative District Plan Zone Summary
- Proposed District Plan Zone Summary

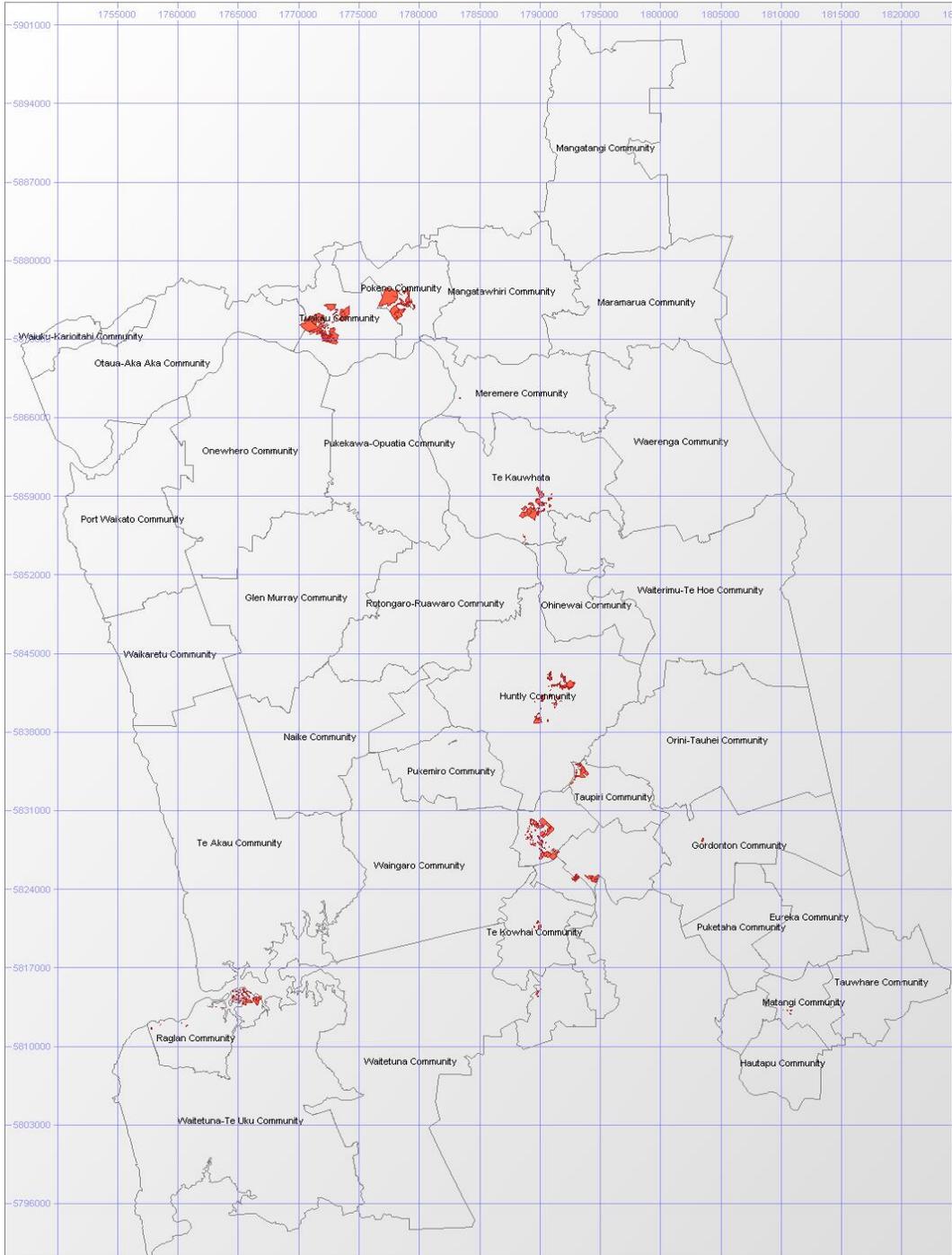


- High Class Soils by Community Summary
- Community Property Summary



The following map is a representation of the geography of where the minimum lot sizes (combined with other rules) of the preferred option could result in further subdivision. This ‘qualifying’ geography has also been used to run the Baseline Database for this report. Based on the approach taken, this option has a direct effect on approximately 1,700ha of properties – over half of the Residential Zone land area. This includes both large areas of greenfield expansion as well as intensification within existing urban areas. *Note, this map should not be relied upon for understanding this policy for specific properties within the District.*

Figure 2.2: Preferred Option Geographic Extent – Residential Zone Qualifying for Subdivision



2.2 Objectives and Policies

2.2.1 Strategic Direction Objectives and Policies

4.1.1 Objective – Strategic (a) Liveable, thriving and connected communities that are sustainable, efficient and co-ordinated. (b) An additional 13,300 - 17,500 dwellings are created during the period 2018 -2045.

No associated policies

4.1.2 Objective – Urban Growth and Development (a) Future settlement pattern is consolidated in and around existing towns and villages in the district.

4.1.5 Policy – Density

- (a) Encourage higher density housing and retirement villages to be located near to and support commercial centres, community facilities, public transport and open space.
- (b) Achieve a minimum density of 12-15 households per hectare in the Residential Zone.
- (c) Achieve a minimum density of 8-10 households per hectare in the Village Zone where public reticulated services can be provided.

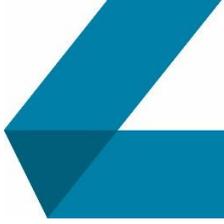
4.1.7 Objective – Character of Towns (a) Development in the Residential, Village, Industrial and Business zones is attractive, connected and reflects the existing character of towns.

4.1.10 Policy – Tuakau

- (a) Tuakau is developed to ensure;
 - (i) Subdivision, land use and development in Tuakau’s new residential and business areas occurs in a manner that promotes the development of a variety of housing densities, diversity of building styles and a high quality living environment;
 - (ii) Existing intensive farming and industrial activities are protected from the effects of reverse sensitivity by considering the location of new residential development;
 - (iii) Future neighbourhood centres, roads, parks, pedestrian, cycle and bridle networks are developed in accordance with the Tuakau Structure Plan.

4.1.11 Policy – Pokeno

- (a) Pokeno is developed to ensure;
 - (i) Subdivision, land use and development of new growth areas does not compromise the potential further growth and development of the town;
 - (ii) Walking and cycling networks are integrated with the existing urban area;

- 
- (iii) Reverse sensitivity effects from the strategic transport infrastructure networks are avoided or minimised.

4.1.12 Policy - Te Kauwhata

- (a) Te Kauwhata is developed to ensure;
 - (i) Development is avoided on areas with geotechnical and ecological constraints.
 - (ii) Lakeside is the only area that provides for the medium term future growth and is developed in a manner that connects to the existing town and maintains and enhances the natural environment.
 - (iii) A variety of housing densities is provided for.
- (b) Development of the Lakeside Precincts provides for growth, achieves a compact urban form and creates a high level of amenity and sense of place.
 - (i) Provides for medium density and higher density housing and including housing for the elderly and a range of housing typology on small lots to assist housing affordability;
 - (ii) Manages the balance between creating areas for growth and open space, and retaining an appropriate size and capacity flood plain to assist flood management within the Waikato River system;
 - (iii) Implement a high standard of urban design including lot orientation, outlook to Lake Waikare, streetscape design, connection to the open space network, and access to the Lake Waikare foreshore;
 - (iv) Creating an Iwi reserve on the eastern most point of the Lakeside development and vesting this land in Iwi;
 - (v) Integrates with the Te Kauwhata Town Centre through improved connections to Lakeside and Lake Waikare, particularly walking and cycling;
 - (vi) Mitigates the potential adverse effects on noise sensitive activities in the vicinity of the rail corridor arising from the operation of the North Island Main Trunk line (NIMT), including meeting minimum internal noise and vibration standards and improvements at the Te Kauwhata Road rail crossing.

4.1.13 Policy – Huntly

- (a) Huntly is developed to ensure;
 - (i) Infill and redevelopment of existing sites occurs;
 - (ii) Reverse sensitivity effects from the strategic transport infrastructure networks are avoided or minimised;
 - (iii) Development is avoided on areas with hazard, geotechnical and ecological constraints.



4.1.14 Policy – Taupiri

- (a) Taupiri is developed to recognise;
 - (i) The changes that may result from the completion of the Waikato Expressway including the increased demand for housing;
 - (ii) Future roads, parks, pedestrian and cycle networks are developed in accordance with the Taupiri section of the *Ngaaruawaahia, Hopuhopu, Taupiri, Horotiu, Te Kowhai & Glen Massey Structure Plan*;
 - (iii) The future development area of Taupiri is to the south of the existing village;
 - (iv) Infill and redevelopment of existing sites occurs.

4.1.15 Policy – Ngaruawahia

- (a) Ngaruawahia is developed to ensure;
 - (i) Existing intensive farming and industrial activities are protected from the effects of reverse sensitivity when locating new residential development;
 - (ii) That future residential development is not located within the intensive farming setbacks from the two operating poultry farms until such time that the two poultry farms within the residential growth areas of Ngaruawahia cease to exist;
 - (iii) Areas marked for future business expansion are managed so that the existing adjoining residential amenity is not compromised;
 - (iv) Future neighbourhood centres, roads, parks, pedestrian and cycle networks are developed in accordance with the Ngaruawahia section of the *Ngaaruawaahia, Hopuhopu, Taupiri, Horotiu, Te Kowhai & Glen Massey Structure Plan*;
 - (v) Infill and redevelopment of existing sites occurs.

4.1.16 Policy – Horotiu

- (a) Horotiu is developed to ensure:
 - (i) Future residential areas are connected to the existing village;
 - (ii) Future residential development does not impact on the existing local road network;
 - (iii) Reverse sensitivity effects from the strategic transport infrastructure networks are avoided or minimised;
 - (iv) The strategic industrial node is protected by having an acoustic overlay on neighbouring sensitive land uses;

- 
- (v) Future roads, parks, pedestrian and cycle networks are developed in accordance with the Horotiu section of the *Ngaaruawaahia, Hopuhopu, Taupiri, Horotiu, Te Kowhai & Glen Massey Structure Plan*.

4.1.17 Policy - Te Kowhai

- (a) The scale and density of residential development in the Te Kowhai Village Zone achieves;
 - (i) lower density (3,000m² sections) where the development can be serviced by on site non-reticulated wastewater, water and stormwater networks; or
 - (ii) higher density (1,000m² sections) where the development can be serviced by public reticulated wastewater, water and stormwater networks;
- (b) Open space character, feeling of spaciousness and connections to the rural landscape and walkways that are maintained and extended to new areas.
- (c) Placement of dwellings to protect the future ability to increase density should public reticulated wastewater and water networks become available.
- (d) Future roads, parks, pedestrian and cycle networks are developed in accordance with the Te Kowhai section of the *Ngaaruawaahia, Hopuhopu, Taupiri, Horotiu, Te Kowhai & Glen Massey Structure Plan*.

4.1.18 Policy – Raglan

- (a) Raglan is developed to ensure;
 - (i) Infill and redevelopment of existing sites occurs;
 - (ii) A variety of housing densities is provided for;
 - (iii) Rangitahi is the only area that provides for the medium term future growth and is developed in a manner that connects to the existing town and maintains and enhances the natural environment;
 - (iv) There are connections between the town centre, the Papahua Reserve and Raglan Wharf.

2.2.2 Residential Zone Objectives and Policies

4.2.3 Objective – Residential Built Form and Amenity (a) Maintain neighbourhood residential amenity values and facilitate safety in the Residential Zone.

4.2.4 Policy – Front Setback

- (a) Ensure buildings are designed and set back from roads by:
 - (i) Maintaining the existing street character including the predominant building setback from the street;

- 
- (ii) Allowing sufficient space for the establishment of gardens and trees on the site; and
 - (iii) Providing for passive surveillance to roads and avoiding windowless walls to the street.

4.2.6 Policy – Setback: Side Boundaries

- (a) Require development to have sufficient side boundary setbacks to provide for:
 - (i) Planting;
 - (ii) Privacy; and
 - (iii) Sunlight and daylight.
- (b) Reduced side boundary setbacks occur only where it:
 - (i) Enables effective development of sites where on-site topographic constraints occur; or
 - (ii) Retains trees on the site.

4.2.6 Policy – Height

- (a) Ensure building height is complementary to the low rise character of the Residential Zone.

4.2.7 Policy – Site Coverage and Permeable Surfaces

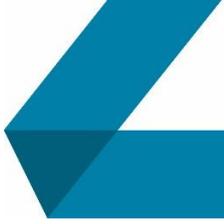
- (a) Ensure all sites have sufficient open space to provide for landscaping, on-site stormwater disposal, parking, and vehicles manoeuvring by maintaining maximum site coverage requirements for buildings in the Residential Zone.
- (b) Ensure a proportion of each site is maintained in permeable surfaces such as lawn and gardens, in order to ensure there is sufficient capacity to enable disposal of stormwater.

4.2.8 Policy – Excessive building scale

- (a) Facilitate quality development by ensuring buildings are a complementary height, bulk and form for the site, and are in keeping with the amenity values of the street.

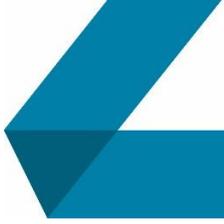
4.2.16 Objective – Housing Options (a) A wide range of housing options occurs in the Residential Zones of Huntly, Ngaruawahia, Pokeno, Raglan, Te Kauwhata and Tuakau. (b) Residential zoned land near the Business Town Centre Zone and close to transport networks is used for higher density residential living with access to public transport and alternative modes of transport.

4.2.17 Policy – Housing types

- 
- (a) Enable a variety of housing types in the Residential Zone where it is connected to public reticulation, including:
 - (i) Integrated residential development such as low-rise apartments and multi-unit development;
 - (ii) Retirement villages.

4.2.18 Policy – Multi-unit Development

- (a) Ensure multi-unit residential subdivision and development is designed in a way that:
 - (i) provides a range of housing types;
 - (ii) Addresses and integrates with adjacent residential development, town centres and public open space;
 - (iii) Addresses and responds to the constraints of the site, including typography, natural features and heritage values;
 - (iv) Supports an integrated transport network, including walking and cycling connections to public open space network;
 - (v) Maintains the amenity values of neighbouring sites.
- (b) Encourage developments that promote the outcomes of the Waikato District Council’s multi-unit development urban design guidelines, in particular section 3 (site and context analysis), section 4 (movement, access and parking), section 5 (neighbourhood character), section 6 (street and public realm interface), and section 8 (communal open spaces and landscape treatment), in particular by:
 - (i) Responding to the immediate urban and built form;
 - (ii) Designing and locating development to support connection to the surrounding context and local amenities;
 - (iii) Promoting the safe movement of pedestrians and vehicles on site;
 - (iv) Ensuring design is contextually appropriate and promotes local characteristics to contribute to community identity;
 - (v) Designs that respond to and promote the public interface by the provision of:
 - A. Streets and public places;
 - B. Pedestrian safety and amenity.
 - C. Side setbacks;
 - D. Variation in roof form.
 - (vi) Ensuring a communal outdoor living court is provided where private individual outdoor living courts are limited.



4.2.19 Policy – Retirement villages

- (a) Provide for the establishment of new retirement villages and care facilities that:
 - (i) Offer a diverse range of housing types, including care facilities, for the particular needs and characteristics of older people;
 - (ii) Promote visual integration with the street scene, neighbourhoods and adjoining sites;
 - (iii) Are comprehensively designed and managed and offer a variety of accommodation and accessory services that meet the needs of residents, including those requiring care or assisted living;
 - (iv) Housing and care facilities for older people can require higher densities;
 - (v) Provide high quality on-site amenity;
 - (vi) Integrate with local services and facilities, including public transport;
 - (vii) Connect to alternative transport modes to Village, Residential or Business Zones.
- (b) Enable alterations and additions to existing retirement villages that:
 - (i) Promote visual integration with the street scene, neighbourhoods and adjoining sites;
 - (ii) Recognise that housing and care facilities for older people can require higher densities;
 - (iii) Provide high quality on-site amenity;
 - (iv) Integrate with local services and facilities, including public transport and alternative transport modes.

2.2.3 Urban Subdivision and Development Objectives and Policies

4.7.1 Objective – Integrated development and subdivision of Residential, Business and Industrial Zones

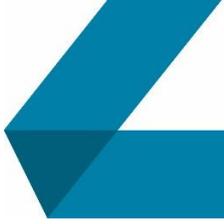
4.7.2 Policy – Subdivision location and design

- (a) Ensure subdivision, is located and designed to:
 - (i) Be sympathetic to the natural and physical qualities and characteristics of the surrounding environment;
 - (ii) Establish boundaries that avoid buildings and structures dominating adjoining land or public places, the coast, or fresh waterbodies;

- 
- (iii) Arrange allotments to allow for view sharing, where possible;
 - (iv) Retain existing access to public space;
 - (v) Promote safe communities through quality urban design;
 - (vi) Accommodate building platforms and vehicle accesses that are safe and stable;
 - (vii) Promote consistent grid layout.

4.7.3 Policy – Residential Subdivision

- (a) Development promotes the outcomes of Waikato District Council’s Urban Design Guidelines Residential Subdivision, section 4 (Connectivity and Movement Networks), section 5 (Neighbourhood Character), section 6 (Residential Block and Street Layout), section 7 (Open Space and Landscape Treatment), and section 8 (Low Impact Urban Design), in particular by:
 - (i) Designs that promote walkability and pedestrian safety;
 - (ii) Promoting accessibility and connectivity of public spaces, employment areas, services, facilities, and amenities, both within the subdivision and wider context;
 - (iii) Integrating staging to ensure multi-modal connectivity;
 - (iv) Limiting the number and length of cul-de-sacs;
 - (v) Ensuring connection to existing and future public transport nodes;
 - (vi) Promoting connectivity and permeability by ensuring new connections to existing and future development, including green linkages.
 - (vii) Promoting the street layout to reflect the underlying topography;
 - (viii) Ensuring pedestrian access is consistent with the Crime Prevention through Environmental Design (CPTED);
 - (ix) Discouraging the creation of rear lots;
 - (x) Promoting adequate lighting levels in publicly accessible spaces;
 - (xi) Ensuring design promotes local characteristics;
 - (xii) Ensuring lots are orientated in a way that:
 - A. Maximizes solar access; and
 - B. Addresses the street frontage and public places.
 - (xiii) Creating lots that can accommodate a variety of density with a mix of usable lot types;

- 
- (xiv) Efficient design which enables the future connection to services and facilities;
 - (xv) Ensuring public open space is distributed, located and sized to reflect its context and provides for a range of different activities and users;
 - (xvi) Ensuring infrastructure is designed to manage stormwater in a sustainable manner by:
 - A. Minimising environmental impacts and maintenance costs, and reducing stormwater discharging to existing reticulated networks; and
 - B. Promoting and maintaining riparian margins.

4.7.4 Policy – Lot sizes

- (a) Minimum lot size and dimension of lots enables the achievement of the character and density outcomes of each zone.
- (b) Avoid undersized lots in the Village Zone.

[Note: Refer to strategic density and growth objectives and policies]

4.7.6 Policy – Co-ordination between servicing and development and subdivision

- (a) Ensure development and subdivision:
 - (i) Is located in areas where infrastructural capacity has been planned and funded;
 - (ii) Is located in areas subject to an approved structure plan and provide sufficient infrastructure capacity to meet the demand identified in the structure plan;
 - (iii) Achieves the lot yield anticipated in an approved structure plan;
 - (iv) Includes infrastructure provision for both the strategic infrastructure network and local infrastructure connections.

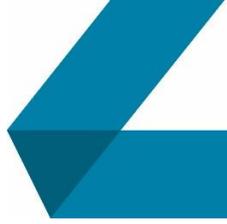
4.7.7 Policy – Achieving sufficient development density to support the provision of infrastructure services

- (a) In areas where there is no structure plan, ensure that the maximum potential yield for the zone is achieved to support infrastructure provision.
- (b) Recognise that the minimum potential yield may not be achieved where there are proven geotechnical constraints.

4.7.8 Policy – Staging of subdivision

- (a) Require any staging of subdivision to be undertaken in a manner that promotes efficient development and integration of infrastructure and community facilities.

4.7.12 Policy – Boundary adjustments and relocations



- (a) Boundary adjustments and boundary relocations are designed to provide for more efficient use of land.

4.7.13 Policy – Residential Zone – Te Kauwhata Ecological and West Residential Areas

- (a) Subdivision is designed and located in Te Kauwhata Ecological Residential Area to:
 - (i) Promote the natural features and landscapes of the Whangamarino Wetland and Lake Waikare;
 - (ii) Achieve the minimum lot size;
 - (iii) Recognise the ecological values of the wetland environments of Whangamarino Wetland and Lake Waikare.
- (b) Subdivision is designed and located in the Te Kauwhata West Residential Area to achieve the minimum lot size and recognise the views of natural features and landscapes.

2.3 Rules

2.3.1 Chapter 16: Residential Zone

Permitted Activity

16.3.1 Land Use – Building - Dwelling

Permitted Activity	16.3.1 (P1) One dwelling within a site
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16.3.2 Land Use – Building – Minor Dwelling

Permitted Activity	15.3.2 (P1)(a) One minor dwelling contained within a site must comply with all of the following conditions: <ul style="list-style-type: none"> (i) The net site area is 900m² or more; (ii) The site does not contain a Multi-unit development. (iii) The gfa shall not exceed 70m²
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16.3.3.1 Land Use – Building - Height - Building General

Permitted Activity	16.3.3.1 (P1) The maximum height of any building must not exceed 7.5m.
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16.3.3.3 Land Use - Height - Buildings, structures and vegetation within an airport obstacle limitation surface

Permitted Activity	<p>16.3.3.3</p> <p>(P1) A building, structure or vegetation must not protrude through any airport obstacle limitation surface identified in Appendix 9 Te Kowhai Airpark and as shown on the planning maps.</p>
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16.3.6. Building coverage

Permitted Activity	<p>16.3.6</p> <p>(P1) The total building coverage must not exceed 40%.</p> <p>(P2) Within the Te Kauwhata Residential West Area or the Te Kauwhata Ecological Residential Area as identified on the planning maps, the total building coverage must not exceed 35%.</p> <p>(P3) Within the Bankart Street and Wainui Road Business Overlay Area as identified on the planning maps, total building coverage must not exceed 50%.</p>
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16.3.9.1 Building setbacks – All boundaries

Permitted Activity	<p>16.3.9.1</p> <p>(P1)(a) A building must be set back a minimum of:</p> <ul style="list-style-type: none">(i) 3m from the road boundary;(ii) 13m from the edge of an indicative road;(iii) 1.5m from every boundary other than a road boundary; and(iv) 1.5m from every vehicle access to another site. <p>(P2)(a) A non-habitable building can be set back less than 1.5m from a boundary, where:</p> <ul style="list-style-type: none">(i) the total length of all buildings within 1.5m of the boundary does not exceed 6m; and(ii) the building does not have any windows or doors on the side of the building facing the boundary. <p>(P3) A garage must be set back behind the front façade of the dwelling.</p>
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Restricted Discretionary Activity

16.1.3 Land Use - Activities – Restricted Discretionary Activities

Activity		Matters of Discretion									
RD1	<p>A Multi-Unit development that meets all the following conditions:</p> <ul style="list-style-type: none"> (a) The Land Use – Effects rules in Rule 16.2; (b) The Land Use – Building rules in Rule 16.3, except the following rules do not apply: <ul style="list-style-type: none"> (i) Rule 16.3.1, Dwelling; (ii) Rule 16.3.8 Building coverage; (iii) Rule 16.3.9 Living court; (iv) Rule 16.3.10 Service court; (c) The minimum net site area per residential unit is 300m²; (d) The Multi-Unit development is connected to public wastewater and water reticulation; (e) Total building coverage of the site does not exceed 50%; (f) Each residential unit is designed and constructed to achieve the internal design sound level specified in Appendix 1 (Acoustic Insulation) – Table 14; (g) Service court areas are provided to meet the following minimum requirements for each residential unit: <ul style="list-style-type: none"> (i) At least 2.25m² with a minimum dimension of 1.5 metres of outdoor or indoor space at ground floor level for the dedicated storage of waste and recycling bins; (ii) At least 3m² with a minimum dimension of 1.5 metres of outdoor space at ground floor level for washing lines; and (iii) The required spaces in (g)(i) or (g)(ii) for each residential unit shall be provided individually, or as a dedicated communal service court. (h) Living court areas are provided to meet the following minimum requirements for each residential unit: <table border="1" data-bbox="438 1682 962 1982" style="margin-left: 20px;"> <thead> <tr> <th>Duplex dwelling</th> <th>Area</th> <th>Minimum dimension</th> </tr> </thead> <tbody> <tr> <td>Studio unit or 1 bedroom</td> <td>30 m²</td> <td>4m</td> </tr> <tr> <td>2 or more bedrooms</td> <td>40 m²</td> <td>4m</td> </tr> </tbody> </table> 	Duplex dwelling	Area	Minimum dimension	Studio unit or 1 bedroom	30 m ²	4m	2 or more bedrooms	40 m ²	4m	<p>(2) Discretion is restricted to:</p> <ul style="list-style-type: none"> (a) Density of the development; (b) Consistency with Multi-Unit Design contained in Appendix No. 4.4; (c) The extent to which the development contributes to and engages with adjacent streets and public open space; (d) The extent to which the development creates visual quality and interest through the separation of buildings, variety in built form and architectural detailing, glazing, materials and colour; (e) The extent to which the design of the development incorporates energy efficiency measures such as passive solar principles; (f) Amenity values for occupants and neighbours in respect of outlook, privacy, noise, light spill, access to sunlight, living court orientation, site design and layout; (g) The extent to which staging is necessary to ensure that development is carried
Duplex dwelling	Area	Minimum dimension									
Studio unit or 1 bedroom	30 m ²	4m									
2 or more bedrooms	40 m ²	4m									



	Apartment Building Ground Level Residential Unit	Area	Minimum Dimension	out in a coordinated and timely manner; (h) Avoidance or mitigation of natural hazards; and (i) Geotechnical suitability for building.	
		Studio unit or 1 bedroom	20 m ²		4m
		2 or more bedrooms	30 m ²		4m
	Apartment Building Upper Levels Residential Unit	Area	Minimum Dimension		
		Studio unit or 1 bedroom	10m ²		2m
		2 or more bedrooms	15m ²		2m

16.4.1 Subdivision - General

Restricted Discretionary Activity	16.4.1.RD1 (a) Subdivision must comply with all of the following conditions: (i) Proposed lots must have a minimum net site area of 450m ² , except where the proposed lot is an access allotment or utility allotment or reserve to vest; (ii) Proposed lots must be able to connect to public-reticulated water supply and wastewater; (iii) Where roads are to be vested in Council, they must follow a grid layout; (iv) Where 4 or more proposed lots are proposed to be created, the number of rear lots do not exceed 15% of the total number of lots being created; (v) Where the subdivision is within a structure plan area, neighbourhood centres within the site are provided in accordance with that structure plan document. (b) Council's discretion shall be restricted to the following matters:
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	<ul style="list-style-type: none"> (i) Subdivision layout; (ii) Shape of lots and variation in lot sizes; (iii) Ability of lots to accommodate a practical building platform including geotechnical stability for building; (iv) Likely location of future buildings and their potential effects on the environment; (v) Avoidance or mitigation of natural hazards; (vi) Amenity values and streetscape landscaping; (vii) Consistency with the matters contained within Appendix 3.1 (Residential Subdivision Guidelines) (viii) Vehicle and pedestrian networks; (ix) Consistency with any relevant structure plan or master plan including the provision of neighbourhood parks, reserves and neighbourhood centres; and (x) Provision of infrastructure.
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16.4.2 Subdivision - Te Kauwhata Ecological Residential Area

Restricted Discretionary Activity	<p>16.4.2.RD1</p> <p>(a) Proposed lots in the Te Kauwhata Ecological Residential Area identified on the planning maps must comply with all of the following conditions:</p> <ul style="list-style-type: none"> (i) Have a minimum net site area of 750m²; (ii) Have a minimum average net site area of 875m²; (iii) Must be able to be connected to public-reticulated water supply and wastewater; (iv) Where roads are to be vested in Council, they must follow a grid layout; (v) Where 4 or more proposed lots are being created, rear lots must not exceed 15% of the total number of lots being created. <p>(b) Council's discretion shall be restricted to the following matters:</p> <ul style="list-style-type: none"> (i) Subdivision layout; (ii) Shape of lots and variation in lot sizes; (iii) Ability of lots to accommodate a practical building platform including geotechnical stability for building; (iv) Likely location of future buildings and their potential effects on the environment; (v) Avoidance or mitigation of natural hazards; (vi) Amenity values and streetscape landscaping; (vii) Consistency with the matters contained within Appendix 3.1 (Residential Subdivision Guidelines); (viii) Vehicle and pedestrian networks;
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	<ul style="list-style-type: none"> (ix) Consistency with any relevant structure plan or master plan including the provision of neighbourhood parks, reserves and neighbourhood centres; and (x) Provision of infrastructure.
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16.4.3 Subdivision - Te Kauwhata West Residential Area

Restricted Discretionary Activity	<p>16.4.3.RD1</p> <p>(a) Proposed lots within the Te Kauwhata West Residential Area must comply with all of the following conditions:</p> <ul style="list-style-type: none"> (i) Be a minimum net site area of 650m²; (ii) Have a minimum average net site area of 875m²; (iii) Be connected to public-reticulated water supply and wastewater; (iv) Where roads are to be vested in Council, they are to follow a grid layout; (v) Where more than 5 proposed lots are being created, rear lots must not exceed 15% of the total number of titles being created. <p>(b) Council's discretion shall be restricted to the following matters:</p> <ul style="list-style-type: none"> (i) Subdivision layout; (ii) Shape of lots and variation in lot sizes; (iii) Ability of lots to accommodate a practical building platform, including geotechnical stability for building; (iv) Likely location of future buildings and their potential effects on the environment; (v) Avoidance or mitigation of natural hazards; (vi) Amenity values and streetscape landscaping; (vii) Consistency with the matters contained within Appendix 3.1 (Residential Subdivision Design Guidelines); (viii) Vehicle and pedestrian networks; (ix) Consistency with any relevant structure plan or master plan, including the provision of neighbourhood parks, reserves and neighbourhood centres; and (x) Provision of infrastructure.
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16.4.4 Subdivision - Multi-unit development

Restricted Discretionary Activity	<p>16.4.4.RD1</p> <p>(a) Multi-Unit development must comply with all of the following conditions:</p> <ul style="list-style-type: none"> (i) An application for land use consent under Rule 16.1.3 (Multi-Unit Development) must accompany the subdivision or have been granted land use consent by Council;
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	<ul style="list-style-type: none"> (ii) The Multi-Unit development is able to be connected to public wastewater and water reticulation; (iii) The minimum existing lot size where a new freehold (fee simple) lot is being created must be 300m² net site area. (iv) Where a residential unit is being created in accordance with the Unit Titles Act 2010 it must meet the following minimum residential unit size <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th style="text-align: center;">Unit of Apartment</th> <th style="text-align: center;">Minimum Unit Area</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">Studio unit or 1 bedroom unit</td> <td style="text-align: center;">60m²</td> </tr> <tr> <td style="text-align: center;">2 bedroom unit</td> <td style="text-align: center;">80m²</td> </tr> <tr> <td style="text-align: center;">3 bedroom unit</td> <td style="text-align: center;">100m²</td> </tr> </tbody> </table> <ul style="list-style-type: none"> (b) Council’s discretion shall be restricted to the following matters: <ul style="list-style-type: none"> (i) Subdivision layout including common boundary and party walls for the Multi-unit development; (ii) Provision of common areas for shared spaces, access and services; (iii) Provision of infrastructure to individual residential units; (iv) Avoidance or mitigation of natural hazards; (v) Geotechnical suitability of site for buildings; (vi) Amenity values and streetscape; (vii) Consistency with the matters contained, and outcomes sought, in Appendix 3.4 (Multi-Unit Development Guideline) (viii) Consistency with any relevant structure plan or master plan, including the provision of neighbourhood parks, reserves and neighbourhood centres; (ix) Vehicle, pedestrian and cycle networks; (x) Safety, function and efficiency of road network and any internal roads or access ways. 	Unit of Apartment	Minimum Unit Area	Studio unit or 1 bedroom unit	60m ²	2 bedroom unit	80m ²	3 bedroom unit	100m ²
Unit of Apartment	Minimum Unit Area								
Studio unit or 1 bedroom unit	60m ²								
2 bedroom unit	80m ²								
3 bedroom unit	100m ²								

16.3.9.1 Building setbacks – all boundaries

<p>Restricted Discretionary Activity</p>	<p>16.3.9.1.RD1</p> <ul style="list-style-type: none"> (a) A building that does not comply with Rule 16.3.9.1 P1, P2 or P3. (b) Council’s discretion shall be restricted to the following matters: <ul style="list-style-type: none"> (i) Road network safety and efficiency; (ii) Reverse sensitivity effects; (iii) Adverse effects on amenity; (iv) Streetscape; (v) Potential to mitigate adverse effects; (vi) Daylight admission to adjoining properties; and (vii) Effects on privacy at adjoining sites
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Discretionary Activity

16.3.1 Dwelling

Discretionary Activity	16.3.1.D1 A dwelling that does not comply with Rule 16.3.1 P1.
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16.3.3.1 Height - Building General

Discretionary Activity	16.3.3.1.D1 Any building that does not comply with Rule 16.3.3.1 P1.
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16.3.6 Building coverage

Discretionary Activity	16.3.6.D1 Total building coverage that does not comply with Rule 16.3.6 P1, P2 or P3.
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16.4.1 Subdivision - General

Discretionary Activity	16.4.1.D1 Subdivision that does not comply with a condition in Rule 16.4.1 RD1.
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16.4.2 Subdivision - Te Kauwhata Ecological Residential Area

Discretionary Activity	16.4.2.D1 Subdivision within the Te Kauwhata Ecological Residential Area that does not comply with Rule 16.4.2 RD1.
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16.4.3 Subdivision - Te Kauwhata West Residential Area

Discretionary Activity	16.4.3.D1 Subdivision within the Te Kauwhata West Residential Area that does not comply with Rule 16.4.3 RD1.
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16.4.4 Subdivision - Multi-unit development

Discretionary Activity	16.4.4.D1 Subdivision that does not comply with Rule 16.4.4 RD1.
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16.3.3.3 Height - Buildings, structures and vegetation within an airport obstacle limitation surface

Discretionary Activity	16.3.3.3.D1 A building, structure or vegetation that does not comply with Rule 16.3.3.3 P1.
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3 Evaluation of Effects, Costs, Benefits

3.1 Direct Processes (Effects)

Effect	Probability	Timing	Frequency	Permanence	Comments (incl. rationale to scoring)
Economic Effects					
The minimum site size of new sites will be 450m2.	Moderate-High	Short-term	Frequent/repeatable	Permanent cumulative	Policy 4.7.4(a); Rule 16.4.1.RD1(a)(i).
Infill and redevelopment of sites will have a minimum site size of 450m2.	Moderate-High	Short to medium-term	Frequent/repeatable	Permanent cumulative	Policy 4.7.4(a); Rule 16.4.1.RD1(a)(i).
New subdivisions within the Te Kauwhata Ecological Residential area will have a minimum site area of 750m2.	Moderate-High	Short to medium-term	Frequent/repeatable	Permanent cumulative	Rule 16.4.2.RD1(a)(i).
Subdivisions in new areas of urban development within the Te Kauwhata Ecological Residential area will have a minimum average size of 875m2.	Moderate-High	Short to medium-term	Frequent/repeatable	Permanent cumulative	Rule 16.4.2.RD1(a)(ii).
New subdivisions within the Te Kauwhata West Residential Area will have a minimum site area of 650m2.	Moderate-High	Short to medium-term	Frequent/repeatable	Permanent cumulative	Rule 16.4.3.RD1(a)(i).
Subdivisions in new areas of urban development within the Te Kauwhata West Residential Area will have a minimum average size of 875m2.	Moderate-High	Short to medium-term	Frequent/repeatable	Permanent cumulative	Rule 16.4.3.RD1(a)(ii).
A minimum density of 12-15 households per hectare will be achieved within the Residential Zone.	Moderate	Short to medium-term	Frequent/repeatable	Permanent cumulative	Policy 4.1.5(b).
Higher density development is encouraged within the Residential Zone close to business town centres and transport nodes.	Moderate	Medium to long-term	Frequent/repeatable	Permanent cumulative	Policy 4.1.5(a); Policies 4.2.16(b); 4.2.18.
Lot yields will be achieved in structure plans.	Moderate-High	Medium-term	Frequent/repeatable	Permanent cumulative	Policy 4.7.6(a)(iii).
Tuakau will be developed in a way that incorporates residential subdivision guidelines to promote the variety of densities, diversity and a high quality living environment.	Moderate	Medium to long-term	Frequent/repeatable	Permanent cumulative	Policies 4.1.10(a); 4.2.16(a); 4.2.17.
Growth in Pokeno will be managed so that the future growth and development of the town is not compromised and a variety of housing options are enabled.	Moderate	Medium to long-term	Frequent/repeatable	Permanent cumulative	Policies 4.1.11(a)(i); 4.2.16(a); 4.2.17.
Te Kauwhata will be developed so that a variety of housing densities and options is provided for.	Moderate	Medium to long-term	Frequent/repeatable	Permanent cumulative	Policies 4.1.12(a)(iii); 4.2.16(a); 4.2.17.
The Lakeside precincts in Te Kauwhata provide for medium term future growth of medium and high density housing in a way that integrates with the town centre and surrounding land.	Moderate	Medium to long-term	Frequent/repeatable	Permanent cumulative	Policies 4.1.12(b)
Huntly will be developed so that infill and redevelopment of sites is encouraged and a variety of housing options are enabled.	Moderate	Medium to long-term	Frequent/repeatable	Permanent cumulative	Policies 4.1.13(a)(i); 4.2.16(a); 4.2.17.
Taupiri will be developed so that infill and redevelopment of sites is encouraged and new growth is south of the village.	Moderate	Medium to long-term	Frequent/repeatable	Permanent cumulative	Policy 4.1.14(a)(iv); Policy 4.1.14(a)(iii)
Ngaruawahia will be developed so that infill and redevelopment of sites is encouraged and a variety of housing options are enabled.	Moderate	Medium to long-term	Frequent/repeatable	Permanent cumulative	Policies 4.1.15(a)(v); 4.2.16(a); 4.2.17.
Horotiu will be developed in a way that avoids impacts on existing transport networks and industrial nodes.	Moderate	Medium to long-term	Frequent/repeatable	Permanent cumulative	Policy 4.1.16(a)
Te Kowhai will be developed so that infill and redevelopment of sites is encouraged and a variety of housing options are enabled.	Moderate	Medium to long-term	Frequent/repeatable	Permanent cumulative	Policy 4.1.17
The Ngaaruawaahia, Hopuhopu, Taupiri, Horotiu, Te Kowhai & Glen Massey Structure Plan is given effect to.	Moderate	Medium to long-term	Frequent/repeatable	Permanent cumulative	Policy 4.1.14(a)(ii); Policy 4.1.15(a)(iv); Policy 4.1.16(a)(v); Policy 4.1.17(d)
Raglan will be developed so that infill and redevelopment of sites is encouraged and a variety of densities and options is provided for.	Moderate	Medium to long-term	Frequent/repeatable	Permanent cumulative	Policies 4.1.18(a)(i-ii); 4.2.16(a); 4.2.17.

The Rangitahi Peninsula will provide for medium-term future growth, connects to the existing town and enhances the natural environment.	Moderate	Medium to long-term	Frequent/repeatable	Permanent cumulative	Policy 4.1.18(a)(iii).
Minor dwellings are able to be constructed on larger sites.	Moderate-High	Immediate to Short-term	Frequent/repeatable	Permanent cumulative	Rule 16.3.2.P1(a)(i-iii).
New buildings will not cover more than 40% of the site area.	Moderate-High	Immediate to short-term	Frequent/repeatable	Permanent cumulative	Rule 16.3.6.P1.
New buildings within the Te Kauwhata Residential Area West and the Te Kauwhata Ecological Area will not cover more than 35% of the site area.	Moderate-High	Short to medium-term	Frequent/repeatable	Permanent cumulative	Rule 16.3.6.P2.
New buildings will be set back by 3m from the road boundary, 13m from any centre line of an indicative road, 1.5m from all other boundaries, and 1.5m from any vehicle access to another site.	Moderate-High	Short to medium-term	Frequent/repeatable	Permanent cumulative	Rules 16.3.9.1.P1(a)(i-iv).
The establishment of new retirement villages that support a range of higher density dwelling types is provided for.	Moderate-High	Short to medium-term	Frequent/repeatable	Permanent cumulative	Policy 4.2.19 (a) and (b)
Multi-unit developments will be able to occur where they meet the Land Use Effects and Building conditions.	Moderate	Medium to long-term	Frequent/repeatable	Permanent cumulative	Policy 4.2.18; Rule 16.1.3.RD1(a-h).
Multi-unit developments will have a minimum site area of 300m ² per residential unit.	Moderate	Medium to long-term	Frequent/repeatable	Permanent cumulative	Rule 16.1.3.RD1(c).
Multi-unit development buildings will not cover more than 50% of the site area.	Moderate-High	Medium to long-term	Frequent/repeatable	Permanent cumulative	Rule 16.1.3.RD1(e).
Multi-unit residential developments will require a land use consent.	Moderate-High	Medium to long-term	Frequent/repeatable	Permanent cumulative	Rule 16.4.4.RD1(a)(i).
Growth will occur in areas supported by infrastructure and structure plans.	Moderate-High	Medium-term	Frequent/repeatable	Permanent cumulative	Policies 4.7.6; 4.7.6(a)(iii).
Both strategic infrastructure network and local connections will be provided with development and subdivision.	Moderate-High	Medium-term	Frequent/repeatable	Permanent cumulative	Policy 4.7.6(a)(iv).
Sufficient infrastructure capacity will be provided with new subdivision to meet the new demand.	Moderate	Medium to long-term	Frequent/repeatable	Permanent cumulative	Policy 4.7.6(a)(ii).
Where growth, within the urban limits, occurs outside of structure plan areas, it will be of sufficient density to support infrastructure provision.	Moderate	Long-term	Frequent/repeatable	Permanent cumulative	Policy 4.7.7 (a)
Subdivisions in new areas of urban development within the Te Kauwhata West Residential Area will be connected to public-reticulated water and wastewater.	Moderate-High	Short to medium-term	Frequent/repeatable	Permanent cumulative	Rule 16.4.3.RD1(a)(iii)
Rear lots will not exceed 15% of the new lots in new subdivisions within Te Kauwhata West Residential Area.	Moderate	Short to medium-term	Frequent/repeatable	Permanent cumulative	Rule 16.4.3.RD1(a)(v).
The maximum growth yields will be achieved in the Te Kauwhata West Residential Area while recognising the views of natural features and landscapes where possible.	Moderate	Medium to long-term	Frequent/repeatable	Permanent cumulative	Policy 4.7.13(b).
Boundary adjustments and relocations do not create or increase any non-compliance with rules for new lots.	High	Short-term	Frequent/repeatable	Permanent cumulative	Policy 4.7.12 (a).
Building heights are limited to a maximum of two storeys.	High	Immediate	Frequent/repeatable	Permanent cumulative	Rule 16.3.3.P1.
Buildings and vegetation are limited in the airport obstacle limitation surfaces.	High	Immediate	Frequent/repeatable	Permanent cumulative	Rule 16.3.3.3.P1
New non-habitable buildings will be set back within 1.5m of a boundary, with the length of the building close to the boundary limited and without doors or windows facing the boundary.	Moderate-High	Short to medium-term	Frequent/repeatable	Permanent cumulative	Rules 16.3.9.1.P2(a)(i-ii)

Garages on new buildings will be set back behind the front façade of the dwelling.	Moderate-High	Short to medium-term	Frequent/repeatable	Permanent cumulative	Rule 16.3.9.1.P3.
Multi-unit developments will be subjected to lesser restrictions of site cover, number of dwellings per site, living courts or service courts requirements.	Moderate	Medium to long-term	Frequent/repeatable	Permanent cumulative	Rules 16.1.3.RD1(a-h).
New multi-unit developments will be connected to public wastewater and water reticulation.	Moderate-High	Medium to long-term	Frequent/repeatable	Permanent cumulative	Rule 16.1.3.RD1(d).
Multi-unit developments will comply with internal sound level requirements.	Moderate-High	Medium to long-term	Frequent/repeatable	Permanent cumulative	Rule 16.1.3.RD1(f).
Multi-unit developments will include a communal service court.	High	Medium to long-term	Frequent/repeatable	Permanent cumulative	Rule 16.1.3.RD1(g)(iii)
Multi-unit developments will include living courts with minimum sizes and dimensions for each residential unit.	High	Medium to long-term	Frequent/repeatable	Permanent cumulative	Rule 16.1.3.RD1(h).
Local roads within new subdivisions within the Te Kauwhata West Residential Area will follow a grid layout.	Moderate-High	Short to medium-term	Frequent/repeatable	Permanent cumulative	Policy 4.7.2 (a) (vii); Rule 16.4.3.RD1(a)(iv).
Multi-unit developments will be connected to public wastewater and water reticulation.	Moderate-High	Medium to long-term	Frequent/repeatable	Permanent cumulative	Rule 16.4.4.RD1(a)(ii).
Social Effects					
Biophysical / Environmental Effects					
Natural features and landscapes of the Whangamarino Wetland and Lake Waikare will be promoted where new subdivision occurs in these locations.	Moderate	Medium to long-term	Frequent/repeatable	Permanent cumulative	Policy 4.7.13 (a).
Residential growth will recognise the ecological values of the wetland environments of Whangamarino Wetland and Lake Waikare.	Moderate	Medium to long-term	Frequent/repeatable	Permanent cumulative	Policy 4.7.13 (a).
Cultural Effects					

3.2 Consequent Processes (Effects)

Effect	Probability	Timing	Frequency	Permanence	Comments (incl. rationale to scoring)
Economic Effects					
The proposed minimum site sizes and average minimum site sizes mean that the potential density of new subdivisions will be limited relative to what the market may be able to deliver for standalone houses in the future.	Moderate to high	Short to long-term	Frequent/repeatable	Permanent cumulative	Policies 4.1.5(b); 4.7.4(a); Rules 16.4.1.RD1(a)(i); 16.4.2.RD1(a)(i-ii); 16.4.3.RD1(a)(i-ii). This effect is stated to occur over the short to long-term. In some areas of highest demand, and areas where the minimum sizes are largest, this effect could begin to occur in the short-term. The effect will continue into the long-term across a greater range of areas.
New subdivisions will enable some outward urban expansion at medium to lower-densities.	Moderate to high	Short to long-term	Frequent/repeatable	Permanent cumulative	Policies 4.1.5(b); 4.7.4(a); Rules 16.4.1.RD1(a)(i); 16.4.2.RD1(a)(i-ii); 16.4.3.RD1(a)(i-ii). This effect is stated to occur over the short to long-term. In some areas of highest demand, and areas where the minimum sizes are largest, this effect could begin to occur in the short-term. The effect will continue into the long-term across a greater range of areas.
Infill development and redevelopment is encouraged on existing sites.	Moderate	Short to long-term	Frequent/repeatable	Permanent cumulative	Policy ; Rule 16.4.1.RD1(a)(i). This effect will occur in the short-term in areas of highest demand, and will begin in the medium to long-term in areas where there is less demand.
A more efficient and sustainable urban form will occur through concentrating growth around commercial town centres and transport nodes.	Moderate	Medium to long-term	Frequent/repeatable	Permanent cumulative	Policy 4.2.16(b).
Town centres will be supported by surrounding residential development.	Moderate	Medium to long-term	Frequent/repeatable	Permanent cumulative	Policies 4.2.16(b); 4.1.4(a), 4.1.5(a).
Structure plans will be developed with greater consideration to infrastructure provision and achievable densities.	Moderate to high	Medium-term	Frequent/repeatable	Permanent cumulative	Policy 4.7.6
Efficient and integrated patterns of growth will occur in urban settlements through structure planning.	Moderate	Medium to long-term	Frequent/repeatable	Permanent cumulative	Policies 4.7.6; 4.7.14
Effective growth patterns are achieved in Tuakau that meet growth in demand and good urban form.	Moderate	Medium to long-term	Frequent/repeatable	Permanent cumulative	Policy 4.1.10
Tuakau forms an option for location decisions of future households.	Moderate to high	Medium to long-term	Frequent/repeatable	Permanent cumulative	Policy 4.1.10
Pokeno forms an option for location decisions of future households.	Moderate to high	Short to medium-term	Frequent/repeatable	Permanent cumulative	Policy 4.1.11
Future Te Kauwhata residents have a variety of housing choices.	Moderate to high	Short to medium-term	Frequent/repeatable	Permanent cumulative	Policy 4.1.12
Intensification will occur within Huntly.	Moderate	Medium to long-term	Frequent/repeatable	Permanent cumulative	Policy 4.1.13
Intensification will occur within Taupiri, Horotiu and Te Kowhai.	Moderate	Medium to long-term	Frequent/repeatable	Permanent cumulative	Policy 4.1.14; Policy 4.1.16; Policy 4.1.17
Intensification will occur within Ngaruawahia.	Moderate	Medium to long-term	Frequent/repeatable	Permanent cumulative	Policy 4.1.15
Future Raglan residents will have a range of housing options to choose from.	Moderate	Medium-term	Frequent/repeatable	Permanent cumulative	Policies 4.1.18
Greater capacity for dwellings is enabled within residential areas where additional minor dwellings can be added on sites where the placement of existing dwellings prevents subdivision.	Moderate to high	Short to medium-term	Frequent/repeatable	Permanent cumulative	Rule 16.3.2.P1(a)(i-iii).
Dwellings owners will be able to achieve an additional income stream through minor dwellings.	Moderate to high	Short to medium-term	Frequent/repeatable	Permanent cumulative	Rule 16.3.2.P1(a)(i-iii).
Greater dwelling supply will be encouraged in the lower, more affordable end of the rental market through increased smaller dwellings.	Moderate	Short to medium-term	Frequent/repeatable	Permanent cumulative	Rule 16.3.2.P1(a)(i-iii).
Increased dwelling numbers will create additional demand on the infrastructure network.	Moderate	Medium to long-term	Frequent/repeatable	Permanent cumulative	Rule 16.3.2.P1(a)(i-iii).

An increased number of dwellings on smaller sections will be two storeys.	Moderate	Short to medium-term	Frequent/repeatable	Permanent cumulative	Rule 16.3.3.1
Average building costs will increase with a greater share of two storey dwellings.	Low to moderate	Short to medium-term	Frequent/repeatable	Permanent cumulative	Rule 16.3.3.1
Single storey house sizes on smaller sections will be limited.	Low to moderate	Medium-term	Frequent/repeatable	Permanent cumulative	Rule 16.3.3.1
The resulting placement of buildings on some sites may reduce future subdivision potential.	Moderate	Medium to long-term	Frequent/repeatable	Permanent cumulative	Rules 16.3.9.1.P1(a)(i-iv).
The potential for new lots to be created through back yard subdivision is reduced through the restrictions on vehicle accessways relative to existing buildings.	Moderate	Medium to long-term	Frequent/repeatable	Permanent cumulative	Rules 16.3.9.1.P1(a)(i-iv).
Wider streetscapes will be encouraged in new subdivisions which will reduce overall subdivision density through the required setbacks from road centrelines.	Moderate to high	Short to medium-term	Frequent/repeatable	Permanent cumulative	Rule 16.3.9.1.P1(a)(ii)
Greater dwelling capacity will occur through multi-unit developments.	Moderate	Medium to long-term	Frequent/repeatable	Permanent cumulative	Policy 4.2.18; Rule 16.1.3.RD1
Housing affordability will increase through a greater range of smaller dwelling types available through higher density multi-unit dwellings.	Moderate	Medium to long-term	Frequent/repeatable	Permanent cumulative	Rule 16.1.3.RD1.
Increased diversity will occur within the housing market through the construction of multi-unit developments.	Moderate	Medium to long-term	Frequent/repeatable	Permanent cumulative	Rule 16.1.3.RD1.
The number of potential apartment developments are restricted through the requirement of larger sites or amalgamation of sites.	Moderate	Medium to long-term	Frequent/repeatable	Permanent cumulative	Rule 16.1.3.RD1(c).
Capacity for residential development will be increased across residential areas on a large number of sites through allowing duplex developments.	Moderate	Medium-term	Frequent/repeatable	Permanent cumulative	Rules 16.1.3.RD1(a-h).
The density of larger multi-unit developments, including the propensity to construct double storey developments, will be limited by minimum site area requirements.	Moderate	Medium to long-term	Frequent/repeatable	Permanent cumulative	Rule 16.1.3.RD1(c).
The density of multi-unit developments will be restricted by building site cover requirements.	Moderate	Medium-term	Frequent/repeatable	Permanent cumulative	Rule 16.1.3.RD1(e).
The development cost will increase through requiring a land use consent for multi-unit developments, which will adversely affect the number of properties developed.	Low to moderate	Medium to long-term	Frequent/repeatable	Permanent cumulative	Rule 16.4.4.RD1(a)(i)
Multi-unit developments will be concentrated in areas of existing infrastructure.	Moderate	Medium-term	Frequent/repeatable	Permanent cumulative	Rules 16.1.3.RD1(d); 16.4.4.RD1(a)(ii).
Growth patterns in the Te Kauwhata West Residential Area will be aligned with infrastructure servicing.	Moderate	Short to medium-term	Frequent/repeatable	Permanent cumulative	Rule 16.4.3.RD1(a)(iii).
Overall subdivision yields will be decreased in Te Kauwhata West Residential Area as more roads are required with limitations on the number of rear lots.	Moderate	Short to medium-term	Frequent/repeatable	Permanent cumulative	Rule 16.4.3.RD1(a)(v).
Increased numbers of roads within the Te Kauwhata West Residential Area new subdivisions will increase transport access.	Low to moderate	Medium to long-term	Frequent/repeatable	Permanent cumulative	Rule 16.4.3.RD1(a)(iv-v).
Construction of the largest houses will result in greater site coverage.	Low to moderate	Short to medium-term	Frequent/repeatable	Permanent cumulative	Rule 16.3.3.1.P1.

The effect of non-habitable buildings on the potential construction of future dwellings will be reduced.	Low to moderate	Medium-term	Occasional/sometimes	Permanent cumulative	Rules 16.3.9.1.P2(a)(i-ii).
Greater density will be encouraged on multi-unit development sites.	Moderate	Medium to long-term	Frequent/repeatable	Permanent cumulative	Rule 16.1.3.RD1(c).
Integrated development is encouraged across the site of multi-unit developments.	Moderate	Medium to long-term	Frequent/repeatable	Permanent cumulative	Rules 16.1.3.RD1(a-h).
Internal sound requirements will impact on construction cost of multi-unit developments.	Moderate	Medium-term	Frequent/repeatable	Permanent cumulative	Rule 16.1.3.RD1(f).
The configuration of multi-unit dwellings will be restricted by outdoor space requirements.	Low to moderate	Medium to long-term	Frequent/repeatable	Permanent cumulative	Rule 16.1.3.RD1(g-h).
Differences in outdoor living space requirements will incentivise higher density apartment developments and upper unit apartments in multi-unit developments.	Low to moderate	Medium to long-term	Frequent/repeatable	Permanent cumulative	Rule 16.1.3.RD1(h).
Two storey multi-unit apartment developments are encouraged to have stacked units (i.e. units occupying one floor each) rather than two-storey individual units.	Low to moderate	Medium to long-term	Frequent/repeatable	Permanent cumulative	Rule 16.1.3.RD1(a-h).
Social Effects					
Households will benefit from greater efficiency in their spatial interactions across the urban area.	Moderate	Medium to long-term	Frequent/repeatable	Permanent cumulative	Policy 4.2.16(b).
Social cohesion will be encouraged through well-planned communities.	Moderate	Medium to long-term	Frequent/repeatable	Permanent cumulative	Policy 4.7.6(a)(iii), 4.1.4(a)
The configuration of dwellings will have better potential to reflect a more diverse range of household and family types.	Moderate	Short to medium-term	Frequent/repeatable	Permanent cumulative	Policy 4.2.17, Rule 16.3.2.P1(a)(i-iii).
Externalities from neighbouring properties are reduced. These include noise, effects on sunlight, views and privacy.	Moderate to high	Short to medium-term	Frequent/repeatable	Permanent cumulative	Policies 4.3.6, 4.3.10, 4.4.2; Rules 16.3.9.1.P1(a)(i-iv), 16.3.5.P1, 16.3.6.P1-P3, 16.2.1.1.P1
Increased pedestrian and active transport modes will be encouraged in new subdivisions through the encouragement of wider streetscape areas.	Moderate	Short to medium-term	Frequent/repeatable	Permanent cumulative	Rule 16.3.9.1.P1(a)(ii).
Increased street frontages will encourage greater social cohesion among residents within the Te Kauwhata West Residential Area.	Low to moderate	Medium to long-term	Frequent/repeatable	Permanent cumulative	Rule 16.4.3.RD1(a)(v).
Non-habitable buildings will have less of an impact on yard space.	Low to moderate	Medium-term	Occasional/sometimes	Permanent discrete	Rules 16.3.9.1.P2(a)(i-ii).
Privacy effects on neighbouring properties from non-habitable buildings will be reduced.	Low to moderate	Medium-term	Occasional/sometimes	Permanent discrete	Rules 16.3.9.1.P2(a)(i-ii).
The active frontages on new dwellings with the road will be increased with houses having visibility of road areas.	Low to moderate	Short to medium-term	Frequent/repeatable	Permanent cumulative	Rule 16.3.9.1.P3, 16.4.11.RD1
Neighbourhood cohesion will be encouraged through greater visibility of road frontage areas.	Low to moderate	Short to medium-term	Frequent/repeatable	Permanent cumulative	Rule 16.3.9.1.P3, 16.4.11.RD1
Crime within road areas will be discouraged through greater visibility of road areas from dwellings.	Low to moderate	Medium-term	Frequent/repeatable	Permanent cumulative	Policy 4.3.4(a)(iii); Rule 16.3.9.1.P3, 16.4.11.RD1.
Healthy living will be encouraged through the use of better configured outdoor spaces in multi-unit developments.	Low to moderate	Medium to long-term	Frequent/repeatable	Permanent cumulative	Rules 16.1.3.RD1(a-h).
Internal sound requirements will contribute to the well-being of multi-unit development residents.	Low to moderate	Medium to long-term	Frequent/repeatable	Permanent cumulative	Rule 16.1.3.RD1(f).

The well-being of multi-unit development residents is supported through encouragement of outdoor living.	Low to moderate	Medium to long-term	Frequent/repeatable	Permanent cumulative	Rule 16.1.3.RD1(h).
Single level units will increase housing options for residents with mobility issues.	Low to moderate	Medium to long-term	Frequent/repeatable	Permanent cumulative	Rule 16.1.3.RD1(a-h).
Single level units will discourage healthy living for residents without mobility issues due to decreased use of stairs.	Low	Medium to long-term	Frequent/repeatable	Permanent cumulative	Rule 16.1.3.RD1(a-h).
Grid road layouts will increase transport connectedness across the subdivision within the Te Kauwhata West Residential Area and encourage walking within the communities.	Low to moderate	Medium to long-term	Frequent/repeatable	Permanent cumulative	Rule 16.4.3.RD1(a)(iv).
Fewer cul-de-sacs will decrease the safety of road playing areas for children within the Te Kauwhata West Residential Area.	Low to moderate	Medium to long-term	Frequent/repeatable	Permanent cumulative	Rule 16.4.3.RD1(a)(iv).
Biophysical / Environmental Effects					
Limitations on minimum site sizes mean that greater land for urban expansion may occur relative to what the market may be able to deliver in the future in the absence of the provisions. A greater land area from a more expansive urban form will have adverse environmental effects.	Moderate	Medium to long-term	Frequent/repeatable	Permanent cumulative	Policy 4.1.5(b); Rules 16.4.1.RD1(a)(i); 16.4.2.RD1(a)(i-ii); 16.4.3.RD1(a)(i-ii).
The environmental effects of new subdivision will be partly mitigated within the Te Kauwhata Ecological Residential area.	Moderate	Medium-term	Frequent/repeatable	Permanent cumulative	Rules 16.4.2.RD1(a)(i-ii).
Environmental benefits will occur through a more efficient and sustainable urban form.	Moderate	Medium to long-term	Frequent/repeatable	Permanent cumulative	Policy 4.2.16(b).
Flooding risk will be mitigated through limited impervious surfaces slowing the drainage efficiency of the catchment.	Moderate to high	Short to medium-term	Frequent/repeatable	Permanent cumulative	Rule 16.3.6.P1.
Less pollutants from runoff will enter the stream water network as they will be filtered through non-impervious surfaces.	Moderate to high	Short to medium-term	Frequent/repeatable	Permanent cumulative	Rule 16.3.6.P1.
Environmental effects of new development within the sensitive environmental areas will be partly mitigated.	Moderate	Medium-term	Frequent/repeatable	Permanent cumulative	Rule 16.3.6.P2.
Noise and air pollution effects from roads are reduced within residential buildings.	Moderate to high	Short to medium-term	Frequent/repeatable	Permanent cumulative	Rules 16.3.9.1.P1(a)(i-iv).
Increased space occurs on sites for planting and gardens, generating environmental benefits.	Moderate to high	Medium-term	Frequent/repeatable	Permanent cumulative	Policies 4.3.4(a)(ii); 4.3.6(a)(i); Rules 16.3.9.1.P1(a)(i-iv).
The existing road streetscape character is maintained.	Moderate	Medium-term	Frequent/repeatable	Permanent cumulative	Policy 4.3.4(a)(i); Rules 16.3.9.1.P1(a)(i-ii).
Environmental effects will have the potential to be better managed through the requirement of a land use consent.	Moderate	Medium-term	Frequent/repeatable	Permanent cumulative	Rule 16.4.4.RD1(a)(i)
Growth effects on the local character and landscapes of Te Kauwhata will be partly mitigated for the wider community.	Moderate	Medium-term	Frequent/repeatable	Permanent cumulative	Policy 4.7.13(b).
The effects of buildings on viewshafts of the surrounding landscape are partly mitigated.	Moderate	Medium-term	Frequent/repeatable	Permanent cumulative	Rule 16.3.3.1.P1.
The environment will be adversely affected through increased run-off of pollutants from decreased permeable surface area.	Low	Medium to long-term	Frequent/repeatable	Permanent cumulative	Rule 16.1.3.RD1(d).
Downstream flooding risk will be increased through increased water from multi-unit development sites running off into the stormwater network.	Low	Medium to long-term	Frequent/repeatable	Permanent cumulative	Rule 16.1.3.RD1(d).
Differences in outdoor living space requirements will encourage individual duplex developments to be more closely scaled to the surrounding residential environments.	Moderate	Medium-term	Frequent/repeatable	Permanent cumulative	Rule 16.1.3.RD1(h).





3.3 Nature of effect on places, people and communities, sectors (costs and benefits)

Costs	Certainty	Sufficiency	Consequence	Probability	Market or Non-Market Value	Practicable to Quantify or Monetise	Comments/Notes
Economic Costs							
Developers and buyers will have a greater cost in dwellings with site area minimums and average minimums relative to smaller section sizes that the market may be able to deliver in the future. The main limitations will be in the overall subdivision yields, and, in combination with site coverage provisions, delivering larger standalone houses on smaller sites.	Moderate	Moderate	Marginal to meaningful	Moderate	Market	Yes	Policy 4.7.2, 4.7.3, 4.7.4, 4.7.6, 4.7.7 4.7.8; Rules 16.4.1.RD1(a)(i); 16.4.2.RD1(i-ii); 16.4.3.RD1(i-ii). The area of the proposed Residential Zone covers over 3,100 ha and contains 25,000 people in 9,200 households – 35-36% of the Waikato District total. Approximately 1,700 ha qualify for subdivision.
The wider community will face a cost in a less efficient urban form through subdivision densities that are lower than what the market may be able to deliver in the future in the absence of minimum site sizes.	Moderate	Moderate	Meaningful	Moderate to high	Non-Market	In part	Policy 4.7.2, 4.7.3, 4.7.4, 4.7.6, 4.7.7 4.7.8; Rules 16.4.1.RD1(a)(i); 16.4.2.RD1(i-ii); 16.4.3.RD1(i-ii). The Residential Zone is the zone with the highest density provisions. It occurs as the main zone in many of Waikato District's main urban settlements and covers the area surrounding their commercial centre zones. It is likely that the market in the future may be able to deliver higher density development than is enabled through the minimum site size provisions. To understand this effect, these should be considered together with the site coverage, setbacks and dwelling typology provisions. Together, these provisions will not allow the market to deliver higher density standalone houses on smaller sections (they will be restricted to attached dwellings) with higher site coverages. Although there are provisions for higher density dwellings (apartments and duplexes), a higher share of the demand is likely to be for standalone dwellings. Higher density developments in larger New Zealand markets contain recent subdivisions (possibly reflective of Waikato District future potential) that contain smaller section sizes with standalone houses covering larger portions of the land area and smaller setbacks from roads.
A density of 12-15 households per hectare will represent further outward urban expansion of a low to medium density. It is likely to be lower than densities that could occur in the future in areas of high demand and greatest accessibility. The wider community will face a cost of a less efficient urban form and some individual households will have a higher dwelling cost than what the market may be able to deliver in the future through smaller section sizes.	Moderate	Low to moderate	Meaningful	Moderate	Non-Market	In part	Policy 4.1.5(b). The Residential Zone covers approximately 618ha of land currently in agricultural uses. Approximately 567ha of these are in parcels that qualify for subdivision. Future development will mean loss of rural production. A density of 12-15 dwellings per ha implies that the area of Residential Zone currently in rural uses (and qualifying for subdivision) has capacity for approximately 6,800 to 8,500 dwellings.
Maximum site coverage rules are likely to restrict the size of single level dwellings constructed on smaller sections in the Residential Zone relative to what the market may be able to deliver in the future. This will limit the profit to developers and housing space to occupiers.	Moderate	Moderate	Meaningful	Moderate	Market	Yes	Rule 16.3.6.P1-P3.
Developers and property buyers will face increased construction costs where double storey dwellings are required on small sites to achieve the demanded dwelling size.	Low to moderate	Low to moderate	Marginal to meaningful	Low to moderate	Market	Yes	Rules 16.3.3.1P1, 16.3.3.3.P1, 16.3.6.P1-P2.

Land owners within the Te Kauwhata Residential West and Ecological Areas may have lower property values relative to areas that enable greater site coverage.	Low to moderate	Low to moderate	Marginal to meaningful	Low to moderate	Market	Yes	Rule 16.3.6.P2.
Site setback rules mean that land owners face land use opportunity costs on the areas of land unable to be occupied by buildings. Subdivision potential may be reduced through the required setbacks from accessways and buildings.	Low to moderate	Moderate	Marginal to meaningful	Low to moderate	Market	Yes	Rules 16.3.9.1.P1(a)(i-iv).
Increased dwelling numbers will require additional infrastructure demand, which will have increased costs.	Moderate	Moderate	Critical	High	Market	Yes	Rule 16.3.1.P1, 16.3.2.P1(a)(i-iii). Waikato District has demand for an additional 2,600 dwellings in the short-term, 5,900 in the medium-term and 16,900 in the long-term (30 years).
Developer profits will be lower and consequent house sale prices higher from the lower overall subdivision yields from the required setbacks from road centre lines.	Low to moderate	Low to moderate	Meaningful	Moderate	Market	Yes	Rule 16.3.9.1.P1(a)(ii).
A cost will occur to the wider community through less efficient urban form through decreased ability for intensification where developments have a minimum site area requirement per unit.	Low to moderate	Low to moderate	Marginal to meaningful	Low to moderate	Non-Market	In part	Rule 16.1.3.RD1(c).
Downstream property owners will face increased flooding cost risk through faster delivery of water into the stormwater network through greater site coverage in upstream areas with multi-unit developments.	Low	Moderate	Marginal	Low	Market	Yes	Rules 16.1.3.RD1(d-e).
Infrastructure demand from additional units will incur an infrastructure servicing cost.	Low	Low	Marginal	Low	Market	Yes	Rules 16.1.3.RD1(d); 16.4.4.RD1(a)(ii). This cost will occur with growth anyway so is not a net increase as a result of the policy. It may become a net cost increase if the enablement of higher density development increases the overall growth for the area. It is likely to be a net benefit if higher density development reduces outward urban expansion.
Developers and buyers will have greater costs (relative to no rear lot restrictions) in requiring more roads to serve residential subdivision areas in the Te Kauwhata West Residential Area.	Moderate	Low to moderate	Marginal to meaningful	Moderate	Market	Yes	Rule 16.4.3.RD1(a)(iv-v).
Overall subdivision yields will be decreased (relative to no rear lot restrictions) through more land area required for roads in the Te Kauwhata West Residential Area. This will have a cost for urban form where more land is required to cater for the same number of dwellings.	Low to moderate	Low to moderate	Marginal to meaningful	Moderate	Market	Yes	Rule 16.4.3.RD1(a)(v).
Dwelling height limitations mean that potential future growth above two-storeys cannot occur.	Low to moderate	Low	Marginal	Low	Market	Yes	Rule 16.3.3.1.P1.
Property owners will have less flexibility in the configuration of their dwellings with restrictions on the placement of garages.	Low	Low	Negligible to marginal	Low	Market	In part	Rule 16.3.9.1.P3.
Developers and buyers will have a cost from the increased professional services required in preparing the property titles.	Moderate to high	Moderate	Marginal	Moderate	Market	Yes	Rule 16.4.4.RD1(a)(iv)
Developers and buyers will have construction costs in multi-unit developments meeting internal sound requirements.	Moderate	Low to moderate	Negligible to marginal	Low to moderate	Market	Yes	Rule 16.1.3.RD1(f).
Developers and buyers will have a cost from the requirements for outdoor living spaces.	Moderate	Low to moderate	Marginal to meaningful	Low to moderate	Market	Yes	Rule 16.1.3.RD1(g-h).



The land use consent process will result in a cost for developers and buyers of multi-unit developments. This may affect the number multi-unit developments that are undertaken.	Moderate	Moderate	Marginal to meaningful	Moderate	Market	Yes	Rule 16.4.4.RD1(a)(i).
Council will have administrative costs through processing land use consents.	Moderate to high	Moderate to high	Marginal to meaningful	Moderate	Market	Yes	Rule 16.4.4.RD1(a)(i).
Social Costs							
Residents without mobility issues will experience a cost in healthy living through reduced use of stairs from single level apartments.	Low	Low	Negligible	Low	Non-Market	No	Rule 16.1.3.RD1(h).
Te Kauwhata West Residential Area residents will have an increased safety cost where outdoor play area safety is reduced from less caul-de-sac areas.	Low	Low	Negligible to marginal	Low	Non-Market	No	Rule 16.4.3.RD1(a)(iv).
Biophysical/Environmental Costs							
The environment will be adversely affected through further urban expansion. Restrictions on density in the main residential areas will result in greater land areas required to cater for growth (relative to no restrictions). This will have environmental costs.	Moderate to high	Moderate	Meaningful	Moderate to high	Non-Market	In part	Rules 16.4.1.RD1(a)(i); 16.4.2.RD1(a)(i-ii); 15.4.3.RD1(a)(i-ii). Approximately 36% of the Residential Zone land area qualifying for further subdivision has been identified as containing high class soils. The main areas are in Tuakau, Pokeno, Ngaruawahia and Te Kauwhata. Once developed, this will sterilise these soils for any future productive capacity.
Greater site coverage in multi-unit developments (relative to the rest of the Residential Zone) will have higher environmental costs through increased runoff and decreased filtering of stormwater through permeable surfaces.	Low to moderate	Moderate	Marginal to meaningful	Low to moderate	Non-Market	In part	Rules 16.1.3.RD1(d); 16.1.3.RD1(e).
Cultural Costs							

Benefits	Certainty	Sufficiency	Consequence	Probability	Market or Non-Market Value	Practicable to Quantify or Monetise	Comments/Notes
Economic Benefits							
Households will benefit from having higher density development surrounding main commercial centres and transport nodes. It will support the viability of commercial centres, and their consequent roles in the communities they serve including the provision of social infrastructure and services. Transport connections to communities will also be supported through having a concentration of growth around these nodes. An efficient urban form encourages greater efficiency in households' spatial interactions across the urban area.	Moderate to high	High	Meaningful to critical	Low to moderate	Non-Market	In part	Policy 4.2.16(b). While the effect of this benefit is large, the probability of it occurring has been listed as low to moderate given that the zoning provisions do not encourage very high density around main centres.
Businesses will benefit from having higher density development surrounding commercial centres. The concentration of household demand will increase demand for local businesses, where a core function of Waikato's urban settlements are to serve household demand.	Moderate to high	High	Meaningful to critical	Low to moderate	Market	Yes	Policy 4.2.16(b). While the effect of this benefit is large, the probability of it occurring has been listed as low to moderate given that the zoning provisions do not encourage very high density around main centres.
Rural land owners in areas or urban expansion will benefit financially from sale of land to developers for higher value residential development.	Moderate to high	Moderate to high	Critical	Moderate to high	Market	Yes	Policy 4.1.5(b). The Residential Zone covers approximately 618ha of land currently in agricultural uses. Approximately 567ha of these are in parcels that qualify for subdivision.
New households and existing households seeking a change in dwellings will benefit from having a range of housing types and densities available in the main urban settlements within Waikato District.	Moderate to high	Moderate to high	Meaningful	Moderate to high	Market	Yes	Policies 4.1.10-18; 4.2.16; 4.2.17.
The wider community will benefit from having a high quality living environment if urban growth occurs in a sustainable way.	Moderate to high	Moderate to high	Meaningful to critical	Moderate	Non-Market	In part	Policies 4.1.10-18; 4.2.16. This benefit, while small to each household individually, becomes large in aggregate for the community and environment overall.
Households will benefit from having infill development housing options through cheaper dwellings in existing urban locations. Housing options within existing urban locations are also likely to benefit households from closer access to goods and services relative to outer areas or urban expansion.	Moderate to high	Moderate to high	Meaningful to critical	Moderate	Market	Yes	Policies 4.1.11(a)(i); 4.2.16(a); 4.1.12(a)(iii); 4.1.13(a)(i); 4.1.15(a)(v); 4.1.18(a)(i-ii).
The wider community will also benefit from intensification through infill development as it represents better urban form.	Moderate to high	Moderate to high	Meaningful	Moderate to high	Non-Market	In part	Policies 4.1.13(a)(i); 4.2.16(a); 4.1.14(a)(iv)(iv); 4.1.15(a)(v); 4.1.18(a)(i-ii). This benefit, while small to each household individually, becomes large in aggregate for the community and environment overall.
Land owners with properties of 900m ² or larger will have an increased property value through the potential to have a minor dwelling.	Low to moderate	Moderate	Meaningful	Moderate	Market	Yes	Policy ; Rule 16.3.2.P1(a)(i-iii). There are 1,863 lots within the Residential Zone that have a subdivision potential for 1-3 additional lots. Approximately one-quarter (26%) of these are within each of Awaroa ki Tuakau Ward (mainly around Tuakau and Pokeno growth areas) and Ngaruawahia Ward, and a further fifth (21%) within Huntly Ward.
Land owners with a minor dwelling could have an additional income stream.	Moderate	Moderate	Meaningful to critical	Moderate	Market	Yes	Policy ; Rule 16.3.2.P1(a)(i-iii).
Households will benefit economically from provisions for minor dwellings as they provide increased housing choice and affordability through more dwellings at the smaller, cheaper end of the housing market.	Moderate	Moderate	Meaningful to critical	Moderate	Market	Yes	Policy ; Rule 16.3.2.P1(a)(i-iii).

Demand will occur within the construction sector to construct minor dwellings.	Low to moderate	Low to moderate	Meaningful	Low to moderate	Market	Yes	Rule 16.3.2.P1(a)(i-iii).
There will be demand for dwelling and site design services resulting in increased employment or profit within this sector.	Moderate	Low to moderate	Marginal	Low to moderate	Market	Yes	Rules 16.3.6.P1-P2.
Designers and surveyors will benefit from greater demand for their services in designing site layout.	Moderate	Low to moderate	Marginal	Low	Market	Yes	Rules 16.3.9.1.P1(a)(i-iv); 16.1.3.RD1(h).
Dwelling buyers will benefit from having a range of dwellings types and prices available with multi-unit developments.	Moderate to high	Moderate to high	Meaningful to critical	Low to moderate	Market	Yes	Policy 4.2.17; 4.2.18; Rule 16.1.3.RD1.
Higher density developments will increase demand (and therefore profit and employment) for designers and surveyors.	Low to moderate	Low to moderate	Marginal	Low	Market	Yes	Rule 16.1.3.RD1.
Property owners of residential sites will have an uplift in the value of their properties with the potential to construct multi-unit apartment developments.	Low	Low	Marginal	Low	Market	Yes	Rule 16.1.3.RD1.
Property owners of residential sites of 600m ² or greater in residential areas will have an uplift in the value of their properties with the potential to construct duplex dwellings.	Low	Low	Marginal	Low	Market	Yes	Rules 16.1.3.RD1(c). While most housing markets have evidence of subdivision potential increasing property values, the certainty and sufficiency have been recorded as low for the ability to accommodate duplex dwellings given the high number of properties that meet this criteria and the probability that redevelopment would have to occur for this to take effect.
Infrastructure costs per unit will be lower for multi-unit developments relative to lower density development.	Moderate	Moderate to high	Meaningful to critical	Moderate	Market	Yes	Rule 16.1.3.RD1(d).
The wider community will benefit from a more efficient urban form from having multi-unit development concentrated into areas of existing or planned infrastructure.	Moderate to high	Moderate to high	Meaningful	Moderate	Non-Market	In part	Policy 4.7.6; Rule 16.1.3.RD1(d). This benefit, while small to each household individually, becomes large in aggregate for the community and environment overall.
Planning and other professionals will benefit from demand for their services in applying for land use consents.	Moderate	Moderate	Marginal	Low to moderate	Market	Yes	Rule 16.4.4.RD1(a)(i).
Te Kauwhata West Residential Area residents and the wider community will benefit from transport access across new subdivisions.	Low to moderate	Low to moderate	Marginal to meaningful	Low to moderate	Non-Market	In part	Rules 16.4.3.RD1(a)(iv-v).
Property owners will benefit from clarity over property titles and information.	Moderate	Moderate to high	Meaningful to critical	Moderate	Non-Market	No	Rule 16.4.4.RD1(a)(iv).
Surveyors and drafts people will benefit from demand for their services in preparing information for property titles.	Moderate	Moderate	Marginal	Low	Market	Yes	Rule 16.4.4.RD1(a)(iv).
Builders will benefit from demand for their services in meeting internal sounds requirements.	Low to moderate	Low to moderate	Negligible to marginal	Low	Market	Yes	Rule 16.1.3.RD1(f).
The wider community will benefit from a more efficient urban form through the incentivisation for higher density developments (relative to lower density multi-unit developments).	Low to moderate	Low to moderate	Marginal	Low	Non-Market	In part	Rule 16.1.3.RD1(a-h). This benefit is listed as low to moderate as it relates to the difference in density <i>within</i> multi-unit developments rather than the presence of these developments themselves (where the benefit certainty would be larger). This benefit, while small to each household individually, becomes large in aggregate for the community and environment overall.
Property owners of sites 900m ² or larger will benefit from a land value uplift (relative to smaller properties) from having the potential to subdivide or redevelop at a higher density.	Low to moderate	Moderate	Meaningful	Moderate	Market	Yes	Rule 16.4.1.RD1(a)(i).
Infill development in areas of existing infrastructure will benefit from lower infrastructure costs than outward urban expansion.	Moderate to high	Moderate to high	Meaningful to critical	Moderate	Market	Yes	Rule 16.4.1.RD1(a)(i).

The wider community will benefit from having a more efficient urban form from aligning growth patterns in the Te Kauwhata West Residential Area with existing and planned infrastructure.	Moderate to high	Moderate	Meaningful to critical	Moderate	Market	Yes	Rule 16.4.3.RD1(a)(iii). This benefit, while small to each household individually, becomes large in aggregate for the community and environment overall.
Social Benefits							
An urban form concentrated around commercial centres and transport hubs has social benefits through encouraging increased social interaction among the community and better access to social infrastructure within commercial centres.	Moderate to high	Moderate to high	Meaningful to critical	Low to moderate	Non-Market	No	Policy 4.2.16(b); Rule 16.1.3.RD1. This benefit, while small to each household individually, becomes large in aggregate for the community and environment overall. While the effect of this benefit is large, the probability of it occurring has been listed as low to moderate given that the zoning provisions do not encourage very high density around main centres.
Residents of multi-unit developments will benefit from site design from the land use consent process.	Low to moderate	Moderate	Meaningful	Moderate	Non-Market	No	Rule 16.4.4.RD1(a)(i).
The wider community will benefit from having more active street frontages from properties in new subdivisions through reduced crime and greater social cohesion among residents in the Te Kauwhata West Residential Area.	Low to moderate	Low	Marginal	Moderate	Non-Market	No	Rule 16.4.3.RD1(a)(v); 16.3.9.1.P3
Neighbouring properties will benefit from reduced externalities from taller buildings.	Moderate	Moderate	Meaningful	Low	Non-Market	No	Rules 16.3.3.1.P1; 16.3.5.P1; 16.3.9.1.P1(a)(i-iv). The probability of this effect occurring has been recorded as low as there is a lower probability that the market would deliver dwellings greater than two storeys in the absence of this provision.
The wider community will benefit from the greater neighbourhood cohesion and reduced crime from increased visibility of road frontage areas.	Low to moderate	Low to moderate	Marginal	Low	Non-Market	No	Rule 16.3.9.1.P3.
Residents of multi-unit developments will benefit from better site integration and design and access to outdoor spaces.	Low to moderate	Low to moderate	Marginal to meaningful	Low to moderate	Non-Market	No	Rules 16.1.3.RD1(g-h).
Multi-unit development residents will benefit from living quality from units meeting internal sound requirement standards.	Low to moderate	Low to moderate	Marginal	Low to moderate	Non-Market	No	Rule 16.1.3.RD1(f).
Residents with mobility issues will benefit from developers having a greater incentive to construct one level units rather than two-storey units.	Low	Low	Critical	Low to moderate	Non-Market	No	Rule 16.1.3.RD1(h).
Biophysical/Environmental Benefits							
The environment will benefit from having lower dwelling densities within the Te Kauwhata Ecological and West Residential Areas relative to the rest of the Residential Zone.	Low to moderate	Low to moderate	Meaningful	Moderate to high	Non-Market	In part	Rules 16.4.2.RD1(a)(i-ii); 16.4.3.RD1(a)(i-ii).
The wider community will benefit from having better environmental outcomes within the Te Kauwhata Ecological and West Residential Areas.	Low to moderate	Low to moderate	Meaningful	Moderate	Non-Market	In part	Rules 16.4.2.RD1(a)(i-ii); 16.4.3.RD1(a)(i-ii).
Environmental benefits will occur through a concentration of households around commercial centres and transport nodes. It is a more efficient urban form which reduces overall private vehicle travel, and encourages active transport modes around main centres, which result in greater environmental sustainability.	Moderate to high	Moderate to high	Meaningful to critical	Low to moderate	Non-Market	In part	Policy 4.1.3; 4.2.16(b); Rule 16.1.3.RD1, 16.4.1-4. While the effect of this benefit is large, the probability of it occurring has been listed as low to moderate given that the zoning provisions do not encourage very high density around main centres.



Limitations on site coverage will mean that less pollutants will enter the stormwater network (relative to no limitations) as they will be filtered through permeable surfaces.	Moderate	Moderate	Meaningful	Moderate	Non-Market	Yes	Rules 16.3.6.P1-P3
Limitations on site coverage will mean that downstream flooding risk will be reduced (relative to no limitations) through water entering the stormwater network at a slower rate.	Moderate to high	Low to moderate	Meaningful	Low to moderate	Non-Market	Yes	Rules 16.3.6.P1-P3
The wider community will benefit from the part mitigation of environmental effects in the Te Kauwhata Residential Area West and Ecological Areas.	Moderate	Low to moderate	Meaningful	Moderate	Non-Market	In part	Rule 16.3.6.P2.
Residents will benefit from reduced noise and air pollution effects from roads.	Low	Low	Marginal	Low	Non-Market	No	Rules 16.3.9.1.P1(a)(i-iv).
The wider community will benefit from having greater pedestrian access and potential for active transport modes along road frontages.	Low	Low	Marginal to meaningful	Low	Non-Market	No	Rule 16.3.9.1.P1(a)(ii).
Environmental benefits will occur through land use consent requirements generating the potential for better environmental outcomes.	Moderate to high	Moderate to high	Meaningful to critical	Moderate to high	Non-Market	No	Rule 16.4.4.RD1(a)(i).
The wider community will benefit from having views of landscapes maintained.	Moderate	Moderate	Meaningful	Low to moderate	Non-Market	No	Rule 16.3.3.1.P1.
Cultural Benefits							
An urban form concentrated around commercial centres and transport hubs has cultural benefits through encouraging increased social interaction among the community and better access to social infrastructure within commercial centres.	Moderate to high	Moderate to high	Meaningful to critical	Low to moderate	Non-Market	No	Policy 4.2.16(b). While the effect of this benefit is large, the probability of it occurring has been listed as low to moderate given that the zoning provisions do not encourage very high density around main centres.
The ability to construct a minor dwelling will have cultural benefits through having the potential to better accommodate a wider range of family and household types and living situations.	Moderate	Moderate	Meaningful to critical	Moderate to high	Non-Market	No	Rule 16.3.2.P1(a)(i-iii).

Appendix 1 - Total Residential Zone Tables

Figure 0.1: Total Residential Zone - LINZ Land Use Detailed Summary – part one

Land Use Summary	Land Use Detailed	Policy Area of Effect				Total District				Policy Area of Effect as Share of District			
		Hectares of Properties	Count of Properties	Land Value of Properties (\$m)	Capital Value of Properties (\$m)	Hectares of Properties	Count of Properties	Land Value of Properties (\$m)	Capital Value of Properties (\$m)	Hectares of Properties	Count of Properties	Land Value of Properties (\$m)	Capital Value of Properties (\$m)
Commercial	COMMERCIAL-ACCOMMODATION	1.6	5	\$ 3.35	\$ 5.85	53.7	24	\$ 14.35	\$ 31.02	3%	21%	23%	19%
Commercial	COMMERCIAL-CHILD CARE CENTRE	1.6	11	\$ 3.78	\$ 7.18	11.3	30	\$ 9.65	\$ 23.66	14%	37%	39%	30%
Commercial	COMMERCIAL-COMMERCIAL GENERAL	0.4	7	\$ 1.30	\$ 2.45	42.0	72	\$ 20.26	\$ 40.77	1%	10%	6%	6%
Commercial	COMMERCIAL-HEALTH/DOCTORS (INCL ANIMAL BREEDING/GENETICS)	0.0	1	\$ 0.12	\$ 0.17	5.8	7	\$ 2.04	\$ 6.82	1%	14%	6%	2%
Commercial	COMMERCIAL-LIQUOR	-	-	\$ -	\$ -	6.2	15	\$ 6.84	\$ 18.46	0%	0%	0%	0%
Commercial	COMMERCIAL-MOTOR VEHICLES	0.5	4	\$ 0.89	\$ 1.05	3.0	10	\$ 2.69	\$ 5.44	18%	40%	33%	19%
Commercial	COMMERCIAL-OFFICE	0.5	3	\$ 0.86	\$ 1.96	4.8	40	\$ 12.82	\$ 32.42	10%	8%	7%	6%
Commercial	COMMERCIAL-PARKING	-	-	\$ -	\$ -	0.3	4	\$ 0.63	\$ 0.65	0%	0%	0%	0%
Commercial	COMMERCIAL-REST HOMES	1.9	2	\$ 1.10	\$ 6.20	19.5	5	\$ 4.30	\$ 40.90	10%	40%	26%	15%
Commercial	COMMERCIAL-RETAIL	0.7	6	\$ 1.13	\$ 2.16	18.2	201	\$ 51.80	\$ 108.73	4%	3%	2%	2%
Commercial	COMMERCIAL-SERVICE STATION	-	-	\$ -	\$ -	2.6	10	\$ 4.39	\$ 10.24	0%	0%	0%	0%
Commercial	COMMERCIAL-TOURIST ATTRACTIONS	-	-	\$ -	\$ -	39.8	3	\$ 1.84	\$ 10.17	0%	0%	0%	0%
Commercial	COMMERCIAL-VACANT	-	-	\$ -	\$ -	9.2	45	\$ 17.16	\$ 17.53	0%	0%	0%	0%
Dairying	DAIRYING-FACTORY	371.9	12	\$ 43.16	\$ 46.59	118,165.8	1,386	\$ 3,933.88	\$ 4,583.72	0%	1%	1%	1%
Forestry	FORESTRY-EXOTIC	-	-	\$ -	\$ -	16,867.2	179	\$ 52.08	\$ 62.70	0%	0%	0%	0%
Forestry	FORESTRY-INDIGENOUS	-	-	\$ -	\$ -	2,671.4	36	\$ 4.35	\$ 4.46	0%	0%	0%	0%
Forestry	FORESTRY-PROTECTED	-	-	\$ -	\$ -	1,459.7	7	\$ 3.28	\$ 3.35	0%	0%	0%	0%
Horticulture	HORTICULTURE-BERRY	-	-	\$ -	\$ -	124.2	4	\$ 3.99	\$ 7.42	0%	0%	0%	0%
Horticulture	HORTICULTURE-CITRUS	-	-	\$ -	\$ -	29.6	4	\$ 1.60	\$ 2.94	0%	0%	0%	0%
Horticulture	HORTICULTURE-FLOWERS	2.9	2	\$ 1.14	\$ 1.89	58.0	10	\$ 6.58	\$ 12.14	5%	20%	17%	16%
Horticulture	HORTICULTURE-GLASSHOUSES	3.5	1	\$ -	\$ -	132.3	36	\$ 24.77	\$ 65.08	3%	3%	0%	0%
Horticulture	HORTICULTURE-KIWIFRUIT	25.6	3	\$ 3.34	\$ 4.98	243.9	20	\$ 19.66	\$ 45.93	10%	15%	17%	11%
Horticulture	HORTICULTURE-MARKET GARDEN	119.0	6	\$ 10.25	\$ 11.37	4,861.2	194	\$ 299.07	\$ 349.62	2%	3%	3%	3%
Horticulture	HORTICULTURE-OTHER LIFESTOCK	-	-	\$ -	\$ -	496.2	27	\$ 35.96	\$ 55.32	0%	0%	0%	0%
Horticulture	HORTICULTURE-VINEYARD	37.6	1	\$ 11.50	\$ 11.50	44.0	3	\$ 12.25	\$ 13.01	85%	33%	94%	88%
Industrial	INDUSTRIAL-HEAVY	-	-	\$ -	\$ -	186.7	10	\$ 18.45	\$ 64.11	0%	0%	0%	0%
Industrial	INDUSTRIAL-LIGHT	2.6	6	\$ 1.88	\$ 2.63	175.2	143	\$ 67.18	\$ 127.52	1%	4%	3%	2%
Industrial	INDUSTRIAL-NOXIOUS	-	-	\$ -	\$ -	18.4	5	\$ 3.73	\$ 7.29	0%	0%	0%	0%
Industrial	INDUSTRIAL-NZ GROWERS	-	-	\$ -	\$ -	1.7	1	\$ 1.53	\$ 6.95	0%	0%	0%	0%
Industrial	INDUSTRIAL-OTHER	0.6	1	\$ 0.18	\$ 0.31	40.2	28	\$ 16.30	\$ 91.04	2%	4%	1%	0%
Industrial	INDUSTRIAL-SERVICE	1.4	6	\$ 1.24	\$ 1.97	26.7	81	\$ 23.45	\$ 52.29	5%	7%	5%	4%
Industrial	INDUSTRIAL-VACANT	0.4	2	\$ 0.37	\$ 0.39	220.4	102	\$ 110.19	\$ 111.51	0%	2%	0%	0%
Industrial	INDUSTRIAL-WAREHOUSE	-	-	\$ -	\$ -	9.5	17	\$ 7.15	\$ 15.96	0%	0%	0%	0%
Lifestyle	LIFESTYLE-BARE/CROPS	43.9	6	\$ 20.86	\$ 20.86	62.6	10	\$ 25.61	\$ 25.73	70%	60%	81%	81%
Lifestyle	LIFESTYLE-IMPROVED	407.1	445	\$ 220.22	\$ 353.39	26,764.3	10,304	\$ 5,098.71	\$ 9,606.95	2%	4%	4%	4%
Lifestyle	LIFESTYLE-VACANT	116.3	61	\$ 29.25	\$ 29.65	17,919.1	2,739	\$ 1,351.82	\$ 1,402.07	1%	2%	2%	2%
Mining	MINING-COAL	-	-	\$ -	\$ -	1,457.3	9	\$ 6.28	\$ 8.49	0%	0%	0%	0%
Mining	MINING-LIMESTONE	-	-	\$ -	\$ -	15.8	1	\$ 0.09	\$ 0.22	0%	0%	0%	0%
Mining	MINING-OTHER	-	-	\$ -	\$ -	14.7	1	\$ 0.20	\$ 0.35	0%	0%	0%	0%
Mining	MINING-PRECIOUS METALS	-	-	\$ -	\$ -	48.6	1	\$ 1.60	\$ 1.79	0%	0%	0%	0%
Mining	MINING-ROCK	-	-	\$ -	\$ -	457.3	12	\$ 11.87	\$ 13.26	0%	0%	0%	0%
Not Classified	NOT CLASSIFIED	1.9	3	\$ 3.32	\$ 3.60	1,309.9	44	\$ 51.15	\$ 104.18	0%	7%	6%	3%
Other	OTHER-ASSEMBLY HALLS	11.4	9	\$ 2.70	\$ 5.13	56.3	58	\$ 14.86	\$ 37.39	20%	16%	18%	14%
Other	OTHER-EDUCATION	81.9	33	\$ 31.78	\$ 130.28	218.8	81	\$ 46.76	\$ 231.80	37%	41%	68%	56%

Figure 0.2: Total Residential Zone - LINZ Land Use Detailed Summary – part two

Land Use Summary	Land Use Detailed	Policy Area of Effect				Total District				Policy Area of Effect as Share of District			
		Hectares of Properties	Count of Properties	Land Value of Properties (\$m)	Capital Value of Properties (\$m)	Hectares of Properties	Count of Properties	Land Value of Properties (\$m)	Capital Value of Properties (\$m)	Hectares of Properties	Count of Properties	Land Value of Properties (\$m)	Capital Value of Properties (\$m)
Other	OTHER-HEALTH	-	-	\$ -	\$ -	4.1	1	\$ 1.03	\$ 4.73	0%	0%	0%	0%
Other	OTHER-MAORI SITES	0.6	4	\$ 0.83	\$ 1.45	3,860.2	124	\$ 16.17	\$ 55.40	0%	3%	5%	3%
Other	OTHER-OTHER	15.9	21	\$ 10.91	\$ 40.07	2,103.6	112	\$ 58.21	\$ 466.00	1%	19%	19%	9%
Other	OTHER-PASSIVE RESERVE	38.5	99	\$ 9.06	\$ 9.31	21,467.5	526	\$ 91.81	\$ 101.32	0%	19%	10%	9%
Other	OTHER-RELIGIOUS	8.9	25	\$ 8.28	\$ 16.25	31.0	57	\$ 16.71	\$ 33.96	29%	44%	50%	48%
Other	OTHER-SPORTS	6.0	13	\$ 5.62	\$ 8.40	1,378.9	77	\$ 55.54	\$ 108.39	0%	17%	10%	8%
Other	OTHER-UTILITIES	-	-	\$ -	\$ -	10,270.3	1	\$ 13.57	\$ 169.27	0%	0%	0%	0%
Other	OTHER-VACANT	29.5	105	\$ 4.33	\$ 4.41	5,760.7	794	\$ 39.82	\$ 40.93	1%	13%	11%	11%
Pasture & Speciality Livestock	PASTURE-FATTENING	40.7	2	\$ 2.97	\$ 2.99	123,016.9	916	\$ 1,439.26	\$ 1,691.65	0%	0%	0%	0%
Pasture & Speciality Livestock	PASTURE-GRAZING	-	-	\$ -	\$ -	61,850.2	318	\$ 324.60	\$ 387.60	0%	0%	0%	0%
Residential	RESIDENTIAL-BARE BLOCK	134.2	26	\$ 107.29	\$ 108.53	157.4	28	\$ 112.44	\$ 113.68	85%	93%	95%	95%
Residential	RESIDENTIAL-CONVERTED HOUSES	0.3	3	\$ 0.52	\$ 1.10	0.4	4	\$ 0.79	\$ 1.56	86%	75%	66%	71%
Residential	RESIDENTIAL-DWELLING	693.7	7,988	\$ 1,964.44	\$ 3,799.81	949.0	9,673	\$ 2,314.23	\$ 4,483.18	73%	83%	85%	85%
Residential	RESIDENTIAL-2+ DWELLING UNITS	6.5	52	\$ 13.91	\$ 30.52	7.2	59	\$ 15.66	\$ 34.11	89%	88%	89%	89%
Residential	RESIDENTIAL-FLATS	49.8	858	\$ 176.40	\$ 341.84	136.9	971	\$ 202.19	\$ 401.76	36%	88%	87%	85%
Residential	RESIDENTIAL-HOME AND INCOME	6.6	53	\$ 17.81	\$ 33.62	7.2	59	\$ 19.43	\$ 37.54	91%	90%	92%	90%
Residential	RESIDENTIAL-RENTAL FLATS	5.7	35	\$ 11.07	\$ 21.28	6.6	41	\$ 12.98	\$ 25.15	86%	85%	85%	85%
Residential	RESIDENTIAL-VACANT SINGLE	82.1	781	\$ 186.97	\$ 197.74	139.6	1,168	\$ 238.63	\$ 250.72	59%	67%	78%	79%
Pasture & Speciality Livestock	SPECIALITY LIVESTOCK-DEER FARMING	-	-	\$ -	\$ -	880.1	16	\$ 19.01	\$ 24.52	0%	0%	0%	0%
Pasture & Speciality Livestock	SPECIALITY LIVESTOCK-HORSE	6.3	2	\$ 2.37	\$ 2.89	1,396.8	70	\$ 99.52	\$ 140.11	0%	3%	2%	2%
Pasture & Speciality Livestock	SPECIALITY LIVESTOCK-OTHER LIFESTOCK	-	-	\$ -	\$ -	776.2	12	\$ 47.07	\$ 79.74	0%	0%	0%	0%
Pasture & Speciality Livestock	SPECIALITY LIVESTOCK-PIGS	-	-	\$ -	\$ -	91.4	6	\$ 5.43	\$ 8.63	0%	0%	0%	0%
Pasture & Speciality Livestock	SPECIALITY LIVESTOCK-POULTRY	10.8	2	\$ 1.16	\$ 3.01	349.3	36	\$ 30.70	\$ 99.11	3%	6%	4%	3%
Utility	UTILITY-MISCELLENEOUS/UNMANED	0.1	1	\$ 0.26	\$ 0.52	3.5	24	\$ 3.56	\$ 6.01	3%	4%	7%	9%
Utility	UTILITY-RAIL CORRIDOR	-	-	\$ -	\$ -	0.9	1	\$ 0.03	\$ 0.46	0%	0%	0%	0%
Utility	UTILITY-TELCOM/CELL TOWER	-	-	\$ -	\$ -	0.8	2	\$ 0.43	\$ 0.83	0%	0%	0%	0%
Utility	UTILITY-WATER/RESERVOIR/TREATMENT	0.2	2	\$ 0.52	\$ 1.08	4.7	9	\$ 1.53	\$ 2.90	4%	22%	34%	37%
Utility	UTILITY-WIND TURBINE/POWER STATION	-	-	\$ -	\$ -	2,218.5	5	\$ 11.72	\$ 196.33	0%	0%	0%	0%
Total		2,371.5	10,708	\$ 2,918.40	\$ 5,276.32	431,243.1	31,129	\$ 16,595.16	\$ 26,426.91	1%	34%	18%	20%

Source: WDC Baseline Database (July 2017 Property Snapshot)

Figure 0.3: Total Residential Zone - LINZ Land Use Summary

Land Use Summary	Policy Area of Effect				Total District				Policy Area of Effect as Share of District			
	Hectares of Properties	Count of Properties	Land Value of Properties (\$m)	Capital Value of Properties (\$m)	Hectares of Properties	Count of Properties	Land Value of Properties (\$m)	Capital Value of Properties (\$m)	Hectares of Properties	Count of Properties	Land Value of Properties (\$m)	Capital Value of Properties (\$m)
Commercial	7.4	39	\$ 12.51	\$ 27.00	216.5	466	\$ 148.76	\$ 346.80	3%	8%	8%	8%
Industrial	5.1	15	\$ 3.67	\$ 5.29	678.7	387	\$ 247.96	\$ 476.65	1%	4%	1%	1%
Mining	-	-	\$ -	\$ -	1,993.6	24	\$ 20.04	\$ 24.11	0%	0%	0%	0%
Utility	0.3	3	\$ 0.78	\$ 1.60	2,228.4	41	\$ 17.26	\$ 206.53	0%	7%	4%	1%
Residential	978.9	9,796	\$ 2,478.40	\$ 4,534.44	1,404.3	12,003	\$ 2,916.34	\$ 5,347.70	70%	82%	85%	85%
Lifestyle	567.2	512	\$ 270.32	\$ 403.90	44,746.0	13,053	\$ 6,476.14	\$ 11,034.75	1%	4%	4%	4%
Forestry	-	-	\$ -	\$ -	20,998.3	222	\$ 59.71	\$ 70.51	0%	0%	0%	0%
Horticulture	188.6	13	\$ 26.23	\$ 29.74	5,989.5	298	\$ 403.86	\$ 551.45	3%	4%	6%	5%
Pasture & Speciality Livestock	57.8	6	\$ 6.50	\$ 8.88	188,360.9	1,374	\$ 1,965.59	\$ 2,431.33	0%	0%	0%	0%
Dairying	371.9	12	\$ 43.16	\$ 46.59	118,165.8	1,386	\$ 3,933.88	\$ 4,583.72	0%	1%	1%	1%
Other	192.7	309	\$ 73.51	\$ 215.29	45,151.4	1,831	\$ 354.48	\$ 1,249.18	0%	17%	21%	17%
Not Classified	1.9	3	\$ 3.32	\$ 3.60	1,309.9	44	\$ 51.15	\$ 104.18	0%	7%	6%	3%
Total	2,371.5	10,708	\$ 2,918.40	\$ 5,276.32	431,243.1	31,129	\$ 16,595.16	\$ 26,426.91	1%	34%	18%	20%

Source: WDC Baseline Database (July 2017 Property Snapshot)

Figure 0.4: Total Residential Zone - Operative District Plan Zone Summary

Operative Plan Section	Operative Zone Sub-Category	Operative DP Zone	Policy Area of Effect				Total District				Policy Area of Effect as Share of District			
			Hectares of Properties	Count of Properties	Land Value of Properties (\$m)	Capital Value of Properties (\$m)	Hectares of Properties	Count of Properties	Land Value of Properties (\$m)	Capital Value of Properties (\$m)	Hectares of Properties	Count of Properties	Land Value of Properties (\$m)	Capital Value of Properties (\$m)
Franklin	Industrial	Aggregate Extraction	-	-	\$ -	\$ -	226.3	6	\$ 3.75	\$ 5.23	0%	0%	0%	0%
Franklin	Commercial	Business	19.5	4	\$ 8.06	\$ 43.35	313.8	644	\$ 232.85	\$ 438.81	6%	1%	3%	10%
Franklin	Rural	Coastal	0.7	3	\$ 2.24	\$ 2.79	15,173.0	510	\$ 268.09	\$ 346.32	0%	1%	1%	1%
Waikato	Rural	Country Living	37.7	15	\$ 12.44	\$ 18.48	3,387.7	2,496	\$ 1,183.99	\$ 2,362.65	1%	1%	1%	1%
Franklin	Rural	Forest Conservation	-	-	\$ -	\$ -	11,519.4	4	\$ 16.47	\$ 172.22	0%	0%	0%	0%
Waikato	Rural	Formed Road	0.4	2	\$ -	\$ -	242.1	12	\$ 3.98	\$ 5.90	0%	17%	0%	0%
Waikato	Industrial	Heavy Industrial	-	-	\$ -	\$ -	239.8	26	\$ 19.37	\$ 154.29	0%	0%	0%	0%
Franklin	Industrial	Industrial	-	-	\$ -	\$ -	100.2	18	\$ 26.31	\$ 32.73	0%	0%	0%	0%
Franklin	Industrial	Industrial 2	-	-	\$ -	\$ -	52.8	5	\$ 20.89	\$ 21.06	0%	0%	0%	0%
Waikato	Industrial	Industrial Park	14.7	1	\$ 0.71	\$ 0.74	175.0	25	\$ 64.16	\$ 78.57	8%	4%	1%	1%
Franklin	Industrial	Industrial Services	-	-	\$ -	\$ -	1.7	1	\$ 1.53	\$ 6.95	0%	0%	0%	0%
Waikato	Industrial	Light Industrial	16.0	15	\$ 3.89	\$ 5.80	254.9	213	\$ 84.97	\$ 202.82	6%	7%	5%	3%
Waikato	Urban	Living	869.3	7,175	\$ 1,636.57	\$ 3,084.45	1,066.6	7,614	\$ 1,697.83	\$ 3,201.39	81%	94%	96%	96%
Waikato	Urban	Living Rangatahi	-	-	\$ -	\$ -	119.9	8	\$ 5.43	\$ 7.09	0%	0%	0%	0%
Waikato	Urban	Living Zone Te Kauwhata Ecological	23.3	4	\$ 8.69	\$ 9.28	42.3	4	\$ 8.69	\$ 9.28	55%	100%	100%	100%
Waikato	Urban	Living Zone Te Kauwhata West	37.9	67	\$ 31.06	\$ 36.67	41.3	67	\$ 31.06	\$ 36.67	92%	100%	100%	100%
Franklin	Industrial	Maioro Mining	-	-	\$ -	\$ -	1,448.5	4	\$ 6.02	\$ 11.00	0%	0%	0%	0%
Waikato	Urban	New Residential	254.2	694	\$ 220.76	\$ 389.46	282.8	696	\$ 221.16	\$ 390.16	90%	100%	100%	100%
Waikato	Other	Pa	-	-	\$ -	\$ -	276.0	192	\$ 43.71	\$ 96.17	0%	0%	0%	0%
Franklin	Public space	Queens Redoubt Heritage	-	-	\$ -	\$ -	1.8	1	\$ 0.60	\$ 0.95	0%	0%	0%	0%
Franklin	Public space	Recreation	4.3	11	\$ 5.29	\$ 5.78	2,133.7	163	\$ 43.85	\$ 65.89	0%	7%	12%	9%
Franklin	Urban	Residential	131.6	1,411	\$ 453.72	\$ 773.27	140.1	1,414	\$ 456.15	\$ 781.06	94%	100%	99%	99%
Franklin	Urban	Residential 2	223.6	922	\$ 351.68	\$ 635.58	227.6	923	\$ 351.69	\$ 635.58	98%	100%	100%	100%
Franklin	Rural	Rural	654.1	140	\$ 107.66	\$ 147.58	387,779.4	14,966	\$ 11,465.43	\$ 16,795.72	0%	1%	1%	1%
Franklin	Urban	Rural-Residential	73.5	242	\$ 66.29	\$ 113.74	114.1	298	\$ 91.44	\$ 160.17	64%	81%	72%	71%
Franklin	Industrial	Timber Processing	-	-	\$ -	\$ -	13.8	1	\$ 1.14	\$ 4.92	0%	0%	0%	0%
Franklin	Urban	Village	11.0	2	\$ 9.35	\$ 9.35	3,903.4	771	\$ 233.24	\$ 388.47	0%	0%	4%	2%
Franklin	Commercial	Village Business	-	-	\$ -	\$ -	4.0	9	\$ 2.41	\$ 4.50	0%	0%	0%	0%
Franklin	Rural	Wetland Conservation	-	-	\$ -	\$ -	1,961.5	38	\$ 8.99	\$ 10.36	0%	0%	0%	0%
Total			2,371.5	10,708	\$ 2,918.40	\$ 5,276.32	431,243.1	31,129	\$ 16,595.16	\$ 26,426.91	1%	34%	18%	20%

Source: WDC Baseline Database (July 2017 Property Snapshot). Excludes Roads and NULL.

Figure 0.5: Total Residential Zone - Operative District Plan Zone Sub Category Summary

Operative Zone Sub-Category	Policy Area of Effect				Total District				Policy Area of Effect as Share of District			
	Hectares of Properties	Count of Properties	Land Value of Properties (\$m)	Capital Value of Properties (\$m)	Hectares of Properties	Count of Properties	Land Value of Properties (\$m)	Capital Value of Properties (\$m)	Hectares of Properties	Count of Properties	Land Value of Properties (\$m)	Capital Value of Properties (\$m)
Industrial	30.6	16	\$ 4.60	\$ 6.54	2,512.9	299	\$ 228.14	\$ 517.56	1%	5%	2%	1%
Commercial	19.5	4	\$ 8.06	\$ 43.35	317.7	653	\$ 235.26	\$ 443.31	6%	1%	3%	10%
Rural	692.9	160	\$ 122.34	\$ 168.85	420,063.0	18,026	\$ 12,946.94	\$ 19,693.17	0%	1%	1%	1%
Urban	1,624.3	10,517	\$ 2,778.12	\$ 5,051.80	5,938.1	11,795	\$ 3,096.67	\$ 5,609.87	27%	89%	90%	90%
Other	-	-	\$ -	\$ -	276.0	192	\$ 43.71	\$ 96.17	0%	0%	0%	0%
Public space	4.3	11	\$ 5.29	\$ 5.78	2,135.5	164	\$ 44.44	\$ 66.84	0%	7%	12%	9%
Total	2,371.5	10,708	\$ 2,918.40	\$ 5,276.32	431,243.1	31,129	\$ 16,595.16	\$ 26,426.91	1%	34%	18%	20%

Source: WDC Baseline Database (July 2017 Property Snapshot). Excludes Roads and NULL.

Figure 0.6: Total Residential Zone - Operative District Plan Section Summary

Operative Plan Section	Policy Area of Effect				Total District				Policy Area of Effect as Share of District			
	Hectares of Properties	Count of Properties	Land Value of Properties (\$m)	Capital Value of Properties (\$m)	Hectares of Properties	Count of Properties	Land Value of Properties (\$m)	Capital Value of Properties (\$m)	Hectares of Properties	Count of Properties	Land Value of Properties (\$m)	Capital Value of Properties (\$m)
Franklin	1,118.1	2,735	\$ 1,004.28	\$ 1,731.43	425,114.9	19,776	\$ 13,230.83	\$ 19,881.92	0%	14%	8%	9%
Waikato	1,253.4	7,973	\$ 1,914.12	\$ 3,544.89	6,128.3	11,353	\$ 3,364.33	\$ 6,544.99	20%	70%	57%	54%
Total	2,371.5	10,708	\$ 2,918.40	\$ 5,276.32	431,243.1	31,129	\$ 16,595.16	\$ 26,426.91	1%	34%	18%	20%

Source: WDC Baseline Database (July 2017 Property Snapshot). Excludes Roads and NULL.

Figure 0.7: Total Residential Zone - Proposed District Plan Zone Summary

Proposed Zone Sub-Category	Proposed DP Zone	Policy Area of Effect				Total District				Policy Area of Effect as Share of District			
		Hectares of Properties	Count of Properties	Land Value of Properties (\$m)	Capital Value of Properties (\$m)	Hectares of Properties	Count of Properties	Land Value of Properties (\$m)	Capital Value of Properties (\$m)	Hectares of Properties	Count of Properties	Land Value of Properties (\$m)	Capital Value of Properties (\$m)
Public Space	Reserve	0.2	4	\$ 2.68	\$ 2.68	13,541.3	184	\$ 72.13	\$ 257.24	0%	2%	4%	1%
Urban	Residential	1,743.9	8,778	\$ 2,267.30	\$ 4,163.61	1,878.1	8,789	\$ 2,269.46	\$ 4,165.87	93%	100%	100%	100%
Other	Paa	5.5	1	\$ 6.45	\$ 32.60	627.6	209	\$ 58.09	\$ 146.17	1%	0%	11%	22%
Rural	Country Living	11.7	5	\$ 4.36	\$ 5.72	3,154.1	2,404	\$ 1,142.04	\$ 2,284.57	0%	0%	0%	0%
Other	Motorsport and Recreation	-	-	\$ -	\$ -	220.4	98	\$ 35.80	\$ 86.34	0%	0%	0%	0%
Urban	Business Town Centre	-	-	\$ -	\$ -	28.3	245	\$ 74.22	\$ 129.75	0%	0%	0%	0%
Urban	Tamahere Business Zone	-	-	\$ -	\$ -	0.9	1	\$ 0.51	\$ 0.51	0%	0%	0%	0%
Industrial	Heavy Industrial	-	-	\$ -	\$ -	276.1	18	\$ 39.73	\$ 202.06	0%	0%	0%	0%
Urban	Village	548.8	1,892	\$ 619.44	\$ 1,047.96	10,060.8	4,551	\$ 1,898.64	\$ 3,119.25	5%	42%	33%	34%
Industrial	Industrial	1.3	1	\$ -	\$ -	450.2	243	\$ 160.17	\$ 307.19	0%	0%	0%	0%
Urban	Business	1.8	2	\$ 1.17	\$ 1.70	71.4	294	\$ 87.26	\$ 170.35	3%	1%	1%	1%
Rural	Rural	58.3	25	\$ 17.01	\$ 22.05	400,814.2	14,085	\$ 10,751.68	\$ 15,550.52	0%	0%	0%	0%
Urban	Rangitahi Peninsula Zone	-	-	\$ -	\$ -	119.9	8	\$ 5.43	\$ 7.09	0%	0%	0%	0%
Total		2,371.5	10,708	\$ 2,918.40	\$ 5,276.32	431,243.1	31,129	\$ 16,595.16	\$ 26,426.91	1%	34%	18%	20%

Source: WDC Baseline Database (July 2017 Property Snapshot). Excludes Roads and NULL.

Figure 0.8: Total Residential Zone - Proposed District Plan Zone Sub Category Summary

Proposed Zone Sub-Category	Policy Area of Effect				Total District				Policy Area of Effect as Share of District			
	Hectares of Properties	Count of Properties	Land Value of Properties (\$m)	Capital Value of Properties (\$m)	Hectares of Properties	Count of Properties	Land Value of Properties (\$m)	Capital Value of Properties (\$m)	Hectares of Properties	Count of Properties	Land Value of Properties (\$m)	Capital Value of Properties (\$m)
Industrial	1.3	1	\$ -	\$ -	726.2	261	\$ 199.9	\$ 509.2	0%	0%	0%	0%
Commercial	-	-	\$ -	\$ -	-	-	\$ -	\$ -	0%	0%	0%	0%
Rural	70.0	30	\$ 21.4	\$ 27.8	403,968.2	16,489	\$ 11,893.7	\$ 17,835.1	0%	0%	0%	0%
Urban	2,294.5	10,672	\$ 2,887.9	\$ 5,213.3	12,159.3	13,888	\$ 4,335.5	\$ 7,592.8	19%	77%	67%	69%
Other	5.5	1	\$ 6.5	\$ 32.6	848.0	307	\$ 93.9	\$ 232.5	1%	0%	7%	14%
Public space	0.2	4	\$ 2.7	\$ 2.7	13,541.3	184	\$ 72.1	\$ 257.2	0%	2%	4%	1%
Total	2,371.5	10,708	\$ 2,918.4	\$ 5,276.3	431,243.1	31,129	\$ 16,595.2	\$ 26,426.9	1%	34%	18%	20%

Source: WDC Baseline Database (July 2017 Property Snapshot). Excludes Roads and NULL.

3.3.1 Natural Assets and Resources Directly Affected

Figure 0.9: Total Residential Zone - High Class Soils by Community Summary

Ward	Community	Policy Area of Effect				Total District				Policy Area of Effect as Share of District			
		Soil Type 1 (Ha)	Soil Type 2 (Ha)	Soil Type 3 (Ha)	Total High Class Soils (Ha)	Soil Type 1 (Ha)	Soil Type 2 (Ha)	Soil Type 3 (Ha)	Total High Class Soils (Ha)	Soil Type 1 (Ha)	Soil Type 2 (Ha)	Soil Type 3 (Ha)	Total High Class Soils (Ha)
Awaroa ki Tuakau Ward	Otaua-Aka Aka Community	-	0.01	-	0.01	381.83	572.10	-	953.93	0%	0%	0%	0%
Awaroa ki Tuakau Ward	Pokeno Community	-	142.26	-	142.26	19.54	1,028.94	-	1,048.48	0%	14%	0%	14%
Awaroa ki Tuakau Ward	Tuakau Community	0.03	419.22	-	419.25	445.53	1,997.95	-	2,443.48	0%	21%	0%	17%
Awaroa ki Tuakau Ward	Waiuku-Karioitahi Community	-	-	-	-	25.18	633.15	-	658.33	0%	0%	0%	0%
Whangamarino Ward	Mangatangi Community	-	-	-	-	-	1,648.12	23.62	1,671.74	0%	0%	0%	0%
Whangamarino Ward	Mangatawhiri Community	-	-	-	-	-	2,724.74	232.44	2,957.18	0%	0%	0%	0%
Whangamarino Ward	Maramarua Community	-	-	-	-	-	1,769.83	108.57	1,878.40	0%	0%	0%	0%
Whangamarino Ward	Meremere Community	-	0.06	-	0.06	-	821.74	-	821.74	0%	0%	0%	0%
Whangamarino Ward	Te Kauwhata	-	65.14	-	65.14	-	2,723.26	-	2,723.26	0%	2%	0%	2%
Onewhero Ward	Glen Murray Community	-	-	-	-	-	571.58	865.06	1,436.64	0%	0%	0%	0%
Onewhero Ward	Onewhero Community	-	-	-	-	81.22	2,835.69	257.52	3,174.43	0%	0%	0%	0%
Onewhero Ward	Port Waikato Community	-	-	-	-	-	34.96	155.96	190.92	0%	0%	0%	0%
Onewhero Ward	Pukekawa-Opuatia Community	-	-	-	-	844.07	2,670.17	29.41	3,543.65	0%	0%	0%	0%
Onewhero Ward	Waikaretu Community	-	-	-	-	-	-	1,069.45	1,069.45	0%	0%	0%	0%
Huntly Ward	Huntly Community	-	8.50	-	8.50	-	2,243.96	-	2,243.96	0%	0%	0%	0%
Huntly Ward	Ohinewai Community	-	-	-	-	-	2,026.87	-	2,026.87	0%	0%	0%	0%
Hukanui-Waerenga Ward	Gordonton Community	-	-	5.10	5.10	1,072.06	7,754.56	150.18	8,976.80	0%	0%	3%	0%
Hukanui-Waerenga Ward	Orini-Tauhei Community	-	-	-	-	148.26	13,622.97	1.40	13,772.63	0%	0%	0%	0%
Hukanui-Waerenga Ward	Waerenga Community	-	-	-	-	-	5,485.29	-	5,485.29	0%	0%	0%	0%
Hukanui-Waerenga Ward	Waiterimu-Te Hoe Community	-	-	-	-	-	4,868.83	-	4,868.83	0%	0%	0%	0%
Ngaruawahia Ward	Horsham Downs Community	18.49	9.80	-	28.29	246.25	2,199.46	-	2,445.71	8%	0%	0%	1%
Ngaruawahia Ward	Ngaruawahia Community	8.81	70.78	-	79.59	117.56	1,078.22	112.82	1,308.60	7%	7%	0%	6%
Ngaruawahia Ward	Taupiri Community	2.36	9.98	-	12.34	221.28	2,085.15	-	2,306.43	1%	0%	0%	1%
Whaingaroa Ward	Naike Community	-	-	-	-	-	248.47	796.16	1,044.63	0%	0%	0%	0%
Whaingaroa Ward	Pukemiro Community	-	-	-	-	-	59.39	19.61	79.00	0%	0%	0%	0%
Whaingaroa Ward	Rotongaro-Ruawaro Community	-	-	-	-	-	2,780.56	276.26	3,056.82	0%	0%	0%	0%
Whaingaroa Ward	Rotowaro Community	-	-	-	-	-	26.85	-	26.85	0%	0%	0%	0%
Whaingaroa Ward	Te Akau Community	-	-	-	-	-	180.11	844.83	1,024.94	0%	0%	0%	0%
Whaingaroa Ward	Waingaro Community	-	-	-	-	13.85	329.20	293.71	636.76	0%	0%	0%	0%
Whaingaroa Ward	Waitetuna Community	-	-	-	-	-	1,517.75	355.49	1,873.24	0%	0%	0%	0%
Newcastle Ward	Horotiu Community	-	7.42	-	7.42	96.98	471.31	-	568.29	0%	2%	0%	1%
Newcastle Ward	Rotokauri Community	-	-	-	-	116.83	686.43	-	803.26	0%	0%	0%	0%
Newcastle Ward	Te Kowhai Community	7.51	13.09	-	20.60	498.30	2,382.00	-	2,880.30	2%	1%	0%	1%
Newcastle Ward	Whatawhata-Koromatua Community	-	8.72	-	8.72	205.05	1,291.30	-	1,496.35	0%	1%	0%	1%
Eureka Ward	Eureka Community	-	-	-	-	118.67	4,560.27	-	4,678.94	0%	0%	0%	0%
Eureka Ward	Matangi Community	5.15	1.81	-	6.96	1,164.04	580.70	-	1,744.74	0%	0%	0%	0%
Eureka Ward	Puketaha Community	-	-	-	-	330.98	3,975.07	-	4,306.05	0%	0%	0%	0%
Eureka Ward	Tauwhare Community	-	-	-	-	368.49	288.78	-	657.27	0%	0%	0%	0%
Tamahere Ward	Hautapu Community	-	-	-	-	2,302.75	853.94	-	3,156.69	0%	0%	0%	0%
Tamahere Ward	Tamahere Community	-	-	-	-	1,026.53	14.35	-	1,040.88	0%	0%	0%	0%
Raglan Ward	Raglan Community	-	-	-	-	-	-	117.01	117.01	0%	0%	0%	0%
Raglan Ward	Waitetuna-Te Uku Community	-	-	-	-	-	108.41	768.59	877.00	0%	0%	0%	0%
Total		42.35	756.79	5.10	804.24	9,845.25	81,752.43	6,478.09	98,075.77	0%	1%	0%	1%

Source: WDC Baseline Database

Figure 0.10: Total Residential Zone - High Class Soils by Ward Summary

Ward	Policy Area of Effect				Total District				Policy Area of Effect as Share of District			
	Soil Type 1 (Ha)	Soil Type 2 (Ha)	Soil Type 3 (Ha)	Total High Class Soils (Ha)	Soil Type 1 (Ha)	Soil Type 2 (Ha)	Soil Type 3 (Ha)	Total High Class Soils (Ha)	Soil Type 1 (Ha)	Soil Type 2 (Ha)	Soil Type 3 (Ha)	Total High Class Soils (Ha)
Awaroa ki Tuakau Ward	0.03	561.49	-	561.52	872.08	4,232.14	-	5,104.22	0%	13%	0%	11%
Whangamarino Ward	-	65.20	-	65.20	-	9,687.69	364.63	10,052.32	0%	1%	0%	1%
Onewhero Ward	-	-	-	-	925.29	6,112.40	2,377.40	9,415.09	0%	0%	0%	0%
Huntly Ward	-	8.50	-	8.50	-	4,270.83	-	4,270.83	0%	0%	0%	0%
Hukanui-Waerenga Ward	-	-	5.10	5.10	1,220.32	31,731.65	151.58	33,103.55	0%	0%	3%	0%
Ngaruawahia Ward	29.66	90.56	-	120.22	585.09	5,362.83	112.82	6,060.74	5%	2%	0%	2%
Whaingaroa Ward	-	-	-	-	13.85	5,142.33	2,586.06	7,742.24	0%	0%	0%	0%
Newcastle Ward	7.51	29.23	-	36.74	917.16	4,831.04	-	5,748.20	1%	1%	0%	1%
Eureka Ward	5.15	1.81	-	6.96	1,982.18	9,404.82	-	11,387.00	0%	0%	0%	0%
Tamahere Ward	-	-	-	-	3,329.28	868.29	-	4,197.57	0%	0%	0%	0%
Raglan Ward	-	-	-	-	-	108.41	885.60	994.01	0%	0%	0%	0%
Total	42.35	756.79	5.10	804.24	9,845.25	81,752.43	6,478.09	98,075.77	0%	1%	0%	1%

Source: WDC Baseline Database

Figure 0.11: Total Residential Zone - Natural Areas by Community Summary

Ward	Community	Policy Area of Effect					Total District					Policy Area of Effect as Share of District				
		Hectares of SNA (PDP)	Hectares of ONL (PDP)	Hectares of ONF (PDP)	Hectares of Natural Character (PDP)	Hectares of SAL (PDP)	Hectares of SNA (PDP)	Hectares of ONL (PDP)	Hectares of ONF (PDP)	Hectares of Natural Character (PDP)	Hectares of SAL (PDP)	Hectares of SNA (PDP)	Hectares of ONL (PDP)	Hectares of ONF (PDP)	Hectares of Natural Character (PDP)	Hectares of SAL (PDP)
Awaroa ki Tuakau Ward	Otaua-Aka Aka Community	-	-	-	-	-	1,909.22	-	1,944.20	-	851.97	0%	0%	0%	0%	0%
Awaroa ki Tuakau Ward	Pokeno Community	9.87	-	-	-	-	638.02	-	-	-	127.39	2%	0%	0%	0%	0%
Awaroa ki Tuakau Ward	Tuakau Community	1.39	-	-	-	0.07	312.58	-	-	-	644.78	0%	0%	0%	0%	0%
Awaroa ki Tuakau Ward	Waiuku-Karioitahi Community	-	-	-	-	-	121.12	-	-	-	-	0%	0%	0%	0%	0%
Whangamarino Ward	Mangatangi Community	-	-	-	-	-	12,054.39	12,315.24	-	-	-	0%	0%	0%	0%	0%
Whangamarino Ward	Mangatawhiri Community	-	-	-	-	-	1,928.42	6.11	1,474.55	-	-	0%	0%	0%	0%	0%
Whangamarino Ward	Maramarua Community	-	-	-	-	-	1,385.71	-	157.08	-	2,576.43	0%	0%	0%	0%	0%
Whangamarino Ward	Meremere Community	-	-	-	-	-	3,834.58	-	3,777.89	-	109.86	0%	0%	0%	0%	0%
Whangamarino Ward	Te Kauwhata	0.27	-	0.19	-	-	2,376.53	-	2,255.01	-	114.47	0%	0%	0%	0%	0%
Onewhero Ward	Glen Murray Community	-	-	-	-	-	881.98	-	5.53	-	29.34	0%	0%	0%	0%	0%
Onewhero Ward	Onewhero Community	-	-	-	-	-	844.31	-	96.73	-	736.09	0%	0%	0%	0%	0%
Onewhero Ward	Port Waikato Community	-	-	-	-	-	3,846.93	-	122.85	630.51	958.06	0%	0%	0%	0%	0%
Onewhero Ward	Pukekawa-Opuatia Community	-	-	-	-	-	1,171.01	-	-	-	396.09	0%	0%	0%	0%	0%
Onewhero Ward	Waikaretu Community	-	-	-	-	-	752.81	-	-	88.61	89.68	0%	0%	0%	0%	0%
Huntly Ward	Huntly Community	6.28	-	-	-	0.57	3,241.02	-	2,410.06	-	190.24	0%	0%	0%	0%	0%
Huntly Ward	Ohinewai Community	-	-	-	-	-	607.95	-	547.81	-	143.74	0%	0%	0%	0%	0%
Hukanui-Waerenga Ward	Gordonton Community	-	-	-	-	-	23.97	-	-	-	-	0%	0%	0%	0%	0%
Hukanui-Waerenga Ward	Orini-Tauhei Community	-	-	-	-	-	188.80	-	-	-	-	0%	0%	0%	0%	0%
Hukanui-Waerenga Ward	Waerenga Community	-	-	-	-	-	674.25	-	0.02	-	644.76	0%	0%	0%	0%	0%
Hukanui-Waerenga Ward	Waitemu-Te Hoe Community	-	-	-	-	-	2,306.75	-	5,204.29	-	2,223.87	0%	0%	0%	0%	0%
Ngaruawahia Ward	Horsham Downs Community	-	-	-	-	1.67	28.42	-	-	-	60.29	0%	0%	0%	0%	3%
Ngaruawahia Ward	Ngaruawahia Community	-	-	-	-	0.57	173.24	-	126.71	-	40.38	0%	0%	0%	0%	1%
Ngaruawahia Ward	Taupiri Community	1.91	-	-	-	1.34	101.96	-	-	-	6.61	2%	0%	0%	0%	20%
Whaingaroa Ward	Naike Community	-	-	-	-	-	409.90	-	-	-	-	0%	0%	0%	0%	0%
Whaingaroa Ward	Pukemiro Community	-	-	-	-	-	351.14	-	233.03	-	-	0%	0%	0%	0%	0%
Whaingaroa Ward	Rotongaro-Ruawaro Community	-	-	-	-	-	1,694.64	-	2,011.95	-	563.98	0%	0%	0%	0%	0%
Whaingaroa Ward	Rotowaro Community	-	-	-	-	-	177.51	-	-	-	-	0%	0%	0%	0%	0%
Whaingaroa Ward	Te Akau Community	-	-	-	-	-	1,891.08	-	197.09	975.15	561.19	0%	0%	0%	0%	0%
Whaingaroa Ward	Waingaro Community	-	-	-	-	-	5,749.13	-	4,146.72	299.22	-	0%	0%	0%	0%	0%
Whaingaroa Ward	Waitetuna Community	-	-	-	-	-	11,152.66	6,563.19	2,835.88	109.98	-	0%	0%	0%	0%	0%
Newcastle Ward	Horotiu Community	-	-	-	-	-	29.90	-	-	-	-	0%	0%	0%	0%	0%
Newcastle Ward	Rotokauri Community	-	-	-	-	-	23.94	-	-	-	-	0%	0%	0%	0%	0%
Newcastle Ward	Te Kowhai Community	0.94	-	-	-	-	128.11	-	-	-	-	1%	0%	0%	0%	0%
Newcastle Ward	Whatawhata-Koromatua Community	-	-	-	-	-	61.14	-	-	-	-	0%	0%	0%	0%	0%
Eureka Ward	Eureka Community	-	-	-	-	-	-	-	-	-	-	0%	0%	0%	0%	0%
Eureka Ward	Matangi Community	-	-	-	-	-	33.91	-	-	-	-	0%	0%	0%	0%	0%
Eureka Ward	Puketaha Community	-	-	-	-	-	38.64	-	-	-	-	0%	0%	0%	0%	0%
Eureka Ward	Tauwhare Community	-	-	-	-	-	127.17	-	-	-	-	0%	0%	0%	0%	0%
Tamahere Ward	Hautapu Community	-	-	-	-	-	160.13	-	-	-	41.59	0%	0%	0%	0%	0%
Tamahere Ward	Tamahere Community	-	-	-	-	-	167.95	-	-	-	23.62	0%	0%	0%	0%	0%
Raglan Ward	Raglan Community	6.28	3.57	-	0.01	10.66	939.76	776.00	-	330.05	440.86	1%	0%	0%	0%	2%
Raglan Ward	Waitetuna-Te Uku Community	-	-	-	-	-	7,409.01	3,562.29	1,431.07	2,645.69	1,537.73	0%	0%	0%	0%	0%
Total		26.94	3.57	0.19	0.01	14.88	69,949.69	23,222.83	28,978.47	5,079.21	13,113.02	0%	0%	0%	0%	0%

Source: WDC Baseline Database

Figure 0.12: Total Residential Zone - Natural Areas by Ward Summary

Ward	Policy Area of Effect					Total District					Policy Area of Effect as Share of District				
	Hectares of SNA (PDP)	Hectares of ONL (PDP)	Hectares of ONF (PDP)	Hectares of Natural Character (PDP)	Hectares of SAL (PDP)	Hectares of SNA (PDP)	Hectares of ONL (PDP)	Hectares of ONF (PDP)	Hectares of Natural Character (PDP)	Hectares of SAL (PDP)	Hectares of SNA (PDP)	Hectares of ONL (PDP)	Hectares of ONF (PDP)	Hectares of Natural Character (PDP)	Hectares of SAL (PDP)
Awaroa ki Tuakau Ward	11.26	-	-	-	0.07	2,980.94	-	1,944.20	-	1,624.14	0%	0%	0%	0%	0%
Whangamarino Ward	0.27	-	0.19	-	-	21,579.63	12,321.35	7,664.53	-	2,800.76	0%	0%	0%	0%	0%
Onewhero Ward	-	-	-	-	-	7,497.04	-	225.11	719.12	2,209.26	0%	0%	0%	0%	0%
Huntly Ward	6.28	-	-	-	0.57	3,848.97	-	2,957.87	-	333.98	0%	0%	0%	0%	0%
Hukanui-Waerenga Ward	-	-	-	-	-	3,193.77	-	5,204.31	-	2,868.63	0%	0%	0%	0%	0%
Ngaruawahia Ward	1.91	-	-	-	3.58	303.62	-	126.71	-	107.28	1%	0%	0%	0%	3%
Whaingaroa Ward	-	-	-	-	-	21,426.06	6,563.19	9,424.67	1,384.35	1,125.17	0%	0%	0%	0%	0%
Newcastle Ward	0.94	-	-	-	-	243.09	-	-	-	-	0%	0%	0%	0%	0%
Eureka Ward	-	-	-	-	-	199.72	-	-	-	-	0%	0%	0%	0%	0%
Tamahere Ward	-	-	-	-	-	328.08	-	-	-	65.21	0%	0%	0%	0%	0%
Raglan Ward	6.28	3.57	-	0.01	10.66	8,348.77	4,338.29	1,431.07	2,975.74	1,978.59	0%	0%	0%	0%	1%
Total	26.94	3.57	0.19	0.01	14.88	69,949.69	23,222.83	28,978.47	5,079.21	13,113.02	0%	0%	0%	0%	0%

Source: WDC Baseline Database

Figure 0.13: Total Residential Zone - Environment and Aggregate Extraction by Community Summary

Ward	Community	Policy Area of Effect			Total District			Policy Area of Effect as Share of District		
		Hectares of Env. Protection Area (PDP)	Hectares of Aggregate Extraction Area (PDP)	Hectares of Aggregate Resource Area (PDP)	Hectares of Env. Protection Area (PDP)	Hectares of Aggregate Extraction Area (PDP)	Hectares of Aggregate Resource Area (PDP)	Hectares of Env. Protection Area (PDP)	Hectares of Aggregate Extraction Area (PDP)	Hectares of Aggregate Resource Area (PDP)
Awaroa ki Tuakau Ward	Otaua-Aka Aka Community	-	-	-	-	1,517.09	-	0%	0%	0%
Awaroa ki Tuakau Ward	Pokeno Community	-	-	-	-	34.15	-	0%	0%	0%
Awaroa ki Tuakau Ward	Tuakau Community	-	-	-	-	17.74	-	0%	0%	0%
Awaroa ki Tuakau Ward	Waiuku-Karioitahi Community	-	-	-	-	-	-	0%	0%	0%
Whangamarino Ward	Mangatangi Community	-	-	-	-	-	-	0%	0%	0%
Whangamarino Ward	Mangatawhiri Community	-	-	-	-	-	-	0%	0%	0%
Whangamarino Ward	Maramarua Community	-	-	-	-	34.41	-	0%	0%	0%
Whangamarino Ward	Meremere Community	-	-	-	-	21.70	-	0%	0%	0%
Whangamarino Ward	Te Kauwhata	3	-	-	30.58	13.90	-	9%	0%	0%
Onewhero Ward	Glen Murray Community	-	-	-	-	-	-	0%	0%	0%
Onewhero Ward	Onewhero Community	-	-	-	-	-	-	0%	0%	0%
Onewhero Ward	Port Waikato Community	-	-	-	-	-	-	0%	0%	0%
Onewhero Ward	Pukekawa-Opuatia Community	-	-	-	-	26.43	-	0%	0%	0%
Onewhero Ward	Waikaretu Community	-	-	-	-	6.38	-	0%	0%	0%
Huntly Ward	Huntly Community	-	-	-	-	113.53	70.55	0%	0%	0%
Huntly Ward	Ohinewai Community	-	-	-	-	-	-	0%	0%	0%
Hukanui-Waerenga Ward	Gordonton Community	-	-	-	-	-	-	0%	0%	0%
Hukanui-Waerenga Ward	Orini-Tauhei Community	-	-	-	-	59.79	-	0%	0%	0%
Hukanui-Waerenga Ward	Waerenga Community	-	-	-	-	41.76	-	0%	0%	0%
Hukanui-Waerenga Ward	Waiterimu-Te Hoe Community	-	-	-	-	-	-	0%	0%	0%
Ngaruawahia Ward	Horsham Downs Community	-	-	-	-	-	-	0%	0%	0%
Ngaruawahia Ward	Ngaruawahia Community	-	-	-	-	35.19	-	0%	0%	0%
Ngaruawahia Ward	Taupiri Community	-	-	-	-	-	-	0%	0%	0%
Whaingaroa Ward	Naike Community	-	-	-	-	-	-	0%	0%	0%
Whaingaroa Ward	Pukemiro Community	-	-	-	-	13.05	-	0%	0%	0%
Whaingaroa Ward	Rotongaro-Ruawaro Community	-	-	-	-	-	-	0%	0%	0%
Whaingaroa Ward	Rotowaro Community	-	-	-	-	-	-	0%	0%	0%
Whaingaroa Ward	Te Akau Community	-	-	-	-	-	-	0%	0%	0%
Whaingaroa Ward	Waingarua Community	-	-	-	-	-	-	0%	0%	0%
Whaingaroa Ward	Waitetuna Community	-	-	-	-	0.72	-	0%	0%	0%
Newcastle Ward	Horotiu Community	-	-	-	-	-	-	0%	0%	0%
Newcastle Ward	Rotokauri Community	-	-	-	-	-	-	0%	0%	0%
Newcastle Ward	Te Kowhai Community	-	-	-	-	78.43	-	0%	0%	0%
Newcastle Ward	Whatawhata-Koromatua Community	-	-	-	-	-	-	0%	0%	0%
Eureka Ward	Eureka Community	-	-	-	-	-	-	0%	0%	0%
Eureka Ward	Matangi Community	-	-	-	-	-	-	0%	0%	0%
Eureka Ward	Puketaha Community	-	-	-	-	-	-	0%	0%	0%
Eureka Ward	Tauwhare Community	-	-	-	-	-	-	0%	0%	0%
Tamahere Ward	Hautapu Community	-	-	-	-	85.36	-	0%	0%	0%
Tamahere Ward	Tamahere Community	-	-	-	-	-	-	0%	0%	0%
Raglan Ward	Raglan Community	-	-	-	-	-	-	0%	0%	0%
Raglan Ward	Waitetuna-Te Uku Community	-	-	-	-	13.03	-	0%	0%	0%
Total		2.80	-	-	30.58	2,112.66	70.55	9%	0%	0%

Source: WDC Baseline Database

Figure 0.14: Total Residential Zone - Environment and Aggregate Extraction by Ward Summary

Ward	Policy Area of Effect			Total District			Policy Area of Effect as Share of District		
	Hectares of Env. Protection Area (PDP)	Hectares of Aggregate Extraction Area (PDP)	Hectares of Aggregate Resource Area (PDP)	Hectares of Env. Protection Area (PDP)	Hectares of Aggregate Extraction Area (PDP)	Hectares of Aggregate Resource Area (PDP)	Hectares of Env. Protection Area (PDP)	Hectares of Aggregate Extraction Area (PDP)	Hectares of Aggregate Resource Area (PDP)
Awaroa ki Tuakau Ward	-	-	-	-	1,568.98	-	0%	0%	0%
Whangamarino Ward	2.80	-	-	30.58	70.01	-	9%	0%	0%
Onewhero Ward	-	-	-	-	32.81	-	0%	0%	0%
Huntly Ward	-	-	-	-	113.53	70.55	0%	0%	0%
Hukanui-Waerenga Ward	-	-	-	-	101.55	-	0%	0%	0%
Ngaruawahia Ward	-	-	-	-	35.19	-	0%	0%	0%
Whaingaroa Ward	-	-	-	-	13.77	-	0%	0%	0%
Newcastle Ward	-	-	-	-	78.43	-	0%	0%	0%
Eureka Ward	-	-	-	-	-	-	0%	0%	0%
Tamahere Ward	-	-	-	-	85.36	-	0%	0%	0%
Raglan Ward	-	-	-	-	13.03	-	0%	0%	0%
Total	2.80	-	-	30.58	2,112.66	70.55	9%	0%	0%

Source: WDC Baseline Database

3.3.2 Communities or Groups and Cultural/Heritage Assets Directly Affected

Figure 0.15: Total Residential Zone - Community Property Summary

Ward	Community	Policy Area of Effect				Total District				Policy Area of Effect as Share of District			
		Hectares of Properties	Count of Properties	Count of Estimated Pop. 2016	Count of Estimated Hholds. 2016	Hectares of Properties	Count of Properties	Count of Estimated Pop. 2016	Count of Estimated Hholds. 2016	Hectares of Properties	Count of Properties	Count of Estimated Pop. 2016	Count of Estimated Hholds. 2016
Awaroa ki Tuakau Ward	Otaua-Aka Aka Community	16.02	1	-	-	13,863.05	785.00	1,953	720	0%	0%	1%	0%
Awaroa ki Tuakau Ward	Pokeno Community	402.65	942	619	221	4,711.15	1,667	2,337	832	9%	57%	26%	27%
Awaroa ki Tuakau Ward	Tuakau Community	616.34	1,728	4,716	1,692	5,475.69	2,563.00	6,742	2,418	11%	67%	70%	70%
Awaroa ki Tuakau Ward	Waiuku-Karioitahi Community	-	-	-	-	2,519.28	362	764	295	0%	0%	0%	0%
Whangamarino Ward	Mangatangi Community	-	-	-	-	17,589.56	114	298	111	0%	0%	0%	0%
Whangamarino Ward	Mangatawhiri Community	-	-	-	-	10,842.27	421	1,059	391	0%	0%	0%	0%
Whangamarino Ward	Maramarua Community	-	-	-	-	11,473.21	443	833	306	0%	0%	0%	0%
Whangamarino Ward	Meremere Community	26.31	228	519	172	7,364.42	430	802	275	0%	53%	65%	63%
Whangamarino Ward	Te Kauwhata	253.37	645	1,408	532	13,446.95	1,486	3,031	1,032	2%	43%	46%	52%
Onewhero Ward	Glen Murray Community	-	-	-	-	18,148.00	178	362	135	0%	0%	0%	0%
Onewhero Ward	Onewhero Community	-	-	-	-	18,763.09	672	1,600	601	0%	0%	0%	0%
Onewhero Ward	Port Waikato Community	-	-	-	-	13,658.20	582	777	293	0%	0%	0%	0%
Onewhero Ward	Pukekawa-Opuatia Community	-	-	-	-	13,202.27	675	1,356	511	0%	0%	0%	0%
Onewhero Ward	Waikaretu Community	-	-	-	-	7,978.06	56	99	37	0%	0%	0%	0%
Huntly Ward	Huntly Community	371.50	2,625	7,049	2,551	16,404.50	3,808	8,722	3,168	2%	69%	81%	81%
Huntly Ward	Ohinewai Community	-	-	-	-	4,998.47	167	439	127	0%	0%	0%	0%
Hukanui-Waerenga Ward	Gordonton Community	7.66	34	127	39	10,755.18	563	2,034	653	0%	6%	6%	6%
Hukanui-Waerenga Ward	Orini-Tauhei Community	-	-	-	-	17,796.13	541	1,620	556	0%	0%	0%	0%
Hukanui-Waerenga Ward	Waerenga Community	-	-	-	-	17,983.40	351	971	273	0%	0%	0%	0%
Hukanui-Waerenga Ward	Waiterimu-Te Hoe Community	-	-	-	-	22,337.64	270	736	211	0%	0%	0%	0%
Ngaruawahia Ward	Horsham Downs Community	45.87	169	385	144	3,831.74	760	1,766	636	1%	22%	22%	23%
Ngaruawahia Ward	Ngaruawahia Community	357.64	1,939	5,758	1,995	2,575.22	2,431	6,869	2,392	14%	80%	84%	83%
Ngaruawahia Ward	Taupiri Community	71.42	208	408	168	2,896.17	436	986	376	2%	48%	41%	45%
Whaingaroa Ward	Naike Community	-	-	-	-	11,120.79	87	185	71	0%	0%	0%	0%
Whaingaroa Ward	Pukemiro Community	-	-	-	-	5,608.75	264	473	177	0%	0%	0%	0%
Whaingaroa Ward	Rotongaro-Ruawaro Community	-	-	-	-	13,499.61	314	529	200	0%	0%	0%	0%
Whaingaroa Ward	Rotowaro Community	-	-	-	-	2,087.83	104	223	83	0%	0%	0%	0%
Whaingaroa Ward	Te Akau Community	-	-	-	-	112,760.99	358	397	153	0%	0%	0%	0%
Whaingaroa Ward	Waingaro Community	-	-	-	-	21,242.43	483	877	327	0%	0%	0%	0%
Whaingaroa Ward	Waitetuna Community	-	-	-	-	28,121.13	839	1,749	653	0%	0%	0%	0%
Newcastle Ward	Horotiu Community	11.12	35	77	28	1,104.67	157	351	131	1%	22%	22%	22%
Newcastle Ward	Rotokauri Community	-	-	-	-	1,626.09	355	1,000	350	0%	0%	0%	0%
Newcastle Ward	Te Kowhai Community	637.76	164	453	171	4,858.01	810	1,977	736	13%	20%	23%	23%
Newcastle Ward	Whatawhata-Koromatua Community	8.65	60	188	65	2,848.96	564	1,534	535	0%	11%	12%	12%
Eureka Ward	Eureka Community	-	-	-	-	6,607.11	447	1,376	487	0%	0%	0%	0%
Eureka Ward	Matangi Community	6.98	68	219	77	2,717.20	727	2,106	739	0%	9%	10%	10%
Eureka Ward	Puketaha Community	-	-	-	-	4,720.69	343	1,055	374	0%	0%	0%	0%
Eureka Ward	Tauwhare Community	-	-	-	-	6,332.56	410	1,149	396	0%	0%	0%	0%
Tamahere Ward	Hautapu Community	-	-	-	-	3,790.18	894	2,505	862	0%	0%	0%	0%
Tamahere Ward	Tamahere Community	-	-	-	-	1,584.68	1,215	3,174	1,103	0%	0%	0%	0%
Raglan Ward	Raglan Community	294.87	1,861	3,110	1,330	3,805.21	2,326	3,792	1,592	8%	80%	82%	84%
Raglan Ward	Waitetuna-Te Uku Community	-	-	-	-	29,007.92	651	991	370	0%	0%	0%	0%
Other not specified	Other not specified	14.65	1	-	-	1,173.37	20	-	-	1%	5%	0%	0%
Total		3,142.81	10,708	25,035	9,185	523,231.83	31,129	71,601	25,686	1%	34%	35%	36%

Source: WDC Baseline Database, Statistics NZ, M.E (July 2017 Property Snapshot). 2016 household and population counts at the property level are estimates only and may not accurately reflect household and population counts and distributions across properties in all cases

Figure 0.16: Total Residential Zone - Ward Property Summary

Ward	Policy Area of Effect				Total District				Policy Area of Effect as Share of District			
	Hectares of Properties	Count of Properties	Count of Estimated Pop. 2016	Count of Estimated Hholds. 2016	Hectares of Properties	Count of Properties	Count of Estimated Pop. 2016	Count of Estimated Hholds. 2016	Hectares of Properties	Count of Properties	Count of Estimated Pop. 2016	Count of Estimated Hholds. 2016
Awaroa ki Tuakau Ward	1,035.01	2,671	5,335	1,913	26,569.17	5,377	11,797	4,264	4%	50%	45%	45%
Whangamarino Ward	279.68	873	1,927	705	60,716.41	2,894	6,023	2,115	0%	30%	32%	33%
Onewhero Ward	-	-	-	-	71,749.62	2,163	4,194	1,577	0%	0%	0%	0%
Huntly Ward	371.50	2,625	7,049	2,551	21,402.97	3,975	9,162	3,295	2%	66%	77%	77%
Hukanui-Waerenga Ward	7.66	34	127	39	68,872.35	1,725	5,361	1,693	0%	2%	2%	2%
Ngaruawahia Ward	474.93	2,316	6,551	2,307	9,303.13	3,627	9,621	3,404	5%	64%	68%	68%
Whaingaroa Ward	-	-	-	-	194,441.53	2,449	4,433	1,664	0%	0%	0%	0%
Newcastle Ward	657.53	259	717	264	10,437.73	1,886	4,861	1,752	6%	14%	15%	15%
Eureka Ward	6.98	68	219	77	20,377.56	1,927	5,687	1,996	0%	4%	4%	4%
Tamahere Ward	-	-	-	-	5,374.86	2,109	5,679	1,965	0%	0%	0%	0%
Raglan Ward	294.87	1,861	3,110	1,330	32,813.13	2,977	4,783	1,961	1%	63%	65%	68%
Other not specified	14.65	1	-	-	1,173.37	20	-	-	1%	5%	0%	0%
Total	3,142.81	10,708	25,035	9,185	523,231.83	31,129	71,601	25,686	1%	34%	35%	36%

Source: WDC Baseline Database, Statistics NZ, M.E (July 2017 Property Snapshot). 2016 household and population counts at the property level are estimates only and may not accurately reflect household and population counts and distributions across properties in all cases

Figure 0.17: Total Residential Zone - Maori Properties by Community Summary

Ward	Community	Policy Area of Effect				Total District				Policy Area of Effect as Share of District			
		Count of Maaori Land Properties	Hectares of Maaori Land Properties	Count of Maaori Site of Sig. Paa (PDP)	Count of Maaori Site of Sig. Other (PDP)	Count of Maaori Land Properties	Hectares of Maaori Land Properties	Count of Maaori Site of Sig. Paa (PDP)	Count of Maaori Site of Sig. Other (PDP)	Count of Maaori Land Properties	Hectares of Maaori Land Properties	Count of Maaori Site of Sig. Paa (PDP)	Count of Maaori Site of Sig. Other (PDP)
Awaroa ki Tuakau Ward	Otaua-Aka Aka Community	-	-	-	-	16	285.40	18	-	0%	0%	0%	0%
Awaroa ki Tuakau Ward	Pokeno Community	-	-	-	-	-	-	6	-	0%	0%	0%	0%
Awaroa ki Tuakau Ward	Tuakau Community	-	-	-	-	3	36.54	1	-	0%	0%	0%	0%
Awaroa ki Tuakau Ward	Waiuku-Karioitahi Community	-	-	-	-	-	-	4	-	0%	0%	0%	0%
Whangamarino Ward	Mangatangi Community	-	-	-	-	15	151.51	10	-	0%	0%	0%	0%
Whangamarino Ward	Mangatawhiri Community	-	-	-	-	3	179.41	7	1	0%	0%	0%	0%
Whangamarino Ward	Maramarua Community	-	-	-	-	7	125.29	7	-	0%	0%	0%	0%
Whangamarino Ward	Meremere Community	-	-	1	1	2	116.65	7	6	0%	0%	14%	17%
Whangamarino Ward	Te Kauwhata	-	-	-	1	37	170.04	3	8	0%	0%	0%	13%
Onewhero Ward	Glen Murray Community	-	-	-	-	8	115.98	-	-	0%	0%	0%	0%
Onewhero Ward	Onewhero Community	-	-	-	-	92	1,193.87	6	-	0%	0%	0%	0%
Onewhero Ward	Port Waikato Community	-	-	-	-	56	10,245.09	32	-	0%	0%	0%	0%
Onewhero Ward	Pukekawa-Opuatia Community	-	-	-	-	29	446.09	12	-	0%	0%	0%	0%
Onewhero Ward	Waikaretu Community	-	-	-	-	25	3,491.17	14	-	0%	0%	0%	0%
Huntly Ward	Huntly Community	5	0.55	-	-	105	430.93	12	4	5%	0%	0%	0%
Huntly Ward	Ohinewai Community	-	-	-	-	9	145.73	1	11	0%	0%	0%	0%
Hukanui-Waerenga Ward	Gordonton Community	-	-	-	-	29	91.34	1	-	0%	0%	0%	0%
Hukanui-Waerenga Ward	Orini-Tauhei Community	-	-	-	-	17	94.97	3	-	0%	0%	0%	0%
Hukanui-Waerenga Ward	Waerenga Community	-	-	-	-	14	161.38	8	-	0%	0%	0%	0%
Hukanui-Waerenga Ward	Waiterimu-Te Hoe Community	-	-	-	-	36	1,609.91	8	26	0%	0%	0%	0%
Ngaruawahia Ward	Horsham Downs Community	-	-	-	-	-	-	2	2	0%	0%	0%	0%
Ngaruawahia Ward	Ngaruawahia Community	7	1.09	1	1	18	69.59	1	3	39%	2%	100%	33%
Ngaruawahia Ward	Taupiri Community	5	0.71	1	-	10	3.86	2	-	50%	18%	50%	0%
Whaingaroa Ward	Naike Community	-	-	-	-	3	28.74	-	-	0%	0%	0%	0%
Whaingaroa Ward	Pukemiro Community	-	-	-	-	3	84.03	-	-	0%	0%	0%	0%
Whaingaroa Ward	Rotongaro-Ruawaro Community	-	-	-	-	51	411.46	7	1	0%	0%	0%	0%
Whaingaroa Ward	Rotowaro Community	-	-	-	-	-	-	-	-	0%	0%	0%	0%
Whaingaroa Ward	Te Akau Community	-	-	-	-	46	2,961.64	38	4	0%	0%	0%	0%
Whaingaroa Ward	Waingarua Community	-	-	-	-	56	3,271.36	5	-	0%	0%	0%	0%
Whaingaroa Ward	Waitetuna Community	-	-	-	-	107	3,828.25	8	-	0%	0%	0%	0%
Newcastle Ward	Horotiu Community	-	-	-	-	8	13.71	-	-	0%	0%	0%	0%
Newcastle Ward	Rotokauri Community	-	-	-	-	-	-	1	-	0%	0%	0%	0%
Newcastle Ward	Te Kowhai Community	-	-	-	-	15	74.65	4	-	0%	0%	0%	0%
Newcastle Ward	Whatawhata-Koromatua Community	-	-	-	-	19	18.75	4	-	0%	0%	0%	0%
Eureka Ward	Eureka Community	-	-	-	-	-	-	1	-	0%	0%	0%	0%
Eureka Ward	Matangi Community	-	-	-	-	16	57.07	1	-	0%	0%	0%	0%
Eureka Ward	Puketaha Community	-	-	-	-	-	-	-	-	0%	0%	0%	0%
Eureka Ward	Tauwhare Community	-	-	-	-	56	1,105.99	-	1	0%	0%	0%	0%
Tamahere Ward	Hautapu Community	-	-	-	-	1	0.10	15	4	0%	0%	0%	0%
Tamahere Ward	Tamahere Community	-	-	-	-	1	4.31	6	1	0%	0%	0%	0%
Raglan Ward	Raglan Community	2	44.95	-	-	57	740.03	12	3	4%	6%	0%	0%
Raglan Ward	Waitetuna-Te Uku Community	-	-	-	-	62	2,674.39	35	3	0%	0%	0%	0%
Other not specified	Other not specified	-	-	-	-	-	-	-	-	0%	0%	0%	0%
Total		19	47.30	3	3	1,032	34,439.23	302	78	2%	0%	1%	4%

Source: WDC Baseline Database (July 2017 Property Snapshot)

Figure 0.18: Total Residential Zone - Maori Properties by Ward Summary

Ward	Policy Area of Effect				Total District				Policy Area of Effect as Share of District			
	Count of Maaori Land Properties	Hectares of Maaori Land Properties	Count of Maaori Site of Sig. Paa (PDP)	Count of Maaori Site of Sig. Other (PDP)	Count of Maaori Land Properties	Hectares of Maaori Land Properties	Count of Maaori Site of Sig. Paa (PDP)	Count of Maaori Site of Sig. Other (PDP)	Count of Maaori Land Properties	Hectares of Maaori Land Properties	Count of Maaori Site of Sig. Paa (PDP)	Count of Maaori Site of Sig. Other (PDP)
Awaroa ki Tuakau Ward	-	-	-	-	19	321.94	29	-	0%	0%	0%	0%
Whangamarino Ward	-	-	1	2	64	742.90	34	15	0%	0%	3%	13%
Onewhero Ward	-	-	-	-	210	15,492.20	64	-	0%	0%	0%	0%
Huntly Ward	5	0.55	-	-	114	576.66	13	15	4%	0%	0%	0%
Hukanui-Waerenga Ward	-	-	-	-	96	1,957.60	20	26	0%	0%	0%	0%
Ngaruawahia Ward	12	1.80	2	1	28	73.45	5	5	43%	2%	40%	20%
Whaingaroa Ward	-	-	-	-	266	10,585.48	58	5	0%	0%	0%	0%
Newcastle Ward	-	-	-	-	42	107.11	9	-	0%	0%	0%	0%
Eureka Ward	-	-	-	-	72	1,163.06	2	1	0%	0%	0%	0%
Tamahere Ward	-	-	-	-	2	4.41	21	5	0%	0%	0%	0%
Raglan Ward	2	44.95	-	-	119	3,414.42	47	6	2%	1%	0%	0%
Other not specified	-	-	-	-	-	-	-	-	0%	0%	0%	0%
Total	19	47.30	3	3	1,032	34,439.23	302	78	2%	0%	1%	4%

Source: WDC Baseline Database (July 2017 Property Snapshot)

Figure 0.19: Total Residential Zone - Heritage and Trees by Community Summary

Community	Community	Policy Area of Effect				Total District				Policy Area of Effect as Share of District			
		Count of NZAA Sites (PDP)	Count of Heritage Items (PDP)	Hectares of Heritage Precinct	Count of Notable Trees (PDP)	Count of NZAA Sites (PDP)	Count of Heritage Items (PDP)	Hectares of Heritage Precinct	Count of Notable Trees (PDP)	Count of NZAA Sites (PDP)	Count of Heritage Items (PDP)	Hectares of Heritage Precinct	Count of Notable Trees (PDP)
Awaroa ki Tuakau Ward	Otaua-Aka Aka Community	-	-	-	-	48	1	-	-	0%	0%	0%	0%
Awaroa ki Tuakau Ward	Pokeno Community	6	1	-	6	27	7	-	6	22%	14%	0%	100%
Awaroa ki Tuakau Ward	Tuakau Community	-	3	-	1	24	14	-	2	0%	21%	0%	50%
Awaroa ki Tuakau Ward	Waiuku-Karioitahi Community	-	-	-	-	6	1	-	-	0%	0%	0%	0%
Whangamarino Ward	Mangatangi Community	-	-	-	-	49	-	-	-	0%	0%	0%	0%
Whangamarino Ward	Mangatawhiri Community	-	-	-	-	28	-	-	-	0%	0%	0%	0%
Whangamarino Ward	Maramarua Community	-	-	-	-	14	3	-	-	0%	0%	0%	0%
Whangamarino Ward	Meremere Community	2	-	-	-	15	2	-	2	13%	0%	0%	0%
Whangamarino Ward	Te Kauwhata	4	5	0	1	31	12	2	2	13%	42%	8%	50%
Onewhero Ward	Glen Murray Community	-	-	-	-	1	-	-	-	0%	0%	0%	0%
Onewhero Ward	Onewhero Community	-	-	-	-	11	4	-	-	0%	0%	0%	0%
Onewhero Ward	Port Waikato Community	-	-	-	-	121	3	-	-	0%	0%	0%	0%
Onewhero Ward	Pukekawa-Opuatia Community	-	-	-	-	30	2	-	-	0%	0%	0%	0%
Onewhero Ward	Waikaretu Community	-	-	-	-	56	-	-	-	0%	0%	0%	0%
Huntly Ward	Huntly Community	-	12	1	6	67	28	1	17	0%	43%	100%	35%
Huntly Ward	Ohinewai Community	-	-	-	-	15	-	-	-	0%	0%	0%	0%
Hukanui-Waerenga Ward	Gordonton Community	1	-	-	-	21	6	-	6	5%	0%	0%	0%
Hukanui-Waerenga Ward	Orini-Tauhei Community	-	-	-	-	7	-	-	-	0%	0%	0%	0%
Hukanui-Waerenga Ward	Waerenga Community	-	-	-	-	11	4	-	1	0%	0%	0%	0%
Hukanui-Waerenga Ward	Waiterimu-Te Hoe Community	-	-	-	-	16	-	-	-	0%	0%	0%	0%
Ngaruawahia Ward	Horsham Downs Community	4	-	-	-	35	1	-	-	11%	0%	0%	0%
Ngaruawahia Ward	Ngaruawahia Community	17	30	-	5	34	47	-	9	50%	64%	0%	56%
Ngaruawahia Ward	Taupiri Community	8	6	-	1	28	7	-	4	29%	86%	0%	25%
Whaingaroa Ward	Naike Community	-	-	-	-	3	-	-	1	0%	0%	0%	0%
Whaingaroa Ward	Pukemiro Community	-	-	-	-	23	1	-	-	0%	0%	0%	0%
Whaingaroa Ward	Rotongaro-Ruawaro Community	-	-	-	-	23	-	-	-	0%	0%	0%	0%
Whaingaroa Ward	Rotowaro Community	-	-	-	-	2	-	-	-	0%	0%	0%	0%
Whaingaroa Ward	Te Akau Community	-	-	-	-	318	3	-	-	0%	0%	0%	0%
Whaingaroa Ward	Waingarua Community	-	-	-	-	8	8	-	-	0%	0%	0%	0%
Whaingaroa Ward	Waitetuna Community	-	-	-	-	23	-	-	-	0%	0%	0%	0%
Newcastle Ward	Horotiu Community	-	-	-	-	5	-	-	2	0%	0%	0%	0%
Newcastle Ward	Rotokauri Community	-	-	-	-	1	-	-	-	0%	0%	0%	0%
Newcastle Ward	Te Kowhai Community	-	2	-	-	11	2	-	-	0%	100%	0%	0%
Newcastle Ward	Whatawhata-Koromatua Community	-	-	-	-	7	1	-	-	0%	0%	0%	0%
Eureka Ward	Eureka Community	-	-	-	-	1	1	-	3	0%	0%	0%	0%
Eureka Ward	Matangi Community	-	9	1	-	1	12	1	-	0%	75%	100%	0%
Eureka Ward	Puketaha Community	-	-	-	-	-	4	-	4	0%	0%	0%	0%
Eureka Ward	Tauwhare Community	-	-	-	-	-	2	-	-	0%	0%	0%	0%
Tamahere Ward	Hautapu Community	-	-	-	-	79	2	-	10	0%	0%	0%	0%
Tamahere Ward	Tamahere Community	-	-	-	-	19	2	-	6	0%	0%	0%	0%
Raglan Ward	Raglan Community	7	6	-	3	71	16	-	5	10%	38%	0%	60%
Raglan Ward	Waitetuna-Te Uku Community	-	-	-	-	191	9	-	-	0%	0%	0%	0%
Other Not Specified	Other not specified	-	-	-	-	-	-	-	-	0%	0%	0%	0%
Total		49	74	1	23	1,481	205	3	80	3%	36%	49%	29%

Source: WDC Baseline Database (July 2017 Property Snapshot)

Figure 0.20: Total Residential Zone - Heritage and Trees by Ward Summary

Ward	Policy Area of Effect				Total District				Policy Area of Effect as Share of District			
	Count of NZAA Sites (PDP)	Count of Heritage Items (PDP)	Hectares of Heritage Precinct	Count of Notable Trees (PDP)	Count of NZAA Sites (PDP)	Count of Heritage Items (PDP)	Hectares of Heritage Precinct	Count of Notable Trees (PDP)	Count of NZAA Sites (PDP)	Count of Heritage Items (PDP)	Hectares of Heritage Precinct	Count of Notable Trees (PDP)
Awaroa ki Tuakau Ward	6	4	-	7	105	23	-	8	6%	17%	0%	88%
Whangamarino Ward	6	5	0	1	137	17	2	4	4%	29%	8%	25%
Onewhero Ward	-	-	-	-	219	9	-	-	0%	0%	0%	0%
Huntly Ward	-	12	1	6	82	28	1	17	0%	43%	100%	35%
Hukanui-Waerenga Ward	1	-	-	-	55	10	-	7	2%	0%	0%	0%
Ngaruawahia Ward	29	36	-	6	97	55	-	13	30%	65%	0%	46%
Whaingaroa Ward	-	-	-	-	400	12	-	1	0%	0%	0%	0%
Newcastle Ward	-	2	-	-	24	3	-	2	0%	67%	0%	0%
Eureka Ward	-	9	1	-	2	19	1	7	0%	47%	100%	0%
Tamahere Ward	-	-	-	-	98	4	-	16	0%	0%	0%	0%
Raglan Ward	7	6	-	3	262	25	-	5	3%	24%	0%	60%
Other not specified	-	-	-	-	-	-	-	-	0%	0%	0%	0%
Total	49	74	1	23	1,481	205	3	80	3%	36%	49%	29%

Source: WDC Baseline Database (July 2017 Property Snapshot)

Figure 0.21: Total Residential Zone - Area of Effect Other Property Categories by Community Summary

Ward	Community	Policy Area of Effect								Count of Other Owned Properties
		Count of Waikato DC Properties	Count of WRC Properties	Count of HN2C Properties	Count of DOC Properties	Count of QEII Properties	Count of LINZ Properties	Count of NZTA Properties	Count of Min. Education Properties	
Awaroa ki Tuakau Ward	Otaua-Aka Aka Community	-	-	-	-	-	-	-	-	2
Awaroa ki Tuakau Ward	Pokeno Community	52	-	-	-	-	-	2	1	1,591
Awaroa ki Tuakau Ward	Tuakau Community	9	-	40	-	-	-	-	2	2,774
Awaroa ki Tuakau Ward	Waiuku-Karioitahi Community	-	-	-	-	-	-	-	-	-
Whangamarino Ward	Mangatangi Community	-	-	-	-	-	-	-	-	-
Whangamarino Ward	Mangatawhiri Community	-	-	-	-	-	-	-	-	-
Whangamarino Ward	Maramarua Community	-	-	-	-	-	-	-	-	-
Whangamarino Ward	Meremere Community	4	-	-	1	-	1	-	1	334
Whangamarino Ward	Te Kauwhata	10	-	4	-	-	1	10	4	992
Onewhero Ward	Glen Murray Community	-	-	-	-	-	-	-	-	-
Onewhero Ward	Onewhero Community	-	-	-	-	-	-	-	-	-
Onewhero Ward	Port Waikato Community	-	-	-	-	-	-	-	-	-
Onewhero Ward	Pukekawa-Opuatia Community	-	-	-	-	-	-	-	-	-
Onewhero Ward	Waikaretu Community	-	-	-	-	-	-	-	-	-
Huntly Ward	Huntly Community	37	1	200	1	-	18	2	11	3,681
Huntly Ward	Ohinewai Community	-	-	-	-	-	-	-	-	-
Hukanui-Waerenga Ward	Gordonton Community	1	-	2	-	-	-	-	-	55
Hukanui-Waerenga Ward	Orini-Tauhei Community	-	-	-	-	-	-	-	-	-
Hukanui-Waerenga Ward	Waerenga Community	-	-	-	-	-	-	-	-	-
Hukanui-Waerenga Ward	Waiterimu-Te Hoe Community	-	-	-	-	-	-	-	-	-
Ngaruawahia Ward	Horsham Downs Community	-	-	-	-	-	-	-	2	305
Ngaruawahia Ward	Ngaruawahia Community	24	-	96	-	-	-	-	6	2,933
Ngaruawahia Ward	Taupiri Community	13	-	1	-	-	1	2	1	324
Whaingaroa Ward	Naike Community	-	-	-	-	-	-	-	-	-
Whaingaroa Ward	Pukemiro Community	-	-	-	-	-	-	-	-	-
Whaingaroa Ward	Rotongaro-Ruawaro Community	-	-	-	-	-	-	-	-	-
Whaingaroa Ward	Rotowaro Community	-	-	-	-	-	-	-	-	-
Whaingaroa Ward	Te Akau Community	-	-	-	-	-	-	-	-	-
Whaingaroa Ward	Waingaro Community	-	-	-	-	-	-	-	-	-
Whaingaroa Ward	Waitetuna Community	-	-	-	-	-	-	-	-	-
Newcastle Ward	Horotiu Community	-	-	-	-	-	-	-	-	70
Newcastle Ward	Rotokauri Community	-	-	-	-	-	-	-	-	-
Newcastle Ward	Te Kowhai Community	3	-	-	-	-	-	-	1	257
Newcastle Ward	Whatawhata-Koromatua Community	1	-	-	-	-	-	-	1	87
Eureka Ward	Eureka Community	-	-	-	-	-	-	-	-	-
Eureka Ward	Matangi Community	1	-	-	-	-	-	-	-	114
Eureka Ward	Puketaha Community	-	-	-	-	-	-	-	-	-
Eureka Ward	Tauwhare Community	-	-	-	-	-	-	-	-	-
Tamahere Ward	Hautapu Community	-	-	-	-	-	-	-	-	-
Tamahere Ward	Tamahere Community	-	-	-	-	-	-	-	-	-
Raglan Ward	Raglan Community	35	-	11	1	-	-	-	5	3,295
Raglan Ward	Waitetuna-Te Uku Community	-	-	-	-	-	-	-	-	-
	Other not specified	-	-	-	-	-	-	-	-	1
Total		190	1	354	3	-	21	16	35	16,815

Source: WDC Baseline Database (July 2017 Property Snapshot)

Figure 0.22: Total Residential Zone - Area of Effect Other Property Categories by Ward Summary

Ward	Policy Area of Effect								
	Count of Waikato DC Properties	Count of WRC Properties	Count of HNZN Properties	Count of DOC Properties	Count of QEII Properties	Count of LINZ Properties	Count of NZTA Properties	Count of Min. Education Properties	Count of Other Owned Properties
Awaroa ki Tuakau Ward	61	-	40	-	-	-	2	3	4,367
Whangamarino Ward	14	-	4	1	-	2	10	5	1,326
Onewhero Ward	-	-	-	-	-	-	-	-	-
Huntly Ward	37	1	200	1	-	18	2	11	3,681
Hukanui-Waerenga Ward	1	-	2	-	-	-	-	-	55
Ngaruawahia Ward	37	-	97	-	-	1	2	9	3,562
Whaingaroa Ward	-	-	-	-	-	-	-	-	-
Newcastle Ward	4	-	-	-	-	-	-	2	414
Eureka Ward	1	-	-	-	-	-	-	-	114
Tamahere Ward	-	-	-	-	-	-	-	-	-
Raglan Ward	35	-	11	1	-	-	-	5	3,295
Other not specified	-	-	-	-	-	-	-	-	1
Total	190	1	354	3	-	21	16	35	16,815

Source: WDC Baseline Database (July 2017 Property Snapshot)

Figure 0.23: District Total Property Categories by Community Summary

Ward	Community	Total District								
		Count of Waikato DC Properties	Count of WRC Properties	Count of HN2C Properties	Count of DOC Properties	Count of QEII Properties	Count of LINZ Properties	Count of NZTA Properties	Count of Min. Education Properties	Count of Other Owned Properties
Awaroa ki Tuakau Ward	Otaua-Aka Aka Community	13	2	-	5	7	1	-	5	1,391
Awaroa ki Tuakau Ward	Pokeno Community	72	1	-	3	5	2	8	1	2,797
Awaroa ki Tuakau Ward	Tuakau Community	38	-	40	1	1	-	-	3	4,154
Awaroa ki Tuakau Ward	Waiuku-Karioitahi Community	2	-	-	4	2	1	-	-	642
Whangamarino Ward	Mangatangi Community	3	-	-	5	-	-	-	1	183
Whangamarino Ward	Mangatawhiri Community	7	3	-	2	2	-	11	1	684
Whangamarino Ward	Maramarua Community	9	-	-	6	-	2	13	-	701
Whangamarino Ward	Meremere Community	12	2	-	8	-	5	9	2	611
Whangamarino Ward	Te Kauwhata	40	3	4	9	1	4	49	4	2,325
Onewhero Ward	Glen Murray Community	5	-	-	3	5	1	-	-	274
Onewhero Ward	Onewhero Community	8	-	-	-	12	2	-	3	1,173
Onewhero Ward	Port Waikato Community	18	-	-	5	2	1	-	1	954
Onewhero Ward	Pukekawa-Opuatia Community	9	2	-	2	6	2	-	1	1,188
Onewhero Ward	Waikaretu Community	6	-	-	2	6	-	-	2	90
Huntly Ward	Huntly Community	119	33	200	12	2	73	12	14	5,333
Huntly Ward	Ohinewai Community	9	1	-	6	-	2	9	1	245
Hukanui-Waerenga Ward	Gordonton Community	17	-	2	-	-	4	4	2	1,018
Hukanui-Waerenga Ward	Orini-Tauhei Community	12	5	-	1	1	13	5	1	886
Hukanui-Waerenga Ward	Waerenga Community	9	-	-	1	1	3	3	1	547
Hukanui-Waerenga Ward	Waiterimu-Te Hoe Community	9	-	-	3	11	3	-	1	432
Ngaruawahia Ward	Horsham Downs Community	20	-	-	2	1	1	29	3	1,347
Ngaruawahia Ward	Ngaruawahia Community	69	-	96	1	-	5	1	6	3,706
Ngaruawahia Ward	Taupiri Community	27	-	1	-	-	2	7	1	709
Whaingaroa Ward	Naike Community	3	-	-	-	2	3	-	-	141
Whaingaroa Ward	Pukemiro Community	7	-	-	1	-	2	-	1	353
Whaingaroa Ward	Rotongaro-Ruawaro Community	10	15	-	6	-	4	-	-	511
Whaingaroa Ward	Rotowaro Community	2	-	-	-	1	-	-	-	151
Whaingaroa Ward	Te Akau Community	12	-	-	1	6	3	1	1	654
Whaingaroa Ward	Waingaro Community	20	-	-	3	5	4	2	2	755
Whaingaroa Ward	Waitetuna Community	24	-	-	7	7	5	1	1	1,478
Newcastle Ward	Horotiu Community	1	-	-	-	-	-	3	-	280
Newcastle Ward	Rotokauri Community	7	-	-	-	-	1	1	1	717
Newcastle Ward	Te Kowhai Community	15	-	-	1	3	3	-	1	1,530
Newcastle Ward	Whatawhata-Koromatua Community	7	-	-	4	4	3	-	1	1,057
Eureka Ward	Eureka Community	3	-	-	-	-	-	-	-	863
Eureka Ward	Matangi Community	16	-	-	-	1	2	-	1	1,376
Eureka Ward	Puketaha Community	1	-	-	-	1	1	13	1	640
Eureka Ward	Tauwhare Community	3	-	-	1	1	2	-	1	781
Tamahere Ward	Hautapu Community	12	-	-	1	-	-	29	-	1,740
Tamahere Ward	Tamahere Community	32	-	-	-	3	-	17	2	2,406
Raglan Ward	Raglan Community	84	-	11	6	2	3	-	5	4,022
Raglan Ward	Waitetuna-Te Uku Community	25	-	-	10	8	12	-	2	1,076
	Other not specified	3	-	-	-	-	1	3	-	20
Total		820	67	354	122	109	176	230	74	51,941

Source: WDC Baseline Database (July 2017 Property Snapshot)

Figure 0.24: Total District Property Categories by Ward Summary

Ward	Total District								
	Count of Waikato DC Properties	Count of WRC Properties	Count of HNZN Properties	Count of DOC Properties	Count of QEII Properties	Count of LINZ Properties	Count of NZTA Properties	Count of Min. Education Properties	Count of Other Owned Properties
Awaroa ki Tuakau Ward	125	3	40	13	15	4	8	9	8,984
Whangamarino Ward	71	8	4	30	3	11	82	8	4,504
Onewhero Ward	46	2	-	12	31	6	-	7	3,679
Huntly Ward	128	34	200	18	2	75	21	15	5,578
Hukanui-Waerenga Ward	47	5	2	5	13	23	12	5	2,883
Ngaruawahia Ward	116	-	97	3	1	8	37	10	5,762
Whaingaroa Ward	78	15	-	18	21	21	4	5	4,043
Newcastle Ward	30	-	-	5	7	7	4	3	3,584
Eureka Ward	23	-	-	1	3	5	13	3	3,660
Tamahere Ward	44	-	-	1	3	-	46	2	4,146
Raglan Ward	109	-	11	16	10	15	-	7	5,098
Other not specified	3	-	-	-	-	1	3	-	20
Total	820	67	354	122	109	176	230	74	51,941

Source: WDC Baseline Database (July 2017 Property Snapshot)

Figure 0.25: Total Residential Zone - Policy Area Effect as Share of District, Other Property Categories by Community Summary

Ward	Community	Policy Area of Effect as Share of District								
		Count of Waikato DC Properties	Count of WRC Properties	Count of HNZN Properties	Count of DOC Properties	Count of QEII Properties	Count of LINZ Properties	Count of NZTA Properties	Count of Min. Education Properties	Count of Other Owned Properties
Awaroa ki Tuakau Ward	Otaua-Aka Aka Community	0%	0%	0%	0%	0%	0%	0%	0%	0%
Awaroa ki Tuakau Ward	Pokeno Community	72%	0%	0%	0%	0%	0%	25%	100%	57%
Awaroa ki Tuakau Ward	Tuakau Community	24%	0%	100%	0%	0%	0%	0%	67%	67%
Awaroa ki Tuakau Ward	Waiuku-Karioitahi Community	0%	0%	0%	0%	0%	0%	0%	0%	0%
Whangamarino Ward	Mangatangi Community	0%	0%	0%	0%	0%	0%	0%	0%	0%
Whangamarino Ward	Mangatawhiri Community	0%	0%	0%	0%	0%	0%	0%	0%	0%
Whangamarino Ward	Maramarua Community	0%	0%	0%	0%	0%	0%	0%	0%	0%
Whangamarino Ward	Meremere Community	33%	0%	0%	13%	0%	20%	0%	50%	55%
Whangamarino Ward	Te Kauwhata	25%	0%	100%	0%	0%	25%	20%	100%	43%
Onewhero Ward	Glen Murray Community	0%	0%	0%	0%	0%	0%	0%	0%	0%
Onewhero Ward	Onewhero Community	0%	0%	0%	0%	0%	0%	0%	0%	0%
Onewhero Ward	Port Waikato Community	0%	0%	0%	0%	0%	0%	0%	0%	0%
Onewhero Ward	Pukekawa-Opuatia Community	0%	0%	0%	0%	0%	0%	0%	0%	0%
Onewhero Ward	Waikaretu Community	0%	0%	0%	0%	0%	0%	0%	0%	0%
Huntly Ward	Huntly Community	31%	3%	100%	8%	0%	25%	17%	79%	69%
Huntly Ward	Ohinewai Community	0%	0%	0%	0%	0%	0%	0%	0%	0%
Hukanui-Waerenga Ward	Gordonton Community	6%	0%	100%	0%	0%	0%	0%	0%	5%
Hukanui-Waerenga Ward	Orini-Tauhei Community	0%	0%	0%	0%	0%	0%	0%	0%	0%
Hukanui-Waerenga Ward	Waerenga Community	0%	0%	0%	0%	0%	0%	0%	0%	0%
Hukanui-Waerenga Ward	Waiterimu-Te Hoe Community	0%	0%	0%	0%	0%	0%	0%	0%	0%
Ngaruawahia Ward	Horsham Downs Community	0%	0%	0%	0%	0%	0%	0%	67%	23%
Ngaruawahia Ward	Ngaruawahia Community	35%	0%	100%	0%	0%	0%	0%	100%	79%
Ngaruawahia Ward	Taupiri Community	48%	0%	100%	0%	0%	50%	29%	100%	46%
Whaingaroa Ward	Naike Community	0%	0%	0%	0%	0%	0%	0%	0%	0%
Whaingaroa Ward	Pukemiro Community	0%	0%	0%	0%	0%	0%	0%	0%	0%
Whaingaroa Ward	Rotongaro-Ruawaro Community	0%	0%	0%	0%	0%	0%	0%	0%	0%
Whaingaroa Ward	Rotowaro Community	0%	0%	0%	0%	0%	0%	0%	0%	0%
Whaingaroa Ward	Te Akau Community	0%	0%	0%	0%	0%	0%	0%	0%	0%
Whaingaroa Ward	Waingaro Community	0%	0%	0%	0%	0%	0%	0%	0%	0%
Whaingaroa Ward	Waitetuna Community	0%	0%	0%	0%	0%	0%	0%	0%	0%
Newcastle Ward	Horotiu Community	0%	0%	0%	0%	0%	0%	0%	0%	25%
Newcastle Ward	Rotokauri Community	0%	0%	0%	0%	0%	0%	0%	0%	0%
Newcastle Ward	Te Kowhai Community	20%	0%	0%	0%	0%	0%	0%	100%	17%
Newcastle Ward	Whatawhata-Koromatua Community	14%	0%	0%	0%	0%	0%	0%	100%	8%
Eureka Ward	Eureka Community	0%	0%	0%	0%	0%	0%	0%	0%	0%
Eureka Ward	Matangi Community	6%	0%	0%	0%	0%	0%	0%	0%	8%
Eureka Ward	Puketaha Community	0%	0%	0%	0%	0%	0%	0%	0%	0%
Eureka Ward	Tauwhare Community	0%	0%	0%	0%	0%	0%	0%	0%	0%
Tamahere Ward	Hautapu Community	0%	0%	0%	0%	0%	0%	0%	0%	0%
Tamahere Ward	Tamahere Community	0%	0%	0%	0%	0%	0%	0%	0%	0%
Raglan Ward	Raglan Community	42%	0%	100%	17%	0%	0%	0%	100%	82%
Raglan Ward	Waitetuna-Te Uku Community	0%	0%	0%	0%	0%	0%	0%	0%	0%
	Other not specified	0%	0%	0%	0%	0%	0%	0%	0%	5%
Total		23%	1%	100%	2%	0%	12%	7%	47%	32%

Source: WDC Baseline Database (July 2017 Property Snapshot)

Figure 0.26: Total Residential Zone - Policy Area Effect as Share of District, Other Property Categories by Ward Summary

Ward	Policy Area of Effect as Share of District								
	Count of Waikato DC Properties	Count of WRC Properties	Count of HNZN Properties	Count of DOC Properties	Count of QEII Properties	Count of LINZ Properties	Count of NZTA Properties	Count of Min. Education Properties	Count of Other Owned Properties
Awaroa ki Tuakau Ward	49%	0%	100%	0%	0%	0%	25%	33%	49%
Whangamarino Ward	20%	0%	100%	3%	0%	18%	12%	63%	29%
Onewhero Ward	0%	0%	0%	0%	0%	0%	0%	0%	0%
Huntly Ward	29%	3%	100%	6%	0%	24%	10%	73%	66%
Hukanui-Waerenga Ward	2%	0%	100%	0%	0%	0%	0%	0%	2%
Ngaruawahia Ward	32%	0%	100%	0%	0%	13%	5%	90%	62%
Whaingaroa Ward	0%	0%	0%	0%	0%	0%	0%	0%	0%
Newcastle Ward	13%	0%	0%	0%	0%	0%	0%	67%	12%
Eureka Ward	4%	0%	0%	0%	0%	0%	0%	0%	3%
Tamahere Ward	0%	0%	0%	0%	0%	0%	0%	0%	0%
Raglan Ward	32%	0%	100%	6%	0%	0%	0%	71%	65%
Other not specified	0%	0%	0%	0%	0%	0%	0%	0%	5%
Total	23%	1%	100%	2%	0%	12%	7%	47%	32%

Source: WDC Baseline Database (July 2017 Property Snapshot)

3.3.3 Industries/Economic Sectors Directly Affected

Figure 0.27: Total Residential Zone - Policy Area of Effect Business Count 2016 by Community and Ward Summary

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	Total
	Agriculture, Forestry and Fishing	Mining	Manufacturing	Electricity, Gas, Water and Waste Services	Construction	Wholesale Trade	Retail Trade	Accommodation and Food Services	Transport, Postal and Warehousing	Information Media and Telecommunications	Financial and Insurance Services	Rental, Hiring and Real Estate Services	Professional, Scientific and Technical Services	Administrative and Support Services	Public Administration and Safety	Education and Training	Health Care and Social Assistance	Arts and Recreation Services	Other Services	Total
Otaua-Aka Aka Community	0	-	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0
Pokeno Community	5	-	2	-	9	2	3	3	2	-	1	5	2	2	2	1	-	-	1	40
Tuakau Community	21	-	12	2	37	3	9	4	12	-	7	31	19	9	2	4	4	1	11	187
Waiuku-Karioitahi Community	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Mangatang Community	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Mangatawhiri Community	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Maramarua Community	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Meremere Community	-	-	3	-	3	-	-	-	-	-	-	5	-	-	-	1	-	-	-	12
Te Kauwhata	6	1	9	-	14	0	3	1	3	1	3	11	3	3	1	4	2	1	9	77
Glen Murray Community	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Onewhero Community	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Port Waikato Community	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Pukekawa-Opuatia Community	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Waikaretu Community	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Huntly Community	9	1	7	1	46	5	16	7	20	1	6	43	11	11	1	13	20	8	13	238
Ohinewai Community	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Gordonton Community	0	-	0	0	-	0	1	1	-	-	-	1	1	-	0	0	0	-	0	5
Orini-Tauhei Community	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Waerenga Community	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Waiterimu-Te Hoe Community	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Horsham Downs Community	2	-	3	-	5	1	0	-	-	-	0	1	0	1	-	1	0	-	1	15
Ngaruawahia Community	19	1	6	0	48	4	15	4	5	1	4	32	11	4	1	14	9	10	11	199
Taupiri Community	4	-	2	-	0	1	2	2	0	-	-	11	5	3	-	2	3	4	1	40
Naikē Community	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Pukemiro Community	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Rotongaro-Ruawaro Community	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Rotowaro Community	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Te Akau Community	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Waingaro Community	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Waitetuna Community	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Horotiu Community	1	-	1	-	0	-	1	-	1	-	-	1	-	3	-	-	1	-	1	9
Rotokauri Community	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Te Kowhai Community	0	-	0	-	3	0	1	1	0	0	2	3	2	0	-	1	-	-	1	14
Whatawhata-Koromatua Community	0	-	0	-	1	-	0	0	0	0	-	0	0	-	0	0	-	0	0	3
Eureka Community	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Matangi Community	0	-	0	-	0	-	0	0	0	-	0	0	0	0	-	0	0	0	0	2
Puketaha Community	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Tauwhare Community	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Hautapu Community	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Tamahere Community	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Raglan Community	12	-	15	-	56	1	12	14	9	2	7	32	30	5	-	5	10	6	13	230
Waitetuna-Te Uku Community	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	80	3	60	3	222	17	62	37	53	6	31	177	84	40	7	47	50	30	61	1,071

Source: WDC Baseline Database, Statistics NZ Business Frame, M.E (July 2017 Property Snapshot). 2016 business and employment counts at the property level are estimates only and may not accurately reflect business and employment counts and distributions across properties in all cases. Employment includes employees and estimated counts of working proprietors.

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	Total
	Agriculture, Forestry and Fishing	Mining	Manufacturing	Electricity, Gas, Water and Waste Services	Construction	Wholesale Trade	Retail Trade	Accommodation and Food Services	Transport, Postal and Warehousing	Information Media and Telecommunications	Financial and Insurance Services	Rental, Hiring and Real Estate Services	Professional, Scientific and Technical Services	Administrative and Support Services	Public Administration and Safety	Education and Training	Health Care and Social Assistance	Arts and Recreation Services	Other Services	Total
Awaroa ki Tuakau Ward	26	-	14	2	46	6	12	7	14	-	8	36	21	11	4	5	4	1	11	227
Whangamarino Ward	6	1	12	-	17	0	3	1	3	1	3	16	3	3	1	5	2	1	9	89
Onewhero Ward	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Huntly Ward	9	1	7	1	46	5	16	7	20	1	6	43	11	11	1	13	20	8	13	238
Hukanui-Waerenga Ward	0	-	0	0	-	0	1	1	-	-	-	1	1	-	0	0	0	-	0	5
Ngaruawahia Ward	26	1	11	0	53	5	17	6	6	1	4	44	16	7	1	17	13	14	13	254
Whaingaroa Ward	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Newcastle Ward	1	-	1	-	4	0	2	1	1	0	2	4	2	3	-	1	1	-	2	26
Eureka Ward	0	-	0	-	0	-	0	0	0	-	0	0	0	0	-	0	0	0	0	2
Tamahere Ward	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Raglan Ward	12	-	15	-	56	1	12	14	9	2	7	32	30	5	-	5	10	6	13	230
Total	80	3	60	3	222	17	62	37	53	6	31	177	84	40	7	47	50	30	61	1,071

Source: WDC Baseline Database, Statistics NZ Business Frame, M.E (July 2017 Property Snapshot). 2016 business and employment counts at the property level are estimates only and may not accurately reflect business and employment counts and distributions across properties in all cases. Employment includes employees and estimated counts of working proprietors.

Figure 0.28: District Total Business Count 2016 by Community and Ward Summary

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	Total
	Agriculture, Forestry and Fishing	Mining	Manufacturing	Electricity, Gas, Water and Waste Services	Construction	Wholesale Trade	Retail Trade	Accommodation and Food Services	Transport, Postal and Warehousing	Information Media and Telecommunications	Financial and Insurance Services	Rental, Hiring and Real Estate Services	Professional, Scientific and Technical Services	Administrative and Support Services	Public Administration and Safety	Education and Training	Health Care and Social Assistance	Arts and Recreation Services	Other Services	Total
Otaua-Aka Aka Community	154	1	7	1	21	6	3	2	7	-	18	61	15	8	1	7	4	2	5	322
Pokeno Community	79	1	22	-	41	4	10	6	6	-	11	60	14	8	4	2	1	4	11	285
Tuakau Community	113	-	42	3	78	14	31	13	19	1	31	108	40	14	4	9	15	9	25	567
Waiuku-Karioitahi Community	52	-	2	-	20	-	1	2	6	-	4	23	6	2	-	-	1	2	3	124
Mangatangi Community	32	2	1	-	5	-	-	-	-	-	4	11	2	-	-	2	-	-	3	62
Mangatawhiri Community	72	-	11	3	18	1	5	3	4	1	8	22	10	4	1	4	1	1	3	172
Maramarua Community	73	3	4	-	8	2	3	3	7	-	5	26	2	-	1	3	1	2	4	147
Meremere Community	18	1	5	2	11	2	4	2	2	1	2	16	2	-	-	2	1	-	1	71
Te Kauwhata	90	1	15	2	33	11	9	8	7	2	12	60	8	7	3	6	6	5	20	303
Glen Murray Community	59	-	3	-	5	1	3	2	-	-	5	20	1	1	-	-	-	2	-	101
Onewhero Community	127	-	6	-	29	4	3	1	4	-	8	41	3	9	1	4	3	1	4	249
Port Waikato Community	15	-	-	-	5	1	1	3	1	-	1	8	3	1	1	2	0	1	5	47
Pukekawa-Opuatia Community	119	1	7	2	18	6	5	1	4	-	7	47	21	5	1	5	-	3	5	255
Waikaretu Community	10	1	-	2	2	-	-	-	-	-	1	6	1	-	-	1	-	1	-	24
Huntly Community	110	4	27	3	84	10	50	22	33	4	16	120	29	19	8	24	31	12	35	642
Ohinewai Community	47	-	4	1	7	1	-	1	2	-	4	26	3	-	-	2	-	1	1	100
Gordonton Community	113	1	7	1	13	3	3	7	1	-	18	76	8	2	1	6	1	4	7	272
Orini-Tauhei Community	182	2	9	-	18	4	6	2	4	-	8	63	9	6	1	2	1	1	4	323
Waerenga Community	100	1	8	-	5	4	-	-	4	1	9	54	13	1	-	1	-	2	1	204
Waiterimu-Te Hoe Community	89	-	1	-	6	3	1	-	-	1	2	49	1	-	-	1	-	1	2	159
Horsham Downs Community	68	1	11	2	42	5	6	2	3	4	15	44	18	2	1	5	10	2	4	248
Ngaruawahia Community	59	1	14	2	69	10	30	11	9	3	9	64	18	6	9	19	20	17	21	392
Taupiri Community	54	-	5	-	8	1	3	3	2	0	7	32	11	4	-	3	6	5	1	145
Naike Community	36	-	1	-	2	1	-	-	-	-	1	11	6	-	-	-	-	1	1	59
Pukemiro Community	17	1	3	-	5	-	-	1	2	-	1	10	-	1	-	0	-	-	0	41
Rotongaro-Ruawaro Community	59	-	-	-	8	1	-	2	3	-	7	19	1	1	-	2	-	-	3	107
Rotowaro Community	17	-	1	-	-	-	-	-	-	-	-	2	-	-	-	-	-	-	1	21
Te Akau Community	76	-	2	-	3	1	-	-	1	-	1	22	5	1	-	4	-	3	2	122
Waingaro Community	101	-	5	2	16	1	3	3	2	-	5	15	6	3	-	3	3	1	2	171
Waitetuna Community	88	-	7	-	23	2	11	2	5	-	13	40	13	4	-	1	10	1	8	225
Horotiu Community	16	-	1	-	4	-	1	-	1	-	2	4	1	3	-	-	1	-	1	36
Rotokauri Community	27	-	7	1	20	6	6	-	2	2	11	34	14	1	-	1	8	3	1	142
Te Kowhai Community	89	-	13	-	22	5	4	3	10	3	13	41	16	3	0	5	4	1	5	237
Whatawhata-Koromatua Community	45	-	4	1	21	2	8	4	2	1	9	39	7	2	-	2	2	2	6	156
Eureka Community	106	-	8	-	7	1	3	2	1	1	7	38	15	7	-	1	3	5	6	210
Matangi Community	85	-	11	-	33	5	4	5	4	-	15	52	15	9	-	3	6	7	7	263
Puketaha Community	52	-	2	-	19	10	5	-	1	1	9	26	9	2	-	3	6	4	5	152
Tauwhare Community	52	-	3	-	8	-	1	1	1	-	3	24	5	2	-	2	-	2	2	107
Hautapu Community	93	1	12	-	26	15	8	2	1	-	36	82	41	12	1	3	22	19	6	379
Tamahere Community	51	-	6	-	41	9	7	6	5	6	22	110	34	12	1	10	40	8	3	370
Raglan Community	37	-	24	2	74	7	23	31	11	3	14	67	48	10	4	12	23	17	21	429
Waitetuna-Te Uku Community	105	1	6	1	14	1	3	1	5	-	7	38	7	3	-	3	3	3	5	206
Total	2,987	23	326	30	891	160	263	154	180	35	378	1,710	480	177	43	167	233	153	252	8,647

Source: WDC Baseline Database, Statistics NZ Business Frame, M.E (July 2017 Property Snapshot). 2016 business and employment counts at the property level are estimates only and may not accurately reflect business and employment counts and distributions across properties in all cases. Employment includes employees and estimated counts of working proprietors.

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	Total
	Agriculture, Forestry and Fishing	Mining	Manufacturing	Electricity, Gas, Water and Waste Services	Construction	Wholesale Trade	Retail Trade	Accommodation and Food Services	Transport, Postal and Warehousing	Information Media and Telecommunications	Financial and Insurance Services	Rental, Hiring and Real Estate Services	Professional, Scientific and Technical Services	Administrative and Support Services	Public Administration and Safety	Education and Training	Health Care and Social Assistance	Arts and Recreation Services	Other Services	Total
Awaroa ki Tuakau Ward	397	3	73	4	160	24	46	22	37	1	64	251	75	32	9	18	21	16	44	1,298
Whangamarino Ward	286	6	36	7	75	16	22	16	19	3	30	135	24	12	5	17	9	7	31	755
Onewhero Ward	330	2	16	3	58	12	11	6	9	-	22	121	30	16	2	12	3	8	13	676
Huntly Ward	157	4	31	4	91	11	50	23	35	4	20	146	32	19	8	26	31	13	37	742
Hukanui-Waerenga Ward	485	4	25	1	42	13	10	9	9	2	38	242	31	9	2	11	3	8	14	957
Ngaruawahia Ward	181	2	30	4	119	16	39	16	14	8	30	140	48	13	10	27	36	24	27	785
Whaingaroa Ward	394	1	17	2	57	6	14	8	13	-	28	119	31	10	-	11	12	7	17	746
Newcastle Ward	177	-	26	2	67	13	17	6	15	6	35	117	38	9	0	8	15	6	13	570
Eureka Ward	295	-	24	-	67	16	13	8	8	2	34	141	43	21	-	9	15	18	21	732
Tamahere Ward	144	1	18	-	66	25	16	8	6	6	58	192	75	24	2	13	62	26	9	750
Raglan Ward	142	1	30	3	88	8	26	32	15	3	21	105	55	13	4	15	26	20	26	635
Total	2,987	23	326	30	891	160	263	154	180	35	378	1,710	480	177	43	167	233	153	252	8,647

Source: WDC Baseline Database, Statistics NZ Business Frame, M.E (July 2017 Property Snapshot). 2016 business and employment counts at the property level are estimates only and may not accurately reflect business and employment counts and distributions across properties in all cases. Employment includes employees and estimated counts of working proprietors.

Figure 0.29: Total Residential Zone - Policy Area Effect as Share of District, Business Count 2016 by Community and Ward Summary

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	Total
	Agriculture, Forestry and Fishing	Mining	Manufacturing	Electricity, Gas, Water and Waste Services	Construction	Wholesale Trade	Retail Trade	Accommodation and Food Services	Transport, Postal and Warehousing	Information Media and Telecommunications	Financial and Insurance Services	Rental, Hiring and Real Estate Services	Professional, Scientific and Technical Services	Administrative and Support Services	Public Administration and Safety	Education and Training	Health Care and Social Assistance	Arts and Recreation Services	Other Services	Total
Otaua-Aka Aka Community	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Pokeno Community	6%	0%	10%	0%	21%	52%	29%	54%	27%	0%	8%	9%	16%	21%	60%	41%	0%	0%	6%	14%
Tuakau Community	18%	0%	28%	51%	47%	24%	28%	30%	67%	0%	24%	28%	47%	66%	42%	48%	25%	15%	44%	33%
Waiuku-Karioitahi Community	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Mangatangi Community	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Mangatawhiri Community	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Maramarua Community	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Meremere Community	0%	0%	55%	0%	27%	0%	0%	0%	0%	0%	0%	31%	0%	0%	0%	54%	0%	0%	0%	17%
Te Kauwhata	6%	100%	60%	0%	44%	2%	35%	16%	42%	74%	26%	19%	37%	44%	35%	71%	39%	30%	43%	25%
Glen Murray Community	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Onewhero Community	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Port Waikato Community	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Pukekawa-Opuatia Community	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Waikaretu Community	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Huntly Community	9%	29%	28%	16%	55%	44%	31%	31%	60%	23%	38%	36%	38%	57%	8%	56%	65%	64%	36%	37%
Ohinewai Community	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Gordonton Community	0%	0%	1%	29%	0%	5%	24%	12%	0%	0%	0%	1%	17%	0%	20%	5%	29%	0%	3%	2%
Orini-Tauhei Community	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Waerenga Community	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Waitema-Tuhei Community	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Horsham Downs Community	3%	0%	24%	0%	11%	14%	3%	0%	0%	0%	2%	3%	1%	25%	0%	13%	3%	0%	28%	6%
Ngaruawahia Community	32%	91%	42%	6%	69%	38%	49%	39%	64%	38%	43%	50%	58%	56%	13%	72%	47%	61%	52%	51%
Taupiri Community	8%	0%	51%	0%	1%	76%	61%	52%	17%	0%	0%	34%	48%	68%	0%	88%	48%	79%	90%	28%
Naike Community	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Pukemiro Community	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Rotongaro-Ruawaro Community	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Rotowaro Community	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Te Akau Community	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Waingaro Community	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Waitetuna Community	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Horotiu Community	5%	0%	37%	0%	10%	0%	100%	0%	100%	0%	0%	24%	0%	100%	0%	0%	100%	0%	100%	27%
Rotokauri Community	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Te Kowhai Community	0%	0%	0%	0%	12%	11%	29%	26%	0%	0%	17%	7%	11%	0%	0%	16%	0%	0%	15%	6%
Whatawhata-Koromatua Community	0%	0%	3%	0%	5%	0%	5%	2%	12%	23%	0%	1%	3%	0%	0%	4%	0%	0%	3%	2%
Eureka Community	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Matangi Community	0%	0%	1%	0%	1%	0%	2%	2%	2%	0%	1%	0%	2%	1%	0%	1%	0%	0%	1%	1%
Puketaha Community	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Tauwhare Community	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Hautapu Community	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Tamahere Community	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Raglan Community	33%	0%	62%	0%	76%	20%	53%	45%	81%	74%	55%	48%	62%	56%	0%	43%	42%	33%	61%	54%
Waitetuna-Te Uku Community	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Total	3%	11%	18%	9%	25%	11%	24%	24%	29%	17%	8%	10%	18%	22%	16%	28%	22%	20%	24%	12%

Source: WDC Baseline Database, Statistics NZ Business Frame, M.E (July 2017 Property Snapshot). 2016 business and employment counts at the property level are estimates only and may not accurately reflect business and employment counts and distributions across properties in all cases. Employment includes employees and estimated counts of working proprietors.

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	Total
	Agriculture, Forestry and Fishing	Mining	Manufacturing	Electricity, Gas, Water and Waste Services	Construction	Wholesale Trade	Retail Trade	Accommodation and Food Services	Transport, Postal and Warehousing	Information Media and Telecommunications	Financial and Insurance Services	Rental, Hiring and Real Estate Services	Professional, Scientific and Technical Services	Administrative and Support Services	Public Administration and Safety	Education and Training	Health Care and Social Assistance	Arts and Recreation Services	Other Services	Total
Awaroa ki Tuakau Ward	7%	0%	19%	43%	28%	23%	25%	31%	38%	0%	13%	14%	28%	33%	47%	29%	17%	8%	26%	17%
Whangamarino Ward	2%	14%	33%	0%	23%	1%	15%	8%	15%	37%	10%	12%	12%	28%	20%	31%	25%	20%	28%	12%
Onewhero Ward	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Huntly Ward	6%	29%	24%	13%	51%	40%	31%	29%	56%	23%	31%	30%	35%	57%	8%	51%	65%	60%	34%	32%
Hukanui-Waerenga Ward	0%	0%	0%	29%	0%	1%	7%	9%	0%	0%	0%	0%	4%	0%	13%	3%	13%	0%	1%	1%
Ngaruawahia Ward	14%	35%	37%	3%	44%	32%	43%	37%	41%	15%	13%	32%	34%	54%	12%	62%	35%	59%	50%	32%
Whaingaroa Ward	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Newcastle Ward	1%	0%	3%	0%	6%	4%	11%	13%	10%	4%	6%	3%	5%	30%	0%	12%	9%	0%	16%	5%
Eureka Ward	0%	0%	1%	0%	1%	0%	1%	1%	1%	0%	0%	0%	1%	0%	0%	0%	0%	0%	0%	0%
Tamahere Ward	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Raglan Ward	9%	0%	49%	0%	64%	17%	47%	44%	56%	74%	36%	30%	54%	42%	0%	34%	38%	28%	49%	36%
Total	3%	11%	18%	9%	25%	11%	24%	24%	29%	17%	8%	10%	18%	22%	16%	28%	22%	20%	24%	12%

Source: WDC Baseline Database, Statistics NZ Business Frame, M.E (July 2017 Property Snapshot). 2016 business and employment counts at the property level are estimates only and may not accurately reflect business and employment counts and distributions across properties in all cases. Employment includes employees and estimated counts of working proprietors.

Figure 0.30: Total Residential Zone - Policy Area of Effect Employment Count 2016 by Community and Ward Summary

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	Total
	Agriculture, Forestry and Fishing	Mining	Manufacturing	Electricity, Gas, Water and Waste Services	Construction	Wholesale Trade	Retail Trade	Accommodation and Food Services	Transport, Postal and Warehousing	Information Media and Telecommunications	Financial and Insurance Services	Rental, Hiring and Real Estate Services	Professional, Scientific and Technical Services	Administrative and Support Services	Public Administration and Safety	Education and Training	Health Care and Social Assistance	Arts and Recreation Services	Other Services	Total
Otaua-Aka Aka Community	0	-	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0
Pokeno Community	3	-	13	-	41	3	21	15	1	-	0	2	2	1	13	7	-	-	1	124
Tuakau Community	39	-	68	8	74	2	7	9	10	-	1	12	21	46	9	71	22	-	22	421
Waiuku-Karioitahi Community	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Mangatangi Community	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Mangatawhiri Community	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Maramarua Community	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Meremere Community	-	-	2	-	3	-	-	-	-	-	-	0	-	-	-	6	-	-	-	12
Te Kauwhata	8	6	31	-	21	1	6	6	26	3	3	5	11	5	3	108	39	-	18	300
Glen Murray Community	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Onewhero Community	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Port Waikato Community	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Pukekawa-Opuatia Community	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Waikaretu Community	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Huntly Community	17	26	74	15	96	28	55	22	26	1	0	12	18	46	0	168	236	7	21	868
Ohinewai Community	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Gordonton Community	0	-	0	0	-	1	4	0	-	-	-	0	3	-	5	5	3	-	-	23
Orini-Tauhei Community	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Waerenga Community	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Waiterimu-Te Hoe Community	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Horsham Downs Community	1	-	17	-	17	0	0	-	-	-	0	0	0	1	-	7	0	-	-	44
Ngaruawahia Community	59	14	29	0	108	5	62	15	25	1	3	5	20	3	22	198	23	3	11	604
Taupiri Community	3	-	7	-	0	7	1	6	6	-	-	4	13	12	-	6	17	40	8	129
Naike Community	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Pukemiro Community	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Rotongaro-Ruawaro Community	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Rotowaro Community	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Te Akau Community	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Waingarua Community	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Waitetuna Community	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Horotiu Community	1	-	0	-	0	-	0	-	1	-	-	0	-	5	-	-	1	-	-	9
Rotokauri Community	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Te Kowhai Community	0	-	0	-	8	0	3	3	0	0	0	0	1	0	-	30	-	-	2	49
Whatawhata-Koromatua Community	0	-	0	-	1	-	7	1	0	0	-	0	0	-	-	2	-	-	-	12
Eureka Community	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Matangi Community	0	-	0	-	1	-	0	0	0	-	0	0	0	0	-	0	0	0	0	4
Puketaha Community	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Tauwhare Community	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Hautapu Community	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Tamahere Community	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Raglan Community	18	-	26	-	89	4	76	119	12	12	3	5	35	11	-	72	86	8	12	586
Waitetuna-Te Uku Community	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	150	46	268	23	460	50	244	196	107	17	10	46	125	130	52	680	427	58	96	3,184

Source: WDC Baseline Database, Statistics NZ Business Frame, M.E (July 2017 Property Snapshot). 2016 business and employment counts at the property level are estimates only and may not accurately reflect business and employment counts and distributions across properties in all cases. Employment includes employees and estimated counts of working proprietors.

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	Total
	Agriculture, Forestry and Fishing	Mining	Manufacturing	Electricity, Gas, Water and Waste Services	Construction	Wholesale Trade	Retail Trade	Accommodation and Food Services	Transport, Postal and Warehousing	Information Media and Telecommunications	Financial and Insurance Services	Rental, Hiring and Real Estate Services	Professional, Scientific and Technical Services	Administrative and Support Services	Public Administration and Safety	Education and Training	Health Care and Social Assistance	Arts and Recreation Services	Other Services	Total
Awaroa ki Tuakau Ward	42	-	81	8	114	5	28	24	11	-	1	14	23	47	23	79	22	-	24	545
Whangamarino Ward	8	6	33	-	24	1	6	6	26	3	3	6	11	5	3	114	39	-	18	312
Onewhero Ward	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Huntly Ward	17	26	74	15	96	28	55	22	26	1	0	12	18	46	0	168	236	7	21	868
Hukanui-Waerenga Ward	0	-	0	0	-	1	4	0	-	-	-	0	3	-	5	5	3	-	-	23
Ngaruawahia Ward	63	14	53	0	126	12	63	20	31	1	3	9	33	15	22	210	41	43	19	777
Whaingaroa Ward	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Newcastle Ward	1	-	0	-	10	0	11	4	1	0	0	0	2	5	-	32	1	-	2	70
Eureka Ward	0	-	0	-	1	-	0	0	0	-	0	0	0	0	-	0	0	0	0	4
Tamahere Ward	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Raglan Ward	18	-	26	-	89	4	76	119	12	12	3	5	35	11	-	72	86	8	12	586
Total	150	46	268	23	460	50	244	196	107	17	10	46	125	130	52	680	427	58	96	3,184

Source: WDC Baseline Database, Statistics NZ Business Frame, M.E (July 2017 Property Snapshot). 2016 business and employment counts at the property level are estimates only and may not accurately reflect business and employment counts and distributions across properties in all cases. Employment includes employees and estimated counts of working proprietors.

Figure 0.31: District Total Employment Count 2016 by Community and Ward Summary

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	Total
	Agriculture, Forestry and Fishing	Mining	Manufacturing	Electricity, Gas, Water and Waste Services	Construction	Wholesale Trade	Retail Trade	Accommodation and Food Services	Transport, Postal and Warehousing	Information Media and Telecommunications	Financial and Insurance Services	Rental, Hiring and Real Estate Services	Professional, Scientific and Technical Services	Administrative and Support Services	Public Administration and Safety	Education and Training	Health Care and Social Assistance	Arts and Recreation Services	Other Services	Total
Otaua-Aka Aka Community	209	39	20	0	50	16	7	7	11	-	0	8	63	46	3	42	4	0	3	527
Pokeno Community	72	43	237	-	117	4	51	24	8	-	0	20	26	12	19	22	1	11	11	678
Tuakau Community	602	-	272	17	230	32	82	97	23	9	7	51	49	56	25	141	88	4	40	1,825
Waiuku-Karioitahi Community	71	-	7	-	29	-	0	1	4	-	0	3	5	3	-	-	1	1	2	127
Mangatangi Community	31	0	1	-	10	-	-	-	-	-	0	5	2	-	-	13	-	-	-	63
Mangatawhiri Community	124	-	95	4	79	0	3	9	9	-	3	4	9	4	0	41	1	0	12	398
Maramarua Community	71	15	20	-	20	4	6	1	22	-	0	4	5	-	1	14	3	3	3	192
Meremere Community	45	8	6	4	13	1	14	46	26	0	0	3	2	-	-	10	2	-	-	178
Te Kauwhata	171	6	58	31	88	24	32	50	37	3	4	20	28	10	336	111	107	3	22	1,142
Glen Murray Community	105	-	4	-	9	3	4	1	-	-	0	3	1	1	-	-	-	2	-	132
Onewhero Community	153	-	7	-	49	2	1	7	12	-	0	10	3	11	0	86	3	3	-	341
Port Waikato Community	47	-	-	-	7	3	0	15	1	-	0	4	2	1	0	6	3	-	5	95
Pukekawa-Opuatia Community	284	9	3	0	33	3	3	1	12	-	0	13	18	24	1	20	-	6	-	429
Waikaretu Community	23	0	-	-	2	-	-	-	-	-	0	1	1	-	-	3	-	6	-	36
Huntly Community	175	88	272	391	312	51	265	168	118	16	14	60	74	67	84	290	297	10	44	2,797
Ohinewai Community	59	-	149	6	9	0	-	1	5	-	0	4	2	-	-	15	-	0	-	251
Gordonton Community	457	0	31	0	27	10	12	98	0	-	1	23	12	2	48	82	11	5	9	828
Orini-Tauhei Community	354	12	23	-	41	1	7	1	14	-	0	20	7	13	0	18	2	1	-	514
Waerenga Community	160	13	12	-	8	2	-	-	13	0	0	8	12	1	-	11	-	6	-	245
Waiterimu-Te Hoe Community	161	-	7	-	6	4	1	-	-	-	0	6	4	-	-	3	-	-	-	192
Horsham Downs Community	114	0	887	1	112	15	13	1	17	26	1	15	39	149	12	57	7	2	14	1,481
Ngaruawahia Community	128	15	67	1	181	28	154	45	27	19	11	17	33	6	315	259	115	64	18	1,502
Taupiri Community	80	-	9	-	22	10	2	11	8	0	1	7	18	26	-	6	23	40	9	272
Naikē Community	46	-	1	-	1	1	-	-	-	-	3	1	5	-	-	-	-	-	-	58
Pukemiro Community	20	107	2	-	14	-	-	3	1	-	0	1	-	30	-	9	-	-	-	188
Rotongaro-Ruawaro Community	61	-	-	-	20	1	-	20	7	-	0	3	1	1	-	6	-	-	-	119
Rotowaro Community	21	-	1	-	-	-	-	-	-	-	-	0	-	-	-	-	-	-	-	22
Te Akau Community	111	-	1	-	2	0	-	-	13	-	0	7	3	1	-	22	-	57	-	219
Waingaro Community	65	-	9	2	29	1	2	1	4	-	0	3	4	3	-	10	3	0	6	142
Waitetuna Community	110	-	13	-	46	19	9	4	6	-	2	13	12	3	-	13	14	1	-	266
Horotiu Community	23	-	1	-	3	-	0	-	1	-	0	0	7	5	-	-	1	-	-	42
Rotokauri Community	17	-	5	4	44	11	8	-	19	-	1	10	32	0	-	15	17	10	-	195
Te Kowhai Community	111	-	21	-	55	5	12	6	67	55	1	7	22	5	0	63	6	0	7	443
Whatawhata-Koromatua Community	42	-	5	3	54	1	54	11	1	1	1	9	10	5	-	18	2	3	-	220
Eureka Community	332	-	10	-	30	6	2	0	1	0	0	15	14	14	-	25	4	0	3	456
Matangi Community	332	-	20	-	80	11	5	8	6	-	2	28	23	16	-	16	20	6	25	598
Puketaha Community	793	-	2	-	113	17	4	-	9	4	1	3	284	5	-	16	25	1	2	1,280
Tauwhare Community	66	-	2	-	12	-	1	0	1	-	0	5	4	7	-	33	-	10	9	149
Hautapu Community	278	11	19	-	115	19	5	1	0	-	1	34	64	16	0	2	22	14	8	609
Tamahere Community	51	-	4	-	179	12	24	58	174	3	6	21	66	40	0	87	225	1	6	956
Raglan Community	50	-	94	33	126	11	137	249	13	14	9	21	72	19	23	121	119	22	29	1,161
Waitetuna-Te Uku Community	165	3	7	-	25	3	2	1	7	-	0	12	6	10	-	39	3	5	6	294
Total	6,390	370	2,403	497	2,402	331	922	940	698	150	70	503	1,042	611	869	1,746	1,128	299	290	21,660

Source: WDC Baseline Database, Statistics NZ Business Frame, M.E (July 2017 Property Snapshot). 2016 business and employment counts at the property level are estimates only and may not accurately reflect business and employment counts and distributions across properties in all cases. Employment includes employees and estimated counts of working proprietors.

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	Total
	Agriculture, Forestry and Fishing	Mining	Manufacturing	Electricity, Gas, Water and Waste Services	Construction	Wholesale Trade	Retail Trade	Accommodation and Food Services	Transport, Postal and Warehousing	Information Media and Telecommunications	Financial and Insurance Services	Rental, Hiring and Real Estate Services	Professional, Scientific and Technical Services	Administrative and Support Services	Public Administration and Safety	Education and Training	Health Care and Social Assistance	Arts and Recreation Services	Other Services	Total
Awaroa ki Tuakau Ward	954	82	537	17	427	51	140	129	45	9	8	82	143	117	47	205	93	17	55	3,157
Whangamarino Ward	442	30	179	38	210	29	55	107	94	3	7	36	45	14	337	189	114	6	37	1,973
Onewhero Ward	612	9	14	0	100	11	8	17	25	-	0	30	25	37	1	115	6	18	5	1,033
Huntly Ward	235	88	421	397	321	51	265	169	123	16	14	64	76	67	84	305	297	10	44	3,047
Hukanui-Waerenga Ward	1,131	25	72	0	81	18	20	99	28	0	1	58	34	15	48	114	13	12	9	1,778
Ngaruawahia Ward	321	15	964	2	316	52	169	57	52	45	12	39	89	181	327	323	145	105	40	3,256
Whaingaroa Ward	434	107	27	2	113	21	10	29	32	-	5	28	25	39	-	60	17	58	6	1,013
Newcastle Ward	194	-	32	7	156	18	75	17	88	56	2	27	71	16	0	95	26	13	7	900
Eureka Ward	1,524	-	33	-	234	34	12	9	16	4	3	51	325	42	-	91	49	17	39	2,482
Tamahere Ward	329	11	23	-	294	31	29	59	174	3	7	56	130	56	0	89	246	15	15	1,565
Raglan Ward	215	3	101	33	151	14	139	249	20	14	10	34	77	28	23	160	122	27	34	1,455
Total	6,390	370	2,403	497	2,402	331	922	940	698	150	70	503	1,042	611	869	1,746	1,128	299	290	21,660

Source: WDC Baseline Database, Statistics NZ Business Frame, M.E (July 2017 Property Snapshot). 2016 business and employment counts at the property level are estimates only and may not accurately reflect business and employment counts and distributions across properties in all cases. Employment includes employees and estimated counts of working proprietors.

Figure 0.32: Total Residential Zone - Policy Area of Effect as Share of District, Employment Count 2016 by Community and Ward Summary

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	Total
	Agriculture, Forestry and Fishing	Mining	Manufacturing	Electricity, Gas, Water and Waste Services	Construction	Wholesale Trade	Retail Trade	Accommodation and Food Services	Transport, Postal and Warehousing	Information Media and Telecommunications	Financial and Insurance Services	Rental, Hiring and Real Estate Services	Professional, Scientific and Technical Services	Administrative and Support Services	Public Administration and Safety	Education and Training	Health Care and Social Assistance	Arts and Recreation Services	Other Services	Total
Otaua-Aka Aka Community	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Pokeno Community	4%	0%	5%	0%	35%	78%	41%	61%	17%	0%	8%	12%	7%	12%	70%	32%	0%	0%	13%	18%
Tuakau Community	6%	0%	25%	44%	32%	5%	9%	9%	42%	0%	10%	23%	43%	82%	37%	51%	25%	0%	57%	23%
Waiuku-Karioitahi Community	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Mangatangi Community	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Mangatawhiri Community	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Maramarua Community	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Meremere Community	0%	0%	37%	0%	23%	0%	0%	0%	0%	0%	0%	19%	0%	0%	0%	62%	0%	0%	0%	7%
Te Kauwhata	5%	100%	53%	0%	24%	3%	19%	12%	69%	89%	89%	26%	40%	54%	1%	97%	36%	0%	83%	26%
Glen Murray Community	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Onewhero Community	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Port Waikato Community	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Pukekawa-Opuatia Community	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Waikaretu Community	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Huntly Community	10%	29%	27%	4%	31%	55%	21%	13%	22%	4%	1%	20%	24%	68%	0%	58%	79%	69%	47%	31%
Ohinewai Community	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Gordonton Community	0%	0%	1%	29%	0%	10%	37%	0%	0%	0%	0%	0%	27%	0%	10%	6%	29%	0%	0%	3%
Orini-Tauhei Community	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Waerenga Community	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Waierimu-Te Hoe Community	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Horsham Downs Community	1%	0%	2%	0%	15%	2%	1%	0%	0%	0%	1%	1%	1%	1%	0%	12%	3%	0%	0%	3%
Ngaruawahia Community	46%	91%	43%	5%	60%	17%	40%	32%	93%	5%	27%	31%	61%	45%	7%	76%	20%	4%	63%	40%
Taupiri Community	4%	0%	72%	0%	0%	76%	66%	52%	69%	0%	0%	51%	71%	46%	0%	88%	73%	100%	91%	47%
Naike Community	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Pukemiro Community	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Rotongaro-Ruawaro Community	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Rotowaro Community	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Te Akau Community	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Waingarua Community	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Waitetuna Community	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Horotiu Community	3%	0%	37%	0%	5%	0%	100%	0%	100%	0%	0%	18%	0%	100%	0%	0%	100%	0%	0%	20%
Rotokauri Community	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Te Kowhai Community	0%	0%	0%	0%	15%	1%	29%	52%	0%	1%	6%	4%	7%	0%	0%	48%	0%	0%	36%	11%
Whatawhata-Koromatua Community	0%	0%	2%	0%	3%	0%	13%	12%	14%	23%	0%	1%	1%	0%	0%	9%	0%	0%	0%	5%
Eureka Community	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Matangi Community	0%	0%	1%	0%	2%	0%	4%	3%	1%	0%	0%	0%	2%	1%	0%	1%	0%	0%	2%	1%
Puketaha Community	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Tauwhare Community	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Hautapu Community	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Tamahere Community	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Raglan Community	36%	0%	28%	0%	71%	32%	55%	48%	91%	84%	29%	22%	49%	60%	0%	60%	72%	38%	40%	50%
Waitetuna-Te Uku Community	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Total	2%	12%	11%	5%	19%	15%	26%	21%	15%	11%	15%	9%	12%	21%	6%	39%	38%	19%	33%	15%

Source: WDC Baseline Database, Statistics NZ Business Frame, M.E (July 2017 Property Snapshot). 2016 business and employment counts at the property level are estimates only and may not accurately reflect business and employment counts and distributions across properties in all cases. Employment includes employees and estimated counts of working proprietors.

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	Total
	Agriculture, Forestry and Fishing	Mining	Manufacturing	Electricity, Gas, Water and Waste Services	Construction	Wholesale Trade	Retail Trade	Accommodation and Food Services	Transport, Postal and Warehousing	Information Media and Telecommunications	Financial and Insurance Services	Rental, Hiring and Real Estate Services	Professional, Scientific and Technical Services	Administrative and Support Services	Public Administration and Safety	Education and Training	Health Care and Social Assistance	Arts and Recreation Services	Other Services	Total
Awaroa ki Tuakau Ward	4%	0%	15%	44%	27%	9%	20%	18%	25%	0%	10%	17%	16%	41%	48%	38%	24%	0%	43%	17%
Whangamarino Ward	2%	20%	19%	0%	11%	2%	11%	6%	28%	87%	48%	16%	25%	38%	1%	60%	34%	0%	50%	16%
Onewhero Ward	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Huntly Ward	7%	29%	18%	4%	30%	55%	21%	13%	21%	4%	1%	19%	24%	68%	0%	55%	79%	68%	47%	28%
Hukanui-Waerenga Ward	0%	0%	0%	29%	0%	6%	23%	0%	0%	0%	0%	0%	10%	0%	10%	4%	26%	0%	0%	1%
Ngaruawahia Ward	20%	91%	5%	2%	40%	24%	37%	36%	59%	2%	24%	24%	37%	9%	7%	65%	28%	40%	47%	24%
Whaingaroa Ward	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Newcastle Ward	0%	0%	1%	0%	6%	0%	14%	26%	1%	1%	2%	1%	2%	33%	0%	33%	3%	0%	36%	8%
Eureka Ward	0%	0%	1%	0%	1%	0%	2%	3%	1%	0%	0%	0%	0%	0%	0%	0%	0%	0%	1%	0%
Tamahere Ward	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Raglan Ward	8%	0%	26%	0%	59%	24%	55%	48%	59%	84%	29%	14%	45%	40%	0%	45%	70%	31%	34%	40%
Total	2%	12%	11%	5%	19%	15%	26%	21%	15%	11%	15%	9%	12%	21%	6%	39%	38%	19%	33%	15%

Source: WDC Baseline Database, Statistics NZ Business Frame, M.E (July 2017 Property Snapshot). 2016 business and employment counts at the property level are estimates only and may not accurately reflect business and employment counts and distributions across properties in all cases. Employment includes employees and estimated counts of working proprietors.

Appendix 2 – Qualifying Residential Subdivision Tables

Figure 0.1: Qualifying Residential Zone - LINZ Land Use Detailed Summary – part one

Land Use Summary	Land Use Detailed	Policy Area of Effect				Total District				Policy Area of Effect as Share of District			
		Hectares of Properties	Count of Properties	Land Value of Properties (\$m)	Capital Value of Properties (\$m)	Hectares of Properties	Count of Properties	Land Value of Properties (\$m)	Capital Value of Properties (\$m)	Hectares of Properties	Count of Properties	Land Value of Properties (\$m)	Capital Value of Properties (\$m)
Commercial	COMMERCIAL-ACCOMMODATION	1.6	5	\$ 3.35	\$ 5.85	53.7	24	\$ 14.35	\$ 31.02	3%	21%	23%	19%
Commercial	COMMERCIAL-CHILD CARE CENTRE	1.4	9	\$ 3.33	\$ 6.16	11.3	30	\$ 9.65	\$ 23.66	13%	30%	35%	26%
Commercial	COMMERCIAL-COMMERCIAL GENERAL	0.1	1	\$ 0.19	\$ 0.40	42.0	72	\$ 20.26	\$ 40.77	0%	1%	1%	1%
Commercial	COMMERCIAL-HEALTH/DOCTORS (INCL ANIMAL BREEDING/GENETICS)	-	-	\$ -	\$ -	5.8	7	\$ 2.04	\$ 6.82	0%	0%	0%	0%
Commercial	COMMERCIAL-LIQUOR	-	-	\$ -	\$ -	6.2	15	\$ 6.84	\$ 18.46	0%	0%	0%	0%
Commercial	COMMERCIAL-MOTOR VEHICLES	0.5	4	\$ 0.89	\$ 1.05	3.0	10	\$ 2.69	\$ 5.44	18%	40%	33%	19%
Commercial	COMMERCIAL-OFFICE	0.2	2	\$ 0.47	\$ 1.31	4.8	40	\$ 12.82	\$ 32.42	5%	5%	4%	4%
Commercial	COMMERCIAL-PARKING	-	-	\$ -	\$ -	0.3	4	\$ 0.63	\$ 0.65	0%	0%	0%	0%
Commercial	COMMERCIAL-REST HOMES	0.1	1	\$ 0.82	\$ 1.10	19.5	5	\$ 4.30	\$ 40.90	1%	20%	19%	3%
Commercial	COMMERCIAL-RETAIL	0.6	4	\$ 0.91	\$ 1.73	18.2	201	\$ 51.80	\$ 108.73	3%	2%	2%	2%
Commercial	COMMERCIAL-SERVICE STATION	-	-	\$ -	\$ -	2.6	10	\$ 4.39	\$ 10.24	0%	0%	0%	0%
Commercial	COMMERCIAL-TOURIST ATTRACTIONS	-	-	\$ -	\$ -	39.8	3	\$ 1.84	\$ 10.17	0%	0%	0%	0%
Commercial	COMMERCIAL-VACANT	-	-	\$ -	\$ -	9.2	45	\$ 17.16	\$ 17.53	0%	0%	0%	0%
Dairying	DAIRYING-FACTORY	323.4	10	\$ 34.64	\$ 38.03	118,165.8	1,386	\$ 3,933.88	\$ 4,583.72	0%	1%	1%	1%
Forestry	FORESTRY-EXOTIC	-	-	\$ -	\$ -	16,867.2	179	\$ 52.08	\$ 62.70	0%	0%	0%	0%
Forestry	FORESTRY-INDIGENOUS	-	-	\$ -	\$ -	2,671.4	36	\$ 4.35	\$ 4.46	0%	0%	0%	0%
Forestry	FORESTRY-PROTECTED	-	-	\$ -	\$ -	1,459.7	7	\$ 3.28	\$ 3.35	0%	0%	0%	0%
Horticulture	HORTICULTURE-BERRY	-	-	\$ -	\$ -	124.2	4	\$ 3.99	\$ 7.42	0%	0%	0%	0%
Horticulture	HORTICULTURE-CITRUS	-	-	\$ -	\$ -	29.6	4	\$ 1.60	\$ 2.94	0%	0%	0%	0%
Horticulture	HORTICULTURE-FLOWERS	2.9	2	\$ 1.14	\$ 1.89	58.0	10	\$ 6.58	\$ 12.14	5%	20%	17%	16%
Horticulture	HORTICULTURE-GLASSHOUSES	0.5	1	\$ -	\$ -	132.3	36	\$ 24.77	\$ 65.08	0%	3%	0%	0%
Horticulture	HORTICULTURE-KIWIFRUIT	25.6	3	\$ 3.34	\$ 4.98	243.9	20	\$ 19.66	\$ 45.93	10%	15%	17%	11%
Horticulture	HORTICULTURE-MARKET GARDEN	119.0	6	\$ 10.25	\$ 11.37	4,861.2	194	\$ 299.07	\$ 349.62	2%	3%	3%	3%
Horticulture	HORTICULTURE-OTHER LIFESTOCK	-	-	\$ -	\$ -	496.2	27	\$ 35.96	\$ 55.32	0%	0%	0%	0%
Horticulture	HORTICULTURE-VINEYARD	37.6	1	\$ 11.50	\$ 11.50	44.0	3	\$ 12.25	\$ 13.01	85%	33%	94%	88%
Industrial	INDUSTRIAL-HEAVY	-	-	\$ -	\$ -	186.7	10	\$ 18.45	\$ 64.11	0%	0%	0%	0%
Industrial	INDUSTRIAL-LIGHT	2.5	4	\$ 1.50	\$ 2.14	175.2	143	\$ 67.18	\$ 127.52	1%	3%	2%	2%
Industrial	INDUSTRIAL-NOXIOUS	-	-	\$ -	\$ -	18.4	5	\$ 3.73	\$ 7.29	0%	0%	0%	0%
Industrial	INDUSTRIAL-NZ GROWERS	-	-	\$ -	\$ -	1.7	1	\$ 1.53	\$ 6.95	0%	0%	0%	0%
Industrial	INDUSTRIAL-OTHER	0.6	1	\$ 0.18	\$ 0.31	40.2	28	\$ 16.30	\$ 91.04	2%	4%	1%	0%
Industrial	INDUSTRIAL-SERVICE	1.4	5	\$ 1.14	\$ 1.82	26.7	81	\$ 23.45	\$ 52.29	5%	6%	5%	3%
Industrial	INDUSTRIAL-VACANT	0.4	2	\$ 0.37	\$ 0.39	220.4	102	\$ 110.19	\$ 111.51	0%	2%	0%	0%
Industrial	INDUSTRIAL-WAREHOUSE	-	-	\$ -	\$ -	9.5	17	\$ 7.15	\$ 15.96	0%	0%	0%	0%
Lifestyle	LIFESTYLE-BARE/CROPS	43.9	6	\$ 20.86	\$ 20.86	62.6	10	\$ 25.61	\$ 25.73	70%	60%	81%	81%
Lifestyle	LIFESTYLE-IMPROVED	404.5	437	\$ 217.59	\$ 348.87	26,764.3	10,304	\$ 5,098.71	\$ 9,606.95	2%	4%	4%	4%
Lifestyle	LIFESTYLE-VACANT	107.1	53	\$ 26.59	\$ 26.95	17,919.1	2,739	\$ 1,351.82	\$ 1,402.07	1%	2%	2%	2%
Mining	MINING-COAL	-	-	\$ -	\$ -	1,457.3	9	\$ 6.28	\$ 8.49	0%	0%	0%	0%
Mining	MINING-LIMESTONE	-	-	\$ -	\$ -	15.8	1	\$ 0.09	\$ 0.22	0%	0%	0%	0%
Mining	MINING-OTHER	-	-	\$ -	\$ -	14.7	1	\$ 0.20	\$ 0.35	0%	0%	0%	0%
Mining	MINING-PRECIOUS METALS	-	-	\$ -	\$ -	48.6	1	\$ 1.60	\$ 1.79	0%	0%	0%	0%
Mining	MINING-ROCK	-	-	\$ -	\$ -	457.3	12	\$ 11.87	\$ 13.26	0%	0%	0%	0%
Not Classified	NOT CLASSIFIED	1.8	1	\$ 3.02	\$ 3.02	1,309.9	44	\$ 51.15	\$ 104.18	0%	2%	6%	3%
Other	OTHER-ASSEMBLY HALLS	9.1	4	\$ 1.82	\$ 3.18	56.3	58	\$ 14.86	\$ 37.39	16%	7%	12%	8%
Other	OTHER-EDUCATION	17.9	7	\$ 7.01	\$ 33.47	218.8	81	\$ 46.76	\$ 231.80	8%	9%	15%	14%

Figure 0.2: Qualifying Residential Zone - LINZ Land Use Detailed Summary – part two

Land Use Summary	Land Use Detailed	Policy Area of Effect				Total District				Policy Area of Effect as Share of District			
		Hectares of Properties	Count of Properties	Land Value of Properties (\$m)	Capital Value of Properties (\$m)	Hectares of Properties	Count of Properties	Land Value of Properties (\$m)	Capital Value of Properties (\$m)	Hectares of Properties	Count of Properties	Land Value of Properties (\$m)	Capital Value of Properties (\$m)
Other	OTHER-HEALTH	-	-	\$ -	\$ -	4.1	1	\$ 1.03	\$ 4.73	0%	0%	0%	0%
Other	OTHER-MAORI SITES	0.5	3	\$ 0.83	\$ 1.45	3,860.2	124	\$ 16.17	\$ 55.40	0%	2%	5%	3%
Other	OTHER-OTHER	2.8	6	\$ 2.55	\$ 3.50	2,103.6	112	\$ 58.21	\$ 466.00	0%	5%	4%	1%
Other	OTHER-PASSIVE RESERVE	0.0	1	\$ 2.26	\$ 2.26	21,467.5	526	\$ 91.81	\$ 101.32	0%	0%	2%	2%
Other	OTHER-RELIGIOUS	8.6	23	\$ 7.82	\$ 15.61	31.0	57	\$ 16.71	\$ 33.96	28%	40%	47%	46%
Other	OTHER-SPORTS	5.8	10	\$ 5.10	\$ 7.07	1,378.9	77	\$ 55.54	\$ 108.39	0%	13%	9%	7%
Other	OTHER-UTILITIES	-	-	\$ -	\$ -	10,270.3	1	\$ 13.57	\$ 169.27	0%	0%	0%	0%
Other	OTHER-VACANT	3.9	11	\$ 1.29	\$ 1.31	5,760.7	794	\$ 39.82	\$ 40.93	0%	1%	3%	3%
Pasture & Speciality Livestock	PASTURE-FATTENING	40.7	2	\$ 2.97	\$ 2.99	123,016.9	916	\$ 1,439.26	\$ 1,691.65	0%	0%	0%	0%
Pasture & Speciality Livestock	PASTURE-GRAZING	-	-	\$ -	\$ -	61,850.2	318	\$ 324.60	\$ 387.60	0%	0%	0%	0%
Residential	RESIDENTIAL-BARE BLOCK	109.4	26	\$ 107.29	\$ 108.53	157.4	28	\$ 112.44	\$ 113.68	69%	93%	95%	95%
Residential	RESIDENTIAL-CONVERTED HOUSES	0.2	2	\$ 0.37	\$ 0.78	0.4	4	\$ 0.79	\$ 1.56	61%	50%	47%	50%
Residential	RESIDENTIAL-DWELLING	308.7	2,585	\$ 716.16	\$ 1,284.73	949.0	9,673	\$ 2,314.23	\$ 4,483.18	33%	27%	31%	29%
Residential	RESIDENTIAL-2+ DWELLING UNITS	4.9	33	\$ 9.89	\$ 20.84	7.2	59	\$ 15.66	\$ 34.11	68%	56%	63%	61%
Residential	RESIDENTIAL-FLATS	26.5	450	\$ 97.09	\$ 183.97	136.9	971	\$ 202.19	\$ 401.76	19%	46%	48%	46%
Residential	RESIDENTIAL-HOME AND INCOME	4.7	29	\$ 10.44	\$ 19.08	7.2	59	\$ 19.43	\$ 37.54	65%	49%	54%	51%
Residential	RESIDENTIAL-RENTAL FLATS	4.0	21	\$ 7.54	\$ 13.18	6.6	41	\$ 12.98	\$ 25.15	60%	51%	58%	52%
Residential	RESIDENTIAL-VACANT SINGLE	47.9	330	\$ 77.41	\$ 79.04	139.6	1,168	\$ 238.63	\$ 250.72	34%	28%	32%	32%
Pasture & Speciality Livestock	SPECIALITY LIVESTOCK-DEER FARMING	-	-	\$ -	\$ -	880.1	16	\$ 19.01	\$ 24.52	0%	0%	0%	0%
Pasture & Speciality Livestock	SPECIALITY LIVESTOCK-HORSE	6.3	2	\$ 2.37	\$ 2.89	1,396.8	70	\$ 99.52	\$ 140.11	0%	3%	2%	2%
Pasture & Speciality Livestock	SPECIALITY LIVESTOCK-OTHER LIFESTOCK	-	-	\$ -	\$ -	776.2	12	\$ 47.07	\$ 79.74	0%	0%	0%	0%
Pasture & Speciality Livestock	SPECIALITY LIVESTOCK-PIGS	-	-	\$ -	\$ -	91.4	6	\$ 5.43	\$ 8.63	0%	0%	0%	0%
Pasture & Speciality Livestock	SPECIALITY LIVESTOCK-POULTRY	10.8	2	\$ 1.16	\$ 3.01	349.3	36	\$ 30.70	\$ 99.11	3%	6%	4%	3%
Utility	UTILITY-MISCELLENEOUS/UNMANED	-	-	\$ -	\$ -	3.5	24	\$ 3.56	\$ 6.01	0%	0%	0%	0%
Utility	UTILITY-RAIL CORRIDOR	-	-	\$ -	\$ -	0.9	1	\$ 0.03	\$ 0.46	0%	0%	0%	0%
Utility	UTILITY-TELCOM/CELL TOWER	-	-	\$ -	\$ -	0.8	2	\$ 0.43	\$ 0.83	0%	0%	0%	0%
Utility	UTILITY-WATER/RESERVOIR/TREATMENT	-	-	\$ -	\$ -	4.7	9	\$ 1.53	\$ 2.90	0%	0%	0%	0%
Utility	UTILITY-WIND TURBINE/POWER STATION	-	-	\$ -	\$ -	2,218.5	5	\$ 11.72	\$ 196.33	0%	0%	0%	0%
Total		1,688.4	4,105	\$ 1,403.41	\$ 2,276.55	431,243.1	31,129	\$ 16,595.16	\$ 26,426.91	0%	13%	8%	9%

Source: WDC Baseline Database (July 2017 Property Snapshot)

Figure 0.3: Qualifying Residential Zone - LINZ Land Use Summary

Land Use Summary	Policy Area of Effect				Total District				Policy Area of Effect as Share of District			
	Hectares of Properties	Count of Properties	Land Value of Properties (\$m)	Capital Value of Properties (\$m)	Hectares of Properties	Count of Properties	Land Value of Properties (\$m)	Capital Value of Properties (\$m)	Hectares of Properties	Count of Properties	Land Value of Properties (\$m)	Capital Value of Properties (\$m)
Commercial	4.6	26	\$ 9.94	\$ 17.59	216.5	466	\$ 148.76	\$ 346.80	2%	6%	7%	5%
Industrial	4.9	12	\$ 3.19	\$ 4.65	678.7	387	\$ 247.96	\$ 476.65	1%	3%	1%	1%
Mining	-	-	\$ -	\$ -	1,993.6	24	\$ 20.04	\$ 24.11	0%	0%	0%	0%
Utility	-	-	\$ -	\$ -	2,228.4	41	\$ 17.26	\$ 206.53	0%	0%	0%	0%
Residential	506.3	3,476	\$ 1,026.17	\$ 1,710.14	1,404.3	12,003	\$ 2,916.34	\$ 5,347.70	36%	29%	35%	32%
Lifestyle	555.5	496	\$ 265.04	\$ 396.68	44,746.0	13,053	\$ 6,476.14	\$ 11,034.75	1%	4%	4%	4%
Forestry	-	-	\$ -	\$ -	20,998.3	222	\$ 59.71	\$ 70.51	0%	0%	0%	0%
Horticulture	185.6	13	\$ 26.23	\$ 29.74	5,989.5	298	\$ 403.86	\$ 551.45	3%	4%	6%	5%
Pasture & Speciality Livestock	57.8	6	\$ 6.50	\$ 8.88	188,360.9	1,374	\$ 1,965.59	\$ 2,431.33	0%	0%	0%	0%
Dairying	323.4	10	\$ 34.64	\$ 38.03	118,165.8	1,386	\$ 3,933.88	\$ 4,583.72	0%	1%	1%	1%
Other	48.5	65	\$ 28.68	\$ 67.83	45,151.4	1,831	\$ 354.48	\$ 1,249.18	0%	4%	8%	5%
Not Classified	1.8	1	\$ 3.02	\$ 3.02	1,309.9	44	\$ 51.15	\$ 104.18	0%	2%	6%	3%
Total	1,688.4	4,105	\$ 1,403.41	\$ 2,276.55	431,243.1	31,129	\$ 16,595.16	\$ 26,426.91	0%	13%	8%	9%

Source: WDC Baseline Database (July 2017 Property Snapshot)

Figure 0.4: Qualifying Residential Zone - Operative District Plan Zone Summary

Operative Plan Section	Operative Zone Sub-Category	Operative DP Zone	Policy Area of Effect				Total District				Policy Area of Effect as Share of District			
			Hectares of Properties	Count of Properties	Land Value of Properties (\$m)	Capital Value of Properties (\$m)	Hectares of Properties	Count of Properties	Land Value of Properties (\$m)	Capital Value of Properties (\$m)	Hectares of Properties	Count of Properties	Land Value of Properties (\$m)	Capital Value of Properties (\$m)
Franklin	Industrial	Aggregate Extraction	-	-	\$ -	\$ -	226.3	6	\$ 3.75	\$ 5.23	0%	0%	0%	0%
Franklin	Commercial	Business	13.9	3	\$ 1.61	\$ 10.75	313.8	644	\$ 232.85	\$ 438.81	4%	0%	1%	2%
Franklin	Rural	Coastal	0.2	1	\$ 0.38	\$ 0.63	15,173.0	510	\$ 268.09	\$ 346.32	0%	0%	0%	0%
Waikato	Rural	Country Living	35.6	13	\$ 12.09	\$ 15.42	3,387.7	2,496	\$ 1,183.99	\$ 2,362.65	1%	1%	1%	1%
Franklin	Rural	Forest Conservation	-	-	\$ -	\$ -	11,519.4	4	\$ 16.47	\$ 172.22	0%	0%	0%	0%
Waikato	Rural	Formed Road	0.4	2	\$ -	\$ -	242.1	12	\$ 3.98	\$ 5.90	0%	17%	0%	0%
Waikato	Industrial	Heavy Industrial	-	-	\$ -	\$ -	239.8	26	\$ 19.37	\$ 154.29	0%	0%	0%	0%
Franklin	Industrial	Industrial	-	-	\$ -	\$ -	100.2	18	\$ 26.31	\$ 32.73	0%	0%	0%	0%
Franklin	Industrial	Industrial 2	-	-	\$ -	\$ -	52.8	5	\$ 20.89	\$ 21.06	0%	0%	0%	0%
Waikato	Industrial	Industrial Park	14.7	1	\$ 0.71	\$ 0.74	175.0	25	\$ 64.16	\$ 78.57	8%	4%	1%	1%
Franklin	Industrial	Industrial Services	-	-	\$ -	\$ -	1.7	1	\$ 1.53	\$ 6.95	0%	0%	0%	0%
Waikato	Industrial	Light Industrial	15.8	14	\$ 3.87	\$ 5.79	254.9	213	\$ 84.97	\$ 202.82	6%	7%	5%	3%
Waikato	Urban	Living	440.4	2,685	\$ 721.47	\$ 1,290.65	1,066.6	7,614	\$ 1,697.83	\$ 3,201.39	41%	35%	42%	40%
Waikato	Urban	Living Rangatahi	-	-	\$ -	\$ -	119.9	8	\$ 5.43	\$ 7.09	0%	0%	0%	0%
Waikato	Urban	Living Zone Te Kauwhata Ecological	1.9	2	\$ 0.77	\$ 1.34	42.3	4	\$ 8.69	\$ 9.28	5%	50%	9%	14%
Waikato	Urban	Living Zone Te Kauwhata West	31.3	35	\$ 24.25	\$ 26.96	41.3	67	\$ 31.06	\$ 36.67	76%	52%	78%	74%
Franklin	Industrial	Maioiro Mining	-	-	\$ -	\$ -	1,448.5	4	\$ 6.02	\$ 11.00	0%	0%	0%	0%
Waikato	Urban	New Residential	188.3	265	\$ 126.39	\$ 185.38	282.8	696	\$ 221.16	\$ 390.16	67%	38%	57%	48%
Waikato	Other	Pa	-	-	\$ -	\$ -	276.0	192	\$ 43.71	\$ 96.17	0%	0%	0%	0%
Franklin	Public space	Queens Redoubt Heritage	-	-	\$ -	\$ -	1.8	1	\$ 0.60	\$ 0.95	0%	0%	0%	0%
Franklin	Public space	Recreation	3.2	2	\$ 3.19	\$ 3.38	2,133.7	163	\$ 43.85	\$ 65.89	0%	1%	7%	5%
Franklin	Urban	Residential	69.5	502	\$ 188.57	\$ 284.92	140.1	1,414	\$ 456.15	\$ 781.06	50%	36%	41%	36%
Franklin	Urban	Residential 2	142.6	242	\$ 148.62	\$ 202.70	227.6	923	\$ 351.69	\$ 635.58	63%	26%	42%	32%
Franklin	Rural	Rural	648.0	122	\$ 104.28	\$ 139.93	387,779.4	14,966	\$ 11,465.43	\$ 16,795.72	0%	1%	1%	1%
Franklin	Urban	Rural-Residential	71.6	215	\$ 57.87	\$ 98.65	114.1	298	\$ 91.44	\$ 160.17	63%	72%	63%	62%
Franklin	Industrial	Timber Processing	-	-	\$ -	\$ -	13.8	1	\$ 1.14	\$ 4.92	0%	0%	0%	0%
Franklin	Urban	Village	11.0	1	\$ 9.34	\$ 9.34	3,903.4	771	\$ 233.24	\$ 388.47	0%	0%	4%	2%
Franklin	Commercial	Village Business	-	-	\$ -	\$ -	4.0	9	\$ 2.41	\$ 4.50	0%	0%	0%	0%
Franklin	Rural	Wetland Conservation	-	-	\$ -	\$ -	1,961.5	38	\$ 8.99	\$ 10.36	0%	0%	0%	0%
Total			1,688.4	4,105	\$ 1,403.41	\$ 2,276.55	431,243.1	31,129	\$ 16,595.16	\$ 26,426.91	0%	13%	8%	9%

Source: WDC Baseline Database (July 2017 Property Snapshot). Excludes Roads and NULL.

Figure 0.5: Qualifying Residential Zone - Operative District Plan Zone Sub Category Summary

Operative Zone Sub-Category	Policy Area of Effect				Total District				Policy Area of Effect as Share of District			
	Hectares of Properties	Count of Properties	Land Value of Properties (\$m)	Capital Value of Properties (\$m)	Hectares of Properties	Count of Properties	Land Value of Properties (\$m)	Capital Value of Properties (\$m)	Hectares of Properties	Count of Properties	Land Value of Properties (\$m)	Capital Value of Properties (\$m)
Industrial	30.5	15	\$ 4.58	\$ 6.53	2,512.9	299	\$ 228.14	\$ 517.56	1%	5%	2%	1%
Commercial	13.9	3	\$ 1.61	\$ 10.75	317.7	653	\$ 235.26	\$ 443.31	4%	0%	1%	2%
Rural	684.3	138	\$ 116.75	\$ 155.97	420,063.0	18,026	\$ 12,946.94	\$ 19,693.17	0%	1%	1%	1%
Urban	956.5	3,947	\$ 1,277.28	\$ 2,099.93	5,938.1	11,795	\$ 3,096.67	\$ 5,609.87	16%	33%	41%	37%
Other	-	-	\$ -	\$ -	276.0	192	\$ 43.71	\$ 96.17	0%	0%	0%	0%
Public space	3.2	2	\$ 3.19	\$ 3.38	2,135.5	164	\$ 44.44	\$ 66.84	0%	1%	7%	5%
Total	1,688.4	4,105	\$ 1,403.41	\$ 2,276.55	431,243.1	31,129	\$ 16,595.16	\$ 26,426.91	0%	13%	8%	9%

Source: WDC Baseline Database (July 2017 Property Snapshot). Excludes Roads and NULL.

Figure 0.6: Qualifying Residential Zone - Operative District Plan Section Summary

Operative Plan Section	Policy Area of Effect				Total District				Policy Area of Effect as Share of District			
	Hectares of Properties	Count of Properties	Land Value of Properties (\$m)	Capital Value of Properties (\$m)	Hectares of Properties	Count of Properties	Land Value of Properties (\$m)	Capital Value of Properties (\$m)	Hectares of Properties	Count of Properties	Land Value of Properties (\$m)	Capital Value of Properties (\$m)
Franklin	959.9	1,088	\$ 513.86	\$ 750.29	425,114.9	19,776	\$ 13,230.83	\$ 19,881.92	0%	6%	4%	4%
Waikato	728.4	3,017	\$ 889.55	\$ 1,526.26	6,128.3	11,353	\$ 3,364.33	\$ 6,544.99	12%	27%	26%	23%
Total	1,688.4	4,105	\$ 1,403.41	\$ 2,276.55	431,243.1	31,129	\$ 16,595.16	\$ 26,426.91	0%	13%	8%	9%

Source: WDC Baseline Database (July 2017 Property Snapshot). Excludes Roads and NULL.

Figure 0.7: Qualifying Residential Zone - Proposed District Plan Zone Summary

Proposed Zone Sub-Category	Proposed DP Zone	Policy Area of Effect				Total District				Policy Area of Effect as Share of District			
		Hectares of Properties	Count of Properties	Land Value of Properties (\$m)	Capital Value of Properties (\$m)	Hectares of Properties	Count of Properties	Land Value of Properties (\$m)	Capital Value of Properties (\$m)	Hectares of Properties	Count of Properties	Land Value of Properties (\$m)	Capital Value of Properties (\$m)
Public Space	Reserve	0.0	1	\$ 2.26	\$ 2.26	13,541.3	184	\$ 72.13	\$ 257.24	0%	1%	3%	1%
Urban	Residential	1,150.0	3,233	\$ 1,054.26	\$ 1,743.36	1,878.1	8,789	\$ 2,269.46	\$ 4,165.87	61%	37%	46%	42%
Other	Paa	-	-	\$ -	\$ -	627.6	209	\$ 58.09	\$ 146.17	0%	0%	0%	0%
Rural	Country Living	11.7	5	\$ 4.36	\$ 5.72	3,154.1	2,404	\$ 1,142.04	\$ 2,284.57	0%	0%	0%	0%
Other	Motorsport and Recreation	-	-	\$ -	\$ -	220.4	98	\$ 35.80	\$ 86.34	0%	0%	0%	0%
Urban	Business Town Centre	-	-	\$ -	\$ -	28.3	245	\$ 74.22	\$ 129.75	0%	0%	0%	0%
Urban	Tamahere Business Zone	-	-	\$ -	\$ -	0.9	1	\$ 0.51	\$ 0.51	0%	0%	0%	0%
Industrial	Heavy Industrial	-	-	\$ -	\$ -	276.1	18	\$ 39.73	\$ 202.06	0%	0%	0%	0%
Urban	Village	468.4	850	\$ 326.26	\$ 505.54	10,060.8	4,551	\$ 1,898.64	\$ 3,119.25	5%	19%	17%	16%
Industrial	Industrial	0.9	1	\$ -	\$ -	450.2	243	\$ 160.17	\$ 307.19	0%	0%	0%	0%
Urban	Business	1.8	2	\$ 1.17	\$ 1.70	71.4	294	\$ 87.26	\$ 170.35	3%	1%	1%	1%
Rural	Rural	55.6	13	\$ 15.10	\$ 17.98	400,814.2	14,085	\$ 10,751.68	\$ 15,550.52	0%	0%	0%	0%
Urban	Rangitahi Peninsula Zone	-	-	\$ -	\$ -	119.9	8	\$ 5.43	\$ 7.09	0%	0%	0%	0%
Total		1,688.4	4,105	\$ 1,403.41	\$ 2,276.55	431,243.1	31,129	\$ 16,595.16	\$ 26,426.91	0%	13%	8%	9%

Source: WDC Baseline Database (July 2017 Property Snapshot). Excludes Roads and NULL.

Figure 0.8: Qualifying Residential Zone - Proposed District Plan Zone Sub Category Summary

Proposed Zone Sub-Category	Policy Area of Effect				Total District				Policy Area of Effect as Share of District			
	Hectares of Properties	Count of Properties	Land Value of Properties (\$m)	Capital Value of Properties (\$m)	Hectares of Properties	Count of Properties	Land Value of Properties (\$m)	Capital Value of Properties (\$m)	Hectares of Properties	Count of Properties	Land Value of Properties (\$m)	Capital Value of Properties (\$m)
Industrial	0.9	1	\$ -	\$ -	726.2	261	\$ 199.9	\$ 509.2	0%	0%	0%	0%
Commercial	-	-	\$ -	\$ -	-	-	\$ -	\$ -	0%	0%	0%	0%
Rural	67.3	18	\$ 19.5	\$ 23.7	403,968.2	16,489	\$ 11,893.7	\$ 17,835.1	0%	0%	0%	0%
Urban	1,620.2	4,085	\$ 1,381.7	\$ 2,250.6	12,159.3	13,888	\$ 4,335.5	\$ 7,592.8	13%	29%	32%	30%
Other	-	-	\$ -	\$ -	848.0	307	\$ 93.9	\$ 232.5	0%	0%	0%	0%
Public space	0.0	1	\$ 2.3	\$ 2.3	13,541.3	184	\$ 72.1	\$ 257.2	0%	1%	3%	1%
Total	1,688.4	4,105	\$ 1,403.4	\$ 2,276.6	431,243.1	31,129	\$ 16,595.2	\$ 26,426.9	0%	13%	8%	9%

Source: WDC Baseline Database (July 2017 Property Snapshot). Excludes Roads and NULL.

3.3.4 Natural Assets and Resources Directly Affected

Figure 0.9: Qualifying Residential Zone - High Class Soils by Community Summary

Ward	Community	Policy Area of Effect				Total District				Policy Area of Effect as Share of District			
		Soil Type 1 (Ha)	Soil Type 2 (Ha)	Soil Type 3 (Ha)	Total High Class Soils (Ha)	Soil Type 1 (Ha)	Soil Type 2 (Ha)	Soil Type 3 (Ha)	Total High Class Soils (Ha)	Soil Type 1 (Ha)	Soil Type 2 (Ha)	Soil Type 3 (Ha)	Total High Class Soils (Ha)
Awaroa ki Tuakau Ward	Otaua-Aka Aka Community	-	0.01	-	0.01	381.83	572.10	-	953.93	0%	0%	0%	0%
Awaroa ki Tuakau Ward	Pokeno Community	-	103.92	-	103.92	19.54	1,028.94	-	1,048.48	0%	10%	0%	10%
Awaroa ki Tuakau Ward	Tuakau Community	0.03	331.61	-	331.64	445.53	1,997.95	-	2,443.48	0%	17%	0%	14%
Awaroa ki Tuakau Ward	Waiuku-Karioitahi Community	-	-	-	-	25.18	633.15	-	658.33	0%	0%	0%	0%
Whangamarino Ward	Mangatangi Community	-	-	-	-	-	1,648.12	23.62	1,671.74	0%	0%	0%	0%
Whangamarino Ward	Mangatawhiri Community	-	-	-	-	-	2,724.74	232.44	2,957.18	0%	0%	0%	0%
Whangamarino Ward	Maramarua Community	-	-	-	-	-	1,769.83	108.57	1,878.40	0%	0%	0%	0%
Whangamarino Ward	Meremere Community	-	-	-	-	-	821.74	-	821.74	0%	0%	0%	0%
Whangamarino Ward	Te Kauwhata	-	54.02	-	54.02	-	2,723.26	-	2,723.26	0%	2%	0%	2%
Onewhero Ward	Glen Murray Community	-	-	-	-	-	571.58	865.06	1,436.64	0%	0%	0%	0%
Onewhero Ward	Onewhero Community	-	-	-	-	81.22	2,835.69	257.52	3,174.43	0%	0%	0%	0%
Onewhero Ward	Port Waikato Community	-	-	-	-	-	34.96	155.96	190.92	0%	0%	0%	0%
Onewhero Ward	Pukekawa-Opuatia Community	-	-	-	-	844.07	2,670.17	29.41	3,543.65	0%	0%	0%	0%
Onewhero Ward	Waikaretu Community	-	-	-	-	-	-	1,069.45	1,069.45	0%	0%	0%	0%
Huntly Ward	Huntly Community	-	-	-	-	-	2,243.96	-	2,243.96	0%	0%	0%	0%
Huntly Ward	Ohinewai Community	-	-	-	-	-	2,026.87	-	2,026.87	0%	0%	0%	0%
Hukanui-Waerenga Ward	Gordonton Community	-	-	3.38	3.38	1,072.06	7,754.56	150.18	8,976.80	0%	0%	2%	0%
Hukanui-Waerenga Ward	Orini-Tauhei Community	-	-	-	-	148.26	13,622.97	1.40	13,772.63	0%	0%	0%	0%
Hukanui-Waerenga Ward	Waerenga Community	-	-	-	-	-	5,485.29	-	5,485.29	0%	0%	0%	0%
Hukanui-Waerenga Ward	Waiterimu-Te Hoe Community	-	-	-	-	-	4,868.83	-	4,868.83	0%	0%	0%	0%
Ngaruawahia Ward	Horsham Downs Community	13.69	6.35	-	20.04	246.25	2,199.46	-	2,445.71	6%	0%	0%	1%
Ngaruawahia Ward	Ngaruawahia Community	8.51	56.98	-	65.49	117.56	1,078.22	112.82	1,308.60	7%	5%	0%	5%
Ngaruawahia Ward	Taupiri Community	2.36	9.00	-	11.36	221.28	2,085.15	-	2,306.43	1%	0%	0%	0%
Whaingaroa Ward	Naike Community	-	-	-	-	-	248.47	796.16	1,044.63	0%	0%	0%	0%
Whaingaroa Ward	Pukemiro Community	-	-	-	-	-	59.39	19.61	79.00	0%	0%	0%	0%
Whaingaroa Ward	Rotongaro-Ruawaro Community	-	-	-	-	-	2,780.56	276.26	3,056.82	0%	0%	0%	0%
Whaingaroa Ward	Rotowaro Community	-	-	-	-	-	26.85	-	26.85	0%	0%	0%	0%
Whaingaroa Ward	Te Akau Community	-	-	-	-	-	180.11	844.83	1,024.94	0%	0%	0%	0%
Whaingaroa Ward	Waingaro Community	-	-	-	-	13.85	329.20	293.71	636.76	0%	0%	0%	0%
Whaingaroa Ward	Waitetuna Community	-	-	-	-	-	1,517.75	355.49	1,873.24	0%	0%	0%	0%
Newcastle Ward	Horotiu Community	-	4.47	-	4.47	96.98	471.31	-	568.29	0%	1%	0%	1%
Newcastle Ward	Rotokauri Community	-	-	-	-	116.83	686.43	-	803.26	0%	0%	0%	0%
Newcastle Ward	Te Kowhai Community	1.27	3.48	-	4.75	498.30	2,382.00	-	2,880.30	0%	0%	0%	0%
Newcastle Ward	Whatawhata-Koromatua Community	-	6.03	-	6.03	205.05	1,291.30	-	1,496.35	0%	0%	0%	0%
Eureka Ward	Eureka Community	-	-	-	-	118.67	4,560.27	-	4,678.94	0%	0%	0%	0%
Eureka Ward	Matangi Community	2.36	0.84	-	3.20	1,164.04	580.70	-	1,744.74	0%	0%	0%	0%
Eureka Ward	Puketaha Community	-	-	-	-	330.98	3,975.07	-	4,306.05	0%	0%	0%	0%
Eureka Ward	Tauwhare Community	-	-	-	-	368.49	288.78	-	657.27	0%	0%	0%	0%
Tamahere Ward	Hautapu Community	-	-	-	-	2,302.75	853.94	-	3,156.69	0%	0%	0%	0%
Tamahere Ward	Tamahere Community	-	-	-	-	1,026.53	14.35	-	1,040.88	0%	0%	0%	0%
Raglan Ward	Raglan Community	-	-	-	-	-	-	117.01	117.01	0%	0%	0%	0%
Raglan Ward	Waitetuna-Te Uku Community	-	-	-	-	-	108.41	768.59	877.00	0%	0%	0%	0%
Total		28.22	576.71	3.38	608.31	9,845.25	81,752.43	6,478.09	98,075.77	0%	1%	0%	1%

Source: WDC Baseline Database

Figure 0.10: Qualifying Residential Zone - High Class Soils by Ward Summary

Ward	Policy Area of Effect				Total District				Policy Area of Effect as Share of District			
	Soil Type 1 (Ha)	Soil Type 2 (Ha)	Soil Type 3 (Ha)	Total High Class Soils (Ha)	Soil Type 1 (Ha)	Soil Type 2 (Ha)	Soil Type 3 (Ha)	Total High Class Soils (Ha)	Soil Type 1 (Ha)	Soil Type 2 (Ha)	Soil Type 3 (Ha)	Total High Class Soils (Ha)
Awaroa ki Tuakau Ward	0.03	435.54	-	435.57	872.08	4,232.14	-	5,104.22	0%	10%	0%	9%
Whangamarino Ward	-	54.02	-	54.02	-	9,687.69	364.63	10,052.32	0%	1%	0%	1%
Onewhero Ward	-	-	-	-	925.29	6,112.40	2,377.40	9,415.09	0%	0%	0%	0%
Huntly Ward	-	-	-	-	-	4,270.83	-	4,270.83	0%	0%	0%	0%
Hukanui-Waerenga Ward	-	-	3.38	3.38	1,220.32	31,731.65	151.58	33,103.55	0%	0%	2%	0%
Ngaruawahia Ward	24.56	72.33	-	96.89	585.09	5,362.83	112.82	6,060.74	4%	1%	0%	2%
Whaingaroa Ward	-	-	-	-	13.85	5,142.33	2,586.06	7,742.24	0%	0%	0%	0%
Newcastle Ward	1.27	13.98	-	15.25	917.16	4,831.04	-	5,748.20	0%	0%	0%	0%
Eureka Ward	2.36	0.84	-	3.20	1,982.18	9,404.82	-	11,387.00	0%	0%	0%	0%
Tamahere Ward	-	-	-	-	3,329.28	868.29	-	4,197.57	0%	0%	0%	0%
Raglan Ward	-	-	-	-	-	108.41	885.60	994.01	0%	0%	0%	0%
Total	28.22	576.71	3.38	608.31	9,845.25	81,752.43	6,478.09	98,075.77	0%	1%	0%	1%

Source: WDC Baseline Database

Figure 0.11: Qualifying Residential Zone - Natural Areas by Community Summary

Ward	Community	Policy Area of Effect					Total District					Policy Area of Effect as Share of District				
		Hectares of SNA (PDP)	Hectares of ONL (PDP)	Hectares of ONF (PDP)	Hectares of Natural Character (PDP)	Hectares of SAL (PDP)	Hectares of SNA (PDP)	Hectares of ONL (PDP)	Hectares of ONF (PDP)	Hectares of Natural Character (PDP)	Hectares of SAL (PDP)	Hectares of SNA (PDP)	Hectares of ONL (PDP)	Hectares of ONF (PDP)	Hectares of Natural Character (PDP)	Hectares of SAL (PDP)
Awaroa ki Tuakau Ward	Otaua-Aka Aka Community	-	-	-	-	-	1,909.22	-	1,944.20	-	851.97	0%	0%	0%	0%	0%
Awaroa ki Tuakau Ward	Pokeno Community	5.96	-	-	-	-	638.02	-	-	-	127.39	1%	0%	0%	0%	0%
Awaroa ki Tuakau Ward	Tuakau Community	1.39	-	-	-	-	312.58	-	-	-	644.78	0%	0%	0%	0%	0%
Awaroa ki Tuakau Ward	Waiuku-Karioitahi Community	-	-	-	-	-	121.12	-	-	-	-	0%	0%	0%	0%	0%
Whangamarino Ward	Mangatangi Community	-	-	-	-	-	12,054.39	12,315.24	-	-	-	0%	0%	0%	0%	0%
Whangamarino Ward	Mangatawhiri Community	-	-	-	-	-	1,928.42	6.11	1,474.55	-	-	0%	0%	0%	0%	0%
Whangamarino Ward	Maramarua Community	-	-	-	-	-	1,385.71	-	157.08	-	2,576.43	0%	0%	0%	0%	0%
Whangamarino Ward	Meremere Community	-	-	-	-	-	3,834.58	-	3,777.89	-	109.86	0%	0%	0%	0%	0%
Whangamarino Ward	Te Kauwhata	0.17	-	0.17	-	-	2,376.53	-	2,255.01	-	114.47	0%	0%	0%	0%	0%
Onewhero Ward	Glen Murray Community	-	-	-	-	-	881.98	-	5.53	-	29.34	0%	0%	0%	0%	0%
Onewhero Ward	Onewhero Community	-	-	-	-	-	844.31	-	96.73	-	736.09	0%	0%	0%	0%	0%
Onewhero Ward	Port Waikato Community	-	-	-	-	-	3,846.93	-	122.85	630.51	958.06	0%	0%	0%	0%	0%
Onewhero Ward	Pukekawa-Opuatia Community	-	-	-	-	-	1,171.01	-	-	-	396.09	0%	0%	0%	0%	0%
Onewhero Ward	Waikaretu Community	-	-	-	-	-	752.81	-	-	88.61	89.68	0%	0%	0%	0%	0%
Huntly Ward	Huntly Community	1.24	-	-	-	0.24	3,241.02	-	2,410.06	-	190.24	0%	0%	0%	0%	0%
Huntly Ward	Ohinewai Community	-	-	-	-	-	607.95	-	547.81	-	143.74	0%	0%	0%	0%	0%
Hukanui-Waerenga Ward	Gordonton Community	-	-	-	-	-	23.97	-	-	-	-	0%	0%	0%	0%	0%
Hukanui-Waerenga Ward	Orini-Tauhei Community	-	-	-	-	-	188.80	-	-	-	-	0%	0%	0%	0%	0%
Hukanui-Waerenga Ward	Waerenga Community	-	-	-	-	-	674.25	-	0.02	-	644.76	0%	0%	0%	0%	0%
Hukanui-Waerenga Ward	Waiterimu-Te Hoe Community	-	-	-	-	-	2,306.75	-	5,204.29	-	2,223.87	0%	0%	0%	0%	0%
Ngaruawahia Ward	Horsham Downs Community	-	-	-	-	1.67	28.42	-	-	-	60.29	0%	0%	0%	0%	3%
Ngaruawahia Ward	Ngaruawahia Community	-	-	-	-	0.57	173.24	-	126.71	-	40.38	0%	0%	0%	0%	1%
Ngaruawahia Ward	Taupiri Community	1.81	-	-	-	1.34	101.96	-	-	-	6.61	2%	0%	0%	0%	20%
Whaingaroa Ward	Naike Community	-	-	-	-	-	409.90	-	-	-	-	0%	0%	0%	0%	0%
Whaingaroa Ward	Pukemiro Community	-	-	-	-	-	351.14	-	233.03	-	-	0%	0%	0%	0%	0%
Whaingaroa Ward	Rotongaro-Ruawaro Community	-	-	-	-	-	1,694.64	-	2,011.95	-	563.98	0%	0%	0%	0%	0%
Whaingaroa Ward	Rotowaro Community	-	-	-	-	-	177.51	-	-	-	-	0%	0%	0%	0%	0%
Whaingaroa Ward	Te Akau Community	-	-	-	-	-	1,891.08	-	197.09	975.15	561.19	0%	0%	0%	0%	0%
Whaingaroa Ward	Waingaro Community	-	-	-	-	-	5,749.13	-	4,146.72	299.22	-	0%	0%	0%	0%	0%
Whaingaroa Ward	Waitetuna Community	-	-	-	-	-	11,152.66	6,563.19	2,835.88	109.98	-	0%	0%	0%	0%	0%
Newcastle Ward	Horotiu Community	-	-	-	-	-	29.90	-	-	-	-	0%	0%	0%	0%	0%
Newcastle Ward	Rotokauri Community	-	-	-	-	-	23.94	-	-	-	-	0%	0%	0%	0%	0%
Newcastle Ward	Te Kowhai Community	0.17	-	-	-	-	128.11	-	-	-	-	0%	0%	0%	0%	0%
Newcastle Ward	Whatawhata-Koromatua Community	-	-	-	-	-	61.14	-	-	-	-	0%	0%	0%	0%	0%
Eureka Ward	Eureka Community	-	-	-	-	-	-	-	-	-	-	0%	0%	0%	0%	0%
Eureka Ward	Matangi Community	-	-	-	-	-	33.91	-	-	-	-	0%	0%	0%	0%	0%
Eureka Ward	Puketaha Community	-	-	-	-	-	38.64	-	-	-	-	0%	0%	0%	0%	0%
Eureka Ward	Tauwhare Community	-	-	-	-	-	127.17	-	-	-	-	0%	0%	0%	0%	0%
Tamahere Ward	Hautapu Community	-	-	-	-	-	160.13	-	-	-	41.59	0%	0%	0%	0%	0%
Tamahere Ward	Tamahere Community	-	-	-	-	-	167.95	-	-	-	23.62	0%	0%	0%	0%	0%
Raglan Ward	Raglan Community	2.61	2.14	-	-	1.17	939.76	776.00	-	330.05	440.86	0%	0%	0%	0%	0%
Raglan Ward	Waitetuna-Te Uku Community	-	-	-	-	-	7,409.01	3,562.29	1,431.07	2,645.69	1,537.73	0%	0%	0%	0%	0%
Total		13.35	2.14	0.17	-	4.99	69,949.69	23,222.83	28,978.47	5,079.21	13,113.02	0%	0%	0%	0%	0%

Source: WDC Baseline Database

Figure 0.12: Qualifying Residential Zone - Natural Areas by Ward Summary

Ward	Policy Area of Effect					Total District					Policy Area of Effect as Share of District				
	Hectares of SNA (PDP)	Hectares of ONL (PDP)	Hectares of ONF (PDP)	Hectares of Natural Character (PDP)	Hectares of SAL (PDP)	Hectares of SNA (PDP)	Hectares of ONL (PDP)	Hectares of ONF (PDP)	Hectares of Natural Character (PDP)	Hectares of SAL (PDP)	Hectares of SNA (PDP)	Hectares of ONL (PDP)	Hectares of ONF (PDP)	Hectares of Natural Character (PDP)	Hectares of SAL (PDP)
Awaroa ki Tuakau Ward	7.35	-	-	-	-	2,980.94	-	1,944.20	-	1,624.14	0%	0%	0%	0%	0%
Whangamarino Ward	0.17	-	0.17	-	-	21,579.63	12,321.35	7,664.53	-	2,800.76	0%	0%	0%	0%	0%
Onewhero Ward	-	-	-	-	-	7,497.04	-	225.11	719.12	2,209.26	0%	0%	0%	0%	0%
Huntly Ward	1.24	-	-	-	0.24	3,848.97	-	2,957.87	-	333.98	0%	0%	0%	0%	0%
Hukanui-Waerenga Ward	-	-	-	-	-	3,193.77	-	5,204.31	-	2,868.63	0%	0%	0%	0%	0%
Ngaruawahia Ward	1.81	-	-	-	3.58	303.62	-	126.71	-	107.28	1%	0%	0%	0%	3%
Whaingaroa Ward	-	-	-	-	-	21,426.06	6,563.19	9,424.67	1,384.35	1,125.17	0%	0%	0%	0%	0%
Newcastle Ward	0.17	-	-	-	-	243.09	-	-	-	-	0%	0%	0%	0%	0%
Eureka Ward	-	-	-	-	-	199.72	-	-	-	-	0%	0%	0%	0%	0%
Tamahere Ward	-	-	-	-	-	328.08	-	-	-	65.21	0%	0%	0%	0%	0%
Raglan Ward	2.61	2.14	-	-	1.17	8,348.77	4,338.29	1,431.07	2,975.74	1,978.59	0%	0%	0%	0%	0%
Total	13.35	2.14	0.17	-	4.99	69,949.69	23,222.83	28,978.47	5,079.21	13,113.02	0%	0%	0%	0%	0%

Source: WDC Baseline Database

Figure 0.13: Qualifying Residential Zone - Environment and Aggregate Extraction by Community Summary

Ward	Community	Policy Area of Effect			Total District			Policy Area of Effect as Share of District		
		Hectares of Env. Protection Area (PDP)	Hectares of Aggregate Extraction Area (PDP)	Hectares of Aggregate Resource Area (PDP)	Hectares of Env. Protection Area (PDP)	Hectares of Aggregate Extraction Area (PDP)	Hectares of Aggregate Resource Area (PDP)	Hectares of Env. Protection Area (PDP)	Hectares of Aggregate Extraction Area (PDP)	Hectares of Aggregate Resource Area (PDP)
Awaroa ki Tuakau Ward	Otaua-Aka Aka Community	-	-	-	-	1,517.09	-	0%	0%	0%
Awaroa ki Tuakau Ward	Pokeno Community	-	-	-	-	34.15	-	0%	0%	0%
Awaroa ki Tuakau Ward	Tuakau Community	-	-	-	-	17.74	-	0%	0%	0%
Awaroa ki Tuakau Ward	Waiuku-Karioitahi Community	-	-	-	-	-	-	0%	0%	0%
Whangamarino Ward	Mangatangi Community	-	-	-	-	-	-	0%	0%	0%
Whangamarino Ward	Mangatawhiri Community	-	-	-	-	-	-	0%	0%	0%
Whangamarino Ward	Maramarua Community	-	-	-	-	34.41	-	0%	0%	0%
Whangamarino Ward	Meremere Community	-	-	-	-	21.70	-	0%	0%	0%
Whangamarino Ward	Te Kauwhata	2	-	-	30.58	13.90	-	8%	0%	0%
Onewhero Ward	Glen Murray Community	-	-	-	-	-	-	0%	0%	0%
Onewhero Ward	Onewhero Community	-	-	-	-	-	-	0%	0%	0%
Onewhero Ward	Port Waikato Community	-	-	-	-	-	-	0%	0%	0%
Onewhero Ward	Pukekawa-Opuatia Community	-	-	-	-	26.43	-	0%	0%	0%
Onewhero Ward	Waikaretu Community	-	-	-	-	6.38	-	0%	0%	0%
Huntly Ward	Huntly Community	-	-	-	-	113.53	70.55	0%	0%	0%
Huntly Ward	Ohinewai Community	-	-	-	-	-	-	0%	0%	0%
Hukanui-Waerenga Ward	Gordonton Community	-	-	-	-	-	-	0%	0%	0%
Hukanui-Waerenga Ward	Orini-Tauhei Community	-	-	-	-	59.79	-	0%	0%	0%
Hukanui-Waerenga Ward	Waerenga Community	-	-	-	-	41.76	-	0%	0%	0%
Hukanui-Waerenga Ward	Waiterimu-Te Hoe Community	-	-	-	-	-	-	0%	0%	0%
Ngaruawahia Ward	Horsham Downs Community	-	-	-	-	-	-	0%	0%	0%
Ngaruawahia Ward	Ngaruawahia Community	-	-	-	-	35.19	-	0%	0%	0%
Ngaruawahia Ward	Taupiri Community	-	-	-	-	-	-	0%	0%	0%
Whaingaroa Ward	Naike Community	-	-	-	-	-	-	0%	0%	0%
Whaingaroa Ward	Pukemiro Community	-	-	-	-	13.05	-	0%	0%	0%
Whaingaroa Ward	Rotongaro-Ruawaro Community	-	-	-	-	-	-	0%	0%	0%
Whaingaroa Ward	Rotowaro Community	-	-	-	-	-	-	0%	0%	0%
Whaingaroa Ward	Te Akau Community	-	-	-	-	-	-	0%	0%	0%
Whaingaroa Ward	Waingarua Community	-	-	-	-	-	-	0%	0%	0%
Whaingaroa Ward	Waitetuna Community	-	-	-	-	0.72	-	0%	0%	0%
Newcastle Ward	Horotiu Community	-	-	-	-	-	-	0%	0%	0%
Newcastle Ward	Rotokauri Community	-	-	-	-	-	-	0%	0%	0%
Newcastle Ward	Te Kowhai Community	-	-	-	-	78.43	-	0%	0%	0%
Newcastle Ward	Whatawhata-Koromatua Community	-	-	-	-	-	-	0%	0%	0%
Eureka Ward	Eureka Community	-	-	-	-	-	-	0%	0%	0%
Eureka Ward	Matangi Community	-	-	-	-	-	-	0%	0%	0%
Eureka Ward	Puketaha Community	-	-	-	-	-	-	0%	0%	0%
Eureka Ward	Tauwhare Community	-	-	-	-	-	-	0%	0%	0%
Tamahere Ward	Hautapu Community	-	-	-	-	85.36	-	0%	0%	0%
Tamahere Ward	Tamahere Community	-	-	-	-	-	-	0%	0%	0%
Raglan Ward	Raglan Community	-	-	-	-	-	-	0%	0%	0%
Raglan Ward	Waitetuna-Te Uku Community	-	-	-	-	13.03	-	0%	0%	0%
Total		2.37	-	-	30.58	2,112.66	70.55	8%	0%	0%

Source: WDC Baseline Database

Figure 0.14: Qualifying Residential Zone - Environment and Aggregate Extraction by Ward Summary

Ward	Policy Area of Effect			Total District			Policy Area of Effect as Share of District		
	Hectares of Env. Protection Area (PDP)	Hectares of Aggregate Extraction Area (PDP)	Hectares of Aggregate Resource Area (PDP)	Hectares of Env. Protection Area (PDP)	Hectares of Aggregate Extraction Area (PDP)	Hectares of Aggregate Resource Area (PDP)	Hectares of Env. Protection Area (PDP)	Hectares of Aggregate Extraction Area (PDP)	Hectares of Aggregate Resource Area (PDP)
Awaroa ki Tuakau Ward	-	-	-	-	1,568.98	-	0%	0%	0%
Whangamarino Ward	2.37	-	-	30.58	70.01	-	8%	0%	0%
Onewhero Ward	-	-	-	-	32.81	-	0%	0%	0%
Huntly Ward	-	-	-	-	113.53	70.55	0%	0%	0%
Hukanui-Waerenga Ward	-	-	-	-	101.55	-	0%	0%	0%
Ngaruawahia Ward	-	-	-	-	35.19	-	0%	0%	0%
Whaingaroa Ward	-	-	-	-	13.77	-	0%	0%	0%
Newcastle Ward	-	-	-	-	78.43	-	0%	0%	0%
Eureka Ward	-	-	-	-	-	-	0%	0%	0%
Tamahere Ward	-	-	-	-	85.36	-	0%	0%	0%
Raglan Ward	-	-	-	-	13.03	-	0%	0%	0%
Total	2.37	-	-	30.58	2,112.66	70.55	8%	0%	0%

Source: WDC Baseline Database

3.3.5 Communities or Groups and Cultural/Heritage Assets Directly Affected

Figure 0.15: Qualifying Residential Zone - Community Property Summary

Ward	Community	Policy Area of Effect				Total District				Policy Area of Effect as Share of District			
		Hectares of Properties	Count of Properties	Count of Estimated Pop. 2016	Count of Estimated Hholds. 2016	Hectares of Properties	Count of Properties	Count of Estimated Pop. 2016	Count of Estimated Hholds. 2016	Hectares of Properties	Count of Properties	Count of Estimated Pop. 2016	Count of Estimated Hholds. 2016
Awaroa ki Tuakau Ward	Otaua-Aka Aka Community	16.02	1	-	-	13,863.05	785.00	1,953	720	0%	0%	0%	0%
Awaroa ki Tuakau Ward	Pokeno Community	321.59	261	413	147	4,711.15	1,667	2,337	832	7%	16%	18%	18%
Awaroa ki Tuakau Ward	Tuakau Community	458.75	787	2,053	737	5,475.69	2,563.00	6,742	2,418	8%	31%	30%	30%
Awaroa ki Tuakau Ward	Waiuku-Karioitahi Community	-	-	-	-	2,519.28	362	764	295	0%	0%	0%	0%
Whangamarino Ward	Mangatangi Community	-	-	-	-	17,589.56	114	298	111	0%	0%	0%	0%
Whangamarino Ward	Mangatawhiri Community	-	-	-	-	10,842.27	421	1,059	391	0%	0%	0%	0%
Whangamarino Ward	Maramarua Community	-	-	-	-	11,473.21	443	833	306	0%	0%	0%	0%
Whangamarino Ward	Meremere Community	3.03	23	63	21	7,364.42	430	802	275	0%	5%	8%	8%
Whangamarino Ward	Te Kauwhata	182.90	266	705	264	13,446.95	1,486	3,031	1,032	1%	18%	23%	26%
Onewhero Ward	Glen Murray Community	-	-	-	-	18,148.00	178	362	135	0%	0%	0%	0%
Onewhero Ward	Onewhero Community	-	-	-	-	18,763.09	672	1,600	601	0%	0%	0%	0%
Onewhero Ward	Port Waikato Community	-	-	-	-	13,658.20	582	777	293	0%	0%	0%	0%
Onewhero Ward	Pukekawa-Opuatia Community	-	-	-	-	13,202.27	675	1,356	511	0%	0%	0%	0%
Onewhero Ward	Waikaretu Community	-	-	-	-	7,978.06	56	99	37	0%	0%	0%	0%
Huntly Ward	Huntly Community	188.91	793	2,108	778	16,404.50	3,808	8,722	3,168	1%	21%	24%	25%
Huntly Ward	Ohinewai Community	-	-	-	-	4,998.47	167	439	127	0%	0%	0%	0%
Hukanui-Waerenga Ward	Gordonton Community	7.43	31	120	36	10,755.18	563	2,034	653	0%	6%	6%	6%
Hukanui-Waerenga Ward	Orini-Tauhei Community	-	-	-	-	17,796.13	541	1,620	556	0%	0%	0%	0%
Hukanui-Waerenga Ward	Waerenga Community	-	-	-	-	17,983.40	351	971	273	0%	0%	0%	0%
Hukanui-Waerenga Ward	Waiterimu-Te Hoe Community	-	-	-	-	22,337.64	270	736	211	0%	0%	0%	0%
Ngaruawahia Ward	Horsham Downs Community	37.15	102	283	106	3,831.74	760	1,766	636	1%	13%	16%	17%
Ngaruawahia Ward	Ngaruawahia Community	246.42	776	2,317	804	2,575.22	2,431	6,869	2,392	10%	32%	34%	34%
Ngaruawahia Ward	Taupiri Community	63.99	155	347	143	2,896.17	436	986	376	2%	36%	35%	38%
Whaingaroa Ward	Naike Community	-	-	-	-	11,120.79	87	185	71	0%	0%	0%	0%
Whaingaroa Ward	Pukemiro Community	-	-	-	-	5,608.75	264	473	177	0%	0%	0%	0%
Whaingaroa Ward	Rotongaro-Ruawaro Community	-	-	-	-	13,499.61	314	529	200	0%	0%	0%	0%
Whaingaroa Ward	Rotowaro Community	-	-	-	-	2,087.83	104	223	83	0%	0%	0%	0%
Whaingaroa Ward	Te Akau Community	-	-	-	-	112,760.99	358	397	153	0%	0%	0%	0%
Whaingaroa Ward	Waingaro Community	-	-	-	-	21,242.43	483	877	327	0%	0%	0%	0%
Whaingaroa Ward	Waitetuna Community	-	-	-	-	28,121.13	839	1,749	653	0%	0%	0%	0%
Newcastle Ward	Horotiu Community	10.86	31	67	25	1,104.67	157	351	131	1%	20%	19%	19%
Newcastle Ward	Rotokauri Community	-	-	-	-	1,626.09	355	1,000	350	0%	0%	0%	0%
Newcastle Ward	Te Kowhai Community	13.62	63	178	67	4,858.01	810	1,977	736	0%	8%	9%	9%
Newcastle Ward	Whatawhata-Koromatua Community	6.07	52	167	58	2,848.96	564	1,534	535	0%	9%	11%	11%
Eureka Ward	Eureka Community	-	-	-	-	6,607.11	447	1,376	487	0%	0%	0%	0%
Eureka Ward	Matangi Community	4.63	39	128	45	2,717.20	727	2,106	739	0%	5%	6%	6%
Eureka Ward	Puketaha Community	-	-	-	-	4,720.69	343	1,055	374	0%	0%	0%	0%
Eureka Ward	Tauwhare Community	-	-	-	-	6,332.56	410	1,149	396	0%	0%	0%	0%
Tamahere Ward	Hautapu Community	-	-	-	-	3,790.18	894	2,505	862	0%	0%	0%	0%
Tamahere Ward	Tamahere Community	-	-	-	-	1,584.68	1,215	3,174	1,103	0%	0%	0%	0%
Raglan Ward	Raglan Community	152.72	724	1,267	538	3,805.21	2,326	3,792	1,592	4%	31%	33%	34%
Raglan Ward	Waitetuna-Te Uku Community	-	-	-	-	29,007.92	651	991	370	0%	0%	0%	0%
Other not specified	Other not specified	14.65	1	-	-	1,173.37	20	-	-	1%	5%	0%	0%
Total		1,728.74	4,105	10,216	3,770	523,231.83	31,129	71,601	25,686	0%	13%	14%	15%

Source: WDC Baseline Database, Statistics NZ, M.E (July 2017 Property Snapshot). 2016 household and population counts at the property level are estimates only and may not accurately reflect household and population counts and distributions across properties in all cases

Figure 0.16: Qualifying Residential Zone - Ward Property Summary

Ward	Policy Area of Effect				Total District				Policy Area of Effect as Share of District			
	Hectares of Properties	Count of Properties	Count of Estimated Pop. 2016	Count of Estimated Hholds. 2016	Hectares of Properties	Count of Properties	Count of Estimated Pop. 2016	Count of Estimated Hholds. 2016	Hectares of Properties	Count of Properties	Count of Estimated Pop. 2016	Count of Estimated Hholds. 2016
Awaroa ki Tuakau Ward	796.36	1,049	2,466	884	26,569.17	5,377	11,797	4,264	3%	20%	21%	21%
Whangamarino Ward	185.93	289	768	285	60,716.41	2,894	6,023	2,115	0%	10%	13%	13%
Onewhero Ward	-	-	-	-	71,749.62	2,163	4,194	1,577	0%	0%	0%	0%
Huntly Ward	188.91	793	2,108	778	21,402.97	3,975	9,162	3,295	1%	20%	23%	24%
Hukanui-Waerenga Ward	7.43	31	120	36	68,872.35	1,725	5,361	1,693	0%	2%	2%	2%
Ngaruawahia Ward	347.56	1,033	2,947	1,053	9,303.13	3,627	9,621	3,404	4%	28%	31%	31%
Whaingaroa Ward	-	-	-	-	194,441.53	2,449	4,433	1,664	0%	0%	0%	0%
Newcastle Ward	30.55	146	412	150	10,437.73	1,886	4,861	1,752	0%	8%	8%	9%
Eureka Ward	4.63	39	128	45	20,377.56	1,927	5,687	1,996	0%	2%	2%	2%
Tamahere Ward	-	-	-	-	5,374.86	2,109	5,679	1,965	0%	0%	0%	0%
Raglan Ward	152.72	724	1,267	538	32,813.13	2,977	4,783	1,961	0%	24%	26%	27%
Other not specified	14.65	1	-	-	1,173.37	20	-	-	1%	5%	0%	0%
Total	1,728.74	4,105	10,216	3,770	523,231.83	31,129	71,601	25,686	0%	13%	14%	15%

Source: WDC Baseline Database, Statistics NZ, M.E (July 2017 Property Snapshot). 2016 household and population counts at the property level are estimates only and may not accurately reflect household and population counts and distributions across properties in all cases

Figure 0.17 Qualifying Residential Zone - Maori Properties by Community Summary

Ward	Community	Policy Area of Effect				Total District				Policy Area of Effect as Share of District			
		Count of Maaori Land Properties	Hectares of Maaori Land Properties	Count of Maaori Site of Sig. Paa (PDP)	Count of Maaori Site of Sig. Other (PDP)	Count of Maaori Land Properties	Hectares of Maaori Land Properties	Count of Maaori Site of Sig. Paa (PDP)	Count of Maaori Site of Sig. Other (PDP)	Count of Maaori Land Properties	Hectares of Maaori Land Properties	Count of Maaori Site of Sig. Paa (PDP)	Count of Maaori Site of Sig. Other (PDP)
Awaroa ki Tuakau Ward	Otaua-Aka Aka Community	-	-	-	-	16	285.40	18	-	0%	0%	0%	0%
Awaroa ki Tuakau Ward	Pokeno Community	-	-	-	-	-	-	6	-	0%	0%	0%	0%
Awaroa ki Tuakau Ward	Tuakau Community	-	-	-	-	3	36.54	1	-	0%	0%	0%	0%
Awaroa ki Tuakau Ward	Waiuku-Karioitahi Community	-	-	-	-	-	-	4	-	0%	0%	0%	0%
Whangamarino Ward	Mangatangi Community	-	-	-	-	15	151.51	10	-	0%	0%	0%	0%
Whangamarino Ward	Mangatawhiri Community	-	-	-	-	3	179.41	7	1	0%	0%	0%	0%
Whangamarino Ward	Maramarua Community	-	-	-	-	7	125.29	7	-	0%	0%	0%	0%
Whangamarino Ward	Meremere Community	-	-	-	-	2	116.65	7	6	0%	0%	0%	0%
Whangamarino Ward	Te Kauwhata	-	-	-	-	37	170.04	3	8	0%	0%	0%	0%
Onewhero Ward	Glen Murray Community	-	-	-	-	8	115.98	-	-	0%	0%	0%	0%
Onewhero Ward	Onewhero Community	-	-	-	-	92	1,193.87	6	-	0%	0%	0%	0%
Onewhero Ward	Port Waikato Community	-	-	-	-	56	10,245.09	32	-	0%	0%	0%	0%
Onewhero Ward	Pukekawa-Opuatia Community	-	-	-	-	29	446.09	12	-	0%	0%	0%	0%
Onewhero Ward	Waikaretu Community	-	-	-	-	25	3,491.17	14	-	0%	0%	0%	0%
Huntly Ward	Huntly Community	-	-	-	-	105	430.93	12	4	0%	0%	0%	0%
Huntly Ward	Ohinewai Community	-	-	-	-	9	145.73	1	11	0%	0%	0%	0%
Hukanui-Waerenga Ward	Gordonton Community	-	-	-	-	29	91.34	1	-	0%	0%	0%	0%
Hukanui-Waerenga Ward	Orini-Tauhei Community	-	-	-	-	17	94.97	3	-	0%	0%	0%	0%
Hukanui-Waerenga Ward	Waerenga Community	-	-	-	-	14	161.38	8	-	0%	0%	0%	0%
Hukanui-Waerenga Ward	Waiterimu-Te Hoe Community	-	-	-	-	36	1,609.91	8	26	0%	0%	0%	0%
Ngaruawahia Ward	Horsham Downs Community	-	-	-	-	-	-	2	2	0%	0%	0%	0%
Ngaruawahia Ward	Ngaruawahia Community	-	-	-	-	18	69.59	1	3	0%	0%	0%	0%
Ngaruawahia Ward	Taupiri Community	-	-	1	-	10	3.86	2	-	0%	0%	50%	0%
Whaingaroa Ward	Naike Community	-	-	-	-	3	28.74	-	-	0%	0%	0%	0%
Whaingaroa Ward	Pukemiro Community	-	-	-	-	3	84.03	-	-	0%	0%	0%	0%
Whaingaroa Ward	Rotongaro-Ruawaro Community	-	-	-	-	51	411.46	7	1	0%	0%	0%	0%
Whaingaroa Ward	Rotowaro Community	-	-	-	-	-	-	-	-	0%	0%	0%	0%
Whaingaroa Ward	Te Akau Community	-	-	-	-	46	2,961.64	38	4	0%	0%	0%	0%
Whaingaroa Ward	Waingarua Community	-	-	-	-	56	3,271.36	5	-	0%	0%	0%	0%
Whaingaroa Ward	Waitetuna Community	-	-	-	-	107	3,828.25	8	-	0%	0%	0%	0%
Newcastle Ward	Horotiu Community	-	-	-	-	8	13.71	-	-	0%	0%	0%	0%
Newcastle Ward	Rotokauri Community	-	-	-	-	-	-	1	-	0%	0%	0%	0%
Newcastle Ward	Te Kowhai Community	-	-	-	-	15	74.65	4	-	0%	0%	0%	0%
Newcastle Ward	Whatawhata-Koromatua Community	-	-	-	-	19	18.75	4	-	0%	0%	0%	0%
Eureka Ward	Eureka Community	-	-	-	-	-	-	1	-	0%	0%	0%	0%
Eureka Ward	Matangi Community	-	-	-	-	16	57.07	1	-	0%	0%	0%	0%
Eureka Ward	Puketaha Community	-	-	-	-	-	-	-	-	0%	0%	0%	0%
Eureka Ward	Tauwhare Community	-	-	-	-	56	1,105.99	-	1	0%	0%	0%	0%
Tamahere Ward	Hautapu Community	-	-	-	-	1	0.10	15	4	0%	0%	0%	0%
Tamahere Ward	Tamahere Community	-	-	-	-	1	4.31	6	1	0%	0%	0%	0%
Raglan Ward	Raglan Community	-	-	-	-	57	740.03	12	3	0%	0%	0%	0%
Raglan Ward	Waitetuna-Te Uku Community	-	-	-	-	62	2,674.39	35	3	0%	0%	0%	0%
Other not specified	Other not specified	-	-	-	-	-	-	-	-	0%	0%	0%	0%
Total		-	-	1	-	1,032	34,439.23	302	78	0%	0%	0%	0%

Source: WDC Baseline Database (July 2017 Property Snapshot)

Figure 0.18: Qualifying Residential Zone - Maaori Properties by Ward Summary

Ward	Policy Area of Effect				Total District				Policy Area of Effect as Share of District			
	Count of Maaori Land Properties	Hectares of Maaori Land Properties	Count of Maaori Site of Sig. Paa (PDP)	Count of Maaori Site of Sig. Other (PDP)	Count of Maaori Land Properties	Hectares of Maaori Land Properties	Count of Maaori Site of Sig. Paa (PDP)	Count of Maaori Site of Sig. Other (PDP)	Count of Maaori Land Properties	Hectares of Maaori Land Properties	Count of Maaori Site of Sig. Paa (PDP)	Count of Maaori Site of Sig. Other (PDP)
Awaroa ki Tuakau Ward	-	-	-	-	19	321.94	29	-	0%	0%	0%	0%
Whangamarino Ward	-	-	-	-	64	742.90	34	15	0%	0%	0%	0%
Onewhero Ward	-	-	-	-	210	15,492.20	64	-	0%	0%	0%	0%
Huntly Ward	-	-	-	-	114	576.66	13	15	0%	0%	0%	0%
Hukanui-Waerenga Ward	-	-	-	-	96	1,957.60	20	26	0%	0%	0%	0%
Ngaruawahia Ward	-	-	1	-	28	73.45	5	5	0%	0%	20%	0%
Whaingaroa Ward	-	-	-	-	266	10,585.48	58	5	0%	0%	0%	0%
Newcastle Ward	-	-	-	-	42	107.11	9	-	0%	0%	0%	0%
Eureka Ward	-	-	-	-	72	1,163.06	2	1	0%	0%	0%	0%
Tamahere Ward	-	-	-	-	2	4.41	21	5	0%	0%	0%	0%
Raglan Ward	-	-	-	-	119	3,414.42	47	6	0%	0%	0%	0%
Other not specified	-	-	-	-	-	-	-	-	0%	0%	0%	0%
Total	-	-	1	-	1,032	34,439.23	302	78	0%	0%	0%	0%

Source: WDC Baseline Database (July 2017 Property Snapshot)

Figure 0.19: Qualifying Residential Zone - Heritage and Trees by Community Summary

Community	Community	Policy Area of Effect				Total District				Policy Area of Effect as Share of District			
		Count of NZAA Sites (PDP)	Count of Heritage Items (PDP)	Hectares of Heritage Precinct	Count of Notable Trees (PDP)	Count of NZAA Sites (PDP)	Count of Heritage Items (PDP)	Hectares of Heritage Precinct	Count of Notable Trees (PDP)	Count of NZAA Sites (PDP)	Count of Heritage Items (PDP)	Hectares of Heritage Precinct	Count of Notable Trees (PDP)
Awaroa ki Tuakau Ward	Otaua-Aka Aka Community	-	-	-	-	48	1	-	-	0%	0%	0%	0%
Awaroa ki Tuakau Ward	Pokeno Community	5	1	-	6	27	7	-	6	19%	14%	0%	100%
Awaroa ki Tuakau Ward	Tuakau Community	-	2	-	1	24	14	-	2	0%	14%	0%	50%
Awaroa ki Tuakau Ward	Waiuku-Karioitahi Community	-	-	-	-	6	1	-	-	0%	0%	0%	0%
Whangamarino Ward	Mangatangi Community	-	-	-	-	49	-	-	-	0%	0%	0%	0%
Whangamarino Ward	Mangatawhiri Community	-	-	-	-	28	-	-	-	0%	0%	0%	0%
Whangamarino Ward	Maramarua Community	-	-	-	-	14	3	-	-	0%	0%	0%	0%
Whangamarino Ward	Meremere Community	-	-	-	-	15	2	-	2	0%	0%	0%	0%
Whangamarino Ward	Te Kauwhata	1	3	-	1	31	12	2	2	3%	25%	0%	50%
Onewhero Ward	Glen Murray Community	-	-	-	-	1	-	-	-	0%	0%	0%	0%
Onewhero Ward	Onewhero Community	-	-	-	-	11	4	-	-	0%	0%	0%	0%
Onewhero Ward	Port Waikato Community	-	-	-	-	121	3	-	-	0%	0%	0%	0%
Onewhero Ward	Pukekawa-Opuatia Community	-	-	-	-	30	2	-	-	0%	0%	0%	0%
Onewhero Ward	Waikaretu Community	-	-	-	-	56	-	-	-	0%	0%	0%	0%
Huntly Ward	Huntly Community	-	3	-	2	67	28	1	17	0%	11%	0%	12%
Huntly Ward	Ohinewai Community	-	-	-	-	15	-	-	-	0%	0%	0%	0%
Hukanui-Waerenga Ward	Gordonton Community	1	-	-	-	21	6	-	6	5%	0%	0%	0%
Hukanui-Waerenga Ward	Orini-Tauhei Community	-	-	-	-	7	-	-	-	0%	0%	0%	0%
Hukanui-Waerenga Ward	Waerenga Community	-	-	-	-	11	4	-	1	0%	0%	0%	0%
Hukanui-Waerenga Ward	Waiterimu-Te Hoe Community	-	-	-	-	16	-	-	-	0%	0%	0%	0%
Ngaruawahia Ward	Horsham Downs Community	3	-	-	-	35	1	-	-	9%	0%	0%	0%
Ngaruawahia Ward	Ngaruawahia Community	12	11	-	2	34	47	-	9	35%	23%	0%	22%
Ngaruawahia Ward	Taupiri Community	8	3	-	1	28	7	-	4	29%	43%	0%	25%
Whaingaroa Ward	Naike Community	-	-	-	-	3	-	-	1	0%	0%	0%	0%
Whaingaroa Ward	Pukemiro Community	-	-	-	-	23	1	-	-	0%	0%	0%	0%
Whaingaroa Ward	Rotongaro-Ruawaro Community	-	-	-	-	23	-	-	-	0%	0%	0%	0%
Whaingaroa Ward	Rotowaro Community	-	-	-	-	2	-	-	-	0%	0%	0%	0%
Whaingaroa Ward	Te Akau Community	-	-	-	-	318	3	-	-	0%	0%	0%	0%
Whaingaroa Ward	Waingarua Community	-	-	-	-	8	8	-	-	0%	0%	0%	0%
Whaingaroa Ward	Waitetuna Community	-	-	-	-	23	-	-	-	0%	0%	0%	0%
Newcastle Ward	Horotiu Community	-	-	-	-	5	-	-	2	0%	0%	0%	0%
Newcastle Ward	Rotokauri Community	-	-	-	-	1	-	-	-	0%	0%	0%	0%
Newcastle Ward	Te Kowhai Community	-	2	-	-	11	2	-	-	0%	100%	0%	0%
Newcastle Ward	Whatawhata-Koromatua Community	-	-	-	-	7	1	-	-	0%	0%	0%	0%
Eureka Ward	Eureka Community	-	-	-	-	1	1	-	3	0%	0%	0%	0%
Eureka Ward	Matangi Community	-	-	-	-	1	12	1	-	0%	0%	0%	0%
Eureka Ward	Puketaha Community	-	-	-	-	-	4	-	4	0%	0%	0%	0%
Eureka Ward	Tauwhare Community	-	-	-	-	-	2	-	-	0%	0%	0%	0%
Tamahere Ward	Hautapu Community	-	-	-	-	79	2	-	10	0%	0%	0%	0%
Tamahere Ward	Tamahere Community	-	-	-	-	19	2	-	6	0%	0%	0%	0%
Raglan Ward	Raglan Community	4	4	-	3	71	16	-	5	6%	25%	0%	60%
Raglan Ward	Waitetuna-Te Uku Community	-	-	-	-	191	9	-	-	0%	0%	0%	0%
Other Not Specified	Other not specified	-	-	-	-	-	-	-	-	0%	0%	0%	0%
Total		34	29	-	16	1,481	205	3	80	2%	14%	0%	20%

Source: WDC Baseline Database (July 2017 Property Snapshot)

Figure 0.20: Qualifying Residential Zone - Heritage and Trees by Ward Summary

Ward	Policy Area of Effect				Total District				Policy Area of Effect as Share of District			
	Count of NZAA Sites (PDP)	Count of Heritage Items (PDP)	Hectares of Heritage Precinct	Count of Notable Trees (PDP)	Count of NZAA Sites (PDP)	Count of Heritage Items (PDP)	Hectares of Heritage Precinct	Count of Notable Trees (PDP)	Count of NZAA Sites (PDP)	Count of Heritage Items (PDP)	Hectares of Heritage Precinct	Count of Notable Trees (PDP)
Awaroa ki Tuakau Ward	5	3	-	7	105	23	-	8	5%	13%	0%	88%
Whangamarino Ward	1	3	-	1	137	17	2	4	1%	18%	0%	25%
Onewhero Ward	-	-	-	-	219	9	-	-	0%	0%	0%	0%
Huntly Ward	-	3	-	2	82	28	1	17	0%	11%	0%	12%
Hukanui-Waerenga Ward	1	-	-	-	55	10	-	7	2%	0%	0%	0%
Ngaruawahia Ward	23	14	-	3	97	55	-	13	24%	25%	0%	23%
Whaingaroa Ward	-	-	-	-	400	12	-	1	0%	0%	0%	0%
Newcastle Ward	-	2	-	-	24	3	-	2	0%	67%	0%	0%
Eureka Ward	-	-	-	-	2	19	1	7	0%	0%	0%	0%
Tamahere Ward	-	-	-	-	98	4	-	16	0%	0%	0%	0%
Raglan Ward	4	4	-	3	262	25	-	5	2%	16%	0%	60%
Other not specified	-	-	-	-	-	-	-	-	0%	0%	0%	0%
Total	34	29	-	16	1,481	205	3	80	2%	14%	0%	20%

Source: WDC Baseline Database (July 2017 Property Snapshot)

Figure 0.21: Qualifying Residential Zone - Area of Effect Other Property Categories by Community Summary

Ward	Community	Policy Area of Effect								
		Count of Waikato DC Properties	Count of WRC Properties	Count of HN2C Properties	Count of DOC Properties	Count of QEII Properties	Count of LINZ Properties	Count of NZTA Properties	Count of Min. Education Properties	Count of Other Owned Properties
Awaroa ki Tuakau Ward	Otaua-Aka Aka Community	-	-	-	-	-	-	-	-	2
Awaroa ki Tuakau Ward	Pokeno Community	1	-	-	-	-	-	-	-	422
Awaroa ki Tuakau Ward	Tuakau Community	-	-	22	-	-	-	-	-	1,314
Awaroa ki Tuakau Ward	Waiuku-Karioitahi Community	-	-	-	-	-	-	-	-	-
Whangamarino Ward	Mangatangi Community	-	-	-	-	-	-	-	-	-
Whangamarino Ward	Mangatawhiri Community	-	-	-	-	-	-	-	-	-
Whangamarino Ward	Maramarua Community	-	-	-	-	-	-	-	-	-
Whangamarino Ward	Meremere Community	-	-	-	-	-	-	-	-	37
Whangamarino Ward	Te Kauwhata	-	-	1	-	-	-	-	-	418
Onewhero Ward	Glen Murray Community	-	-	-	-	-	-	-	-	-
Onewhero Ward	Onewhero Community	-	-	-	-	-	-	-	-	-
Onewhero Ward	Port Waikato Community	-	-	-	-	-	-	-	-	-
Onewhero Ward	Pukekawa-Opuatia Community	-	-	-	-	-	-	-	-	-
Onewhero Ward	Waikaretu Community	-	-	-	-	-	-	-	-	-
Huntly Ward	Huntly Community	-	-	23	-	-	-	-	-	1,242
Huntly Ward	Ohinewai Community	-	-	-	-	-	-	-	-	-
Hukanui-Waerenga Ward	Gordonton Community	-	-	2	-	-	-	-	-	51
Hukanui-Waerenga Ward	Orini-Tauhei Community	-	-	-	-	-	-	-	-	-
Hukanui-Waerenga Ward	Waerenga Community	-	-	-	-	-	-	-	-	-
Hukanui-Waerenga Ward	Waiterimu-Te Hoe Community	-	-	-	-	-	-	-	-	-
Ngaruawahia Ward	Horsham Downs Community	-	-	-	-	-	-	-	-	189
Ngaruawahia Ward	Ngaruawahia Community	-	-	10	-	-	-	-	-	1,267
Ngaruawahia Ward	Taupiri Community	-	-	1	-	-	-	-	-	261
Whaingaroa Ward	Naike Community	-	-	-	-	-	-	-	-	-
Whaingaroa Ward	Pukemiro Community	-	-	-	-	-	-	-	-	-
Whaingaroa Ward	Rotongaro-Ruawaro Community	-	-	-	-	-	-	-	-	-
Whaingaroa Ward	Rotowaro Community	-	-	-	-	-	-	-	-	-
Whaingaroa Ward	Te Akau Community	-	-	-	-	-	-	-	-	-
Whaingaroa Ward	Waingaro Community	-	-	-	-	-	-	-	-	-
Whaingaroa Ward	Waitetuna Community	-	-	-	-	-	-	-	-	-
Newcastle Ward	Horotiu Community	-	-	-	-	-	-	-	-	62
Newcastle Ward	Rotokauri Community	-	-	-	-	-	-	-	-	-
Newcastle Ward	Te Kowhai Community	-	-	-	-	-	-	-	-	121
Newcastle Ward	Whatawhata-Koromatua Community	-	-	-	-	-	-	-	-	77
Eureka Ward	Eureka Community	-	-	-	-	-	-	-	-	-
Eureka Ward	Matangi Community	-	-	-	-	-	-	-	-	70
Eureka Ward	Puketaha Community	-	-	-	-	-	-	-	-	-
Eureka Ward	Tauwhare Community	-	-	-	-	-	-	-	-	-
Tamahere Ward	Hautapu Community	-	-	-	-	-	-	-	-	-
Tamahere Ward	Tamahere Community	-	-	-	-	-	-	-	-	-
Raglan Ward	Raglan Community	-	-	1	-	-	-	-	-	1,294
Raglan Ward	Waitetuna-Te Uku Community	-	-	-	-	-	-	-	-	-
	Other not specified	-	-	-	-	-	-	-	-	1
Total		1	-	60	-	-	-	-	-	6,828

Source: WDC Baseline Database (July 2017 Property Snapshot)

Figure 0.22: Qualifying Residential Zone - Area of Effect Other Property Categories by Ward Summary

Ward	Policy Area of Effect								
	Count of Waikato DC Properties	Count of WRC Properties	Count of HNZC Properties	Count of DOC Properties	Count of QEII Properties	Count of LINZ Properties	Count of NZTA Properties	Count of Min. Education Properties	Count of Other Owned Properties
Awaroa ki Tuakau Ward	1	-	22	-	-	-	-	-	1,738
Whangamarino Ward	-	-	1	-	-	-	-	-	455
Onewhero Ward	-	-	-	-	-	-	-	-	-
Huntly Ward	-	-	23	-	-	-	-	-	1,242
Hukanui-Waerenga Ward	-	-	2	-	-	-	-	-	51
Ngaruawahia Ward	-	-	11	-	-	-	-	-	1,717
Whaingaroa Ward	-	-	-	-	-	-	-	-	-
Newcastle Ward	-	-	-	-	-	-	-	-	260
Eureka Ward	-	-	-	-	-	-	-	-	70
Tamahere Ward	-	-	-	-	-	-	-	-	-
Raglan Ward	-	-	1	-	-	-	-	-	1,294
Other not specified	-	-	-	-	-	-	-	-	1
Total	1	-	60	-	-	-	-	-	6,828

Source: WDC Baseline Database (July 2017 Property Snapshot)

Figure 0.23: District Total Other Property Categories by Community Summary

Ward	Community	Total District								
		Count of Waikato DC Properties	Count of WRC Properties	Count of HN2C Properties	Count of DOC Properties	Count of QEII Properties	Count of LINZ Properties	Count of NZTA Properties	Count of Min. Education Properties	Count of Other Owned Properties
Awaroa ki Tuakau Ward	Otaua-Aka Aka Community	13	2	-	5	7	1	-	5	1,391
Awaroa ki Tuakau Ward	Pokeno Community	72	1	-	3	5	2	8	1	2,797
Awaroa ki Tuakau Ward	Tuakau Community	38	-	40	1	1	-	-	3	4,154
Awaroa ki Tuakau Ward	Waiuku-Karioitahi Community	2	-	-	4	2	1	-	-	642
Whangamarino Ward	Mangatangi Community	3	-	-	5	-	-	-	1	183
Whangamarino Ward	Mangatawhiri Community	7	3	-	2	2	-	11	1	684
Whangamarino Ward	Maramarua Community	9	-	-	6	-	2	13	-	701
Whangamarino Ward	Meremere Community	12	2	-	8	-	5	9	2	611
Whangamarino Ward	Te Kauwhata	40	3	4	9	1	4	49	4	2,325
Onewhero Ward	Glen Murray Community	5	-	-	3	5	1	-	-	274
Onewhero Ward	Onewhero Community	8	-	-	-	12	2	-	3	1,173
Onewhero Ward	Port Waikato Community	18	-	-	5	2	1	-	1	954
Onewhero Ward	Pukekawa-Opuatia Community	9	2	-	2	6	2	-	1	1,188
Onewhero Ward	Waikaretu Community	6	-	-	2	6	-	-	2	90
Huntly Ward	Huntly Community	119	33	200	12	2	73	12	14	5,333
Huntly Ward	Ohinewai Community	9	1	-	6	-	2	9	1	245
Hukanui-Waerenga Ward	Gordonton Community	17	-	2	-	-	4	4	2	1,018
Hukanui-Waerenga Ward	Orini-Tauhei Community	12	5	-	1	1	13	5	1	886
Hukanui-Waerenga Ward	Waerenga Community	9	-	-	1	1	3	3	1	547
Hukanui-Waerenga Ward	Waiterimu-Te Hoe Community	9	-	-	3	11	3	-	1	432
Ngaruawahia Ward	Horsham Downs Community	20	-	-	2	1	1	29	3	1,347
Ngaruawahia Ward	Ngaruawahia Community	69	-	96	1	-	5	1	6	3,706
Ngaruawahia Ward	Taupiri Community	27	-	1	-	-	2	7	1	709
Whaingaroa Ward	Naike Community	3	-	-	-	2	3	-	-	141
Whaingaroa Ward	Pukemiro Community	7	-	-	1	-	2	-	1	353
Whaingaroa Ward	Rotongaro-Ruawaro Community	10	15	-	6	-	4	-	-	511
Whaingaroa Ward	Rotowaro Community	2	-	-	-	1	-	-	-	151
Whaingaroa Ward	Te Akau Community	12	-	-	1	6	3	1	1	654
Whaingaroa Ward	Waingaro Community	20	-	-	3	5	4	2	2	755
Whaingaroa Ward	Waitetuna Community	24	-	-	7	7	5	1	1	1,478
Newcastle Ward	Horotiu Community	1	-	-	-	-	-	3	-	280
Newcastle Ward	Rotokauri Community	7	-	-	-	-	1	1	1	717
Newcastle Ward	Te Kowhai Community	15	-	-	1	3	3	-	1	1,530
Newcastle Ward	Whatawhata-Koromatua Community	7	-	-	4	4	3	-	1	1,057
Eureka Ward	Eureka Community	3	-	-	-	-	-	-	-	863
Eureka Ward	Matangi Community	16	-	-	-	1	2	-	1	1,376
Eureka Ward	Puketaha Community	1	-	-	-	1	1	13	1	640
Eureka Ward	Tauwhare Community	3	-	-	1	1	2	-	1	781
Tamahere Ward	Hautapu Community	12	-	-	1	-	-	29	-	1,740
Tamahere Ward	Tamahere Community	32	-	-	-	3	-	17	2	2,406
Raglan Ward	Raglan Community	84	-	11	6	2	3	-	5	4,022
Raglan Ward	Waitetuna-Te Uku Community	25	-	-	10	8	12	-	2	1,076
	Other not specified	3	-	-	-	-	1	3	-	20
Total		820	67	354	122	109	176	230	74	51,941

Source: WDC Baseline Database (July 2017 Property Snapshot)

Figure 0.24: Qualifying Residential Zone - Area of Effect Other Property Categories by Ward Summary

Ward	Total District								
	Count of Waikato DC Properties	Count of WRC Properties	Count of HNZN Properties	Count of DOC Properties	Count of QEII Properties	Count of LINZ Properties	Count of NZTA Properties	Count of Min. Education Properties	Count of Other Owned Properties
Awaroa ki Tuakau Ward	125	3	40	13	15	4	8	9	8,984
Whangamarino Ward	71	8	4	30	3	11	82	8	4,504
Onewhero Ward	46	2	-	12	31	6	-	7	3,679
Huntly Ward	128	34	200	18	2	75	21	15	5,578
Hukanui-Waerenga Ward	47	5	2	5	13	23	12	5	2,883
Ngaruawahia Ward	116	-	97	3	1	8	37	10	5,762
Whaingaroa Ward	78	15	-	18	21	21	4	5	4,043
Newcastle Ward	30	-	-	5	7	7	4	3	3,584
Eureka Ward	23	-	-	1	3	5	13	3	3,660
Tamahere Ward	44	-	-	1	3	-	46	2	4,146
Raglan Ward	109	-	11	16	10	15	-	7	5,098
Other not specified	3	-	-	-	-	1	3	-	20
Total	820	67	354	122	109	176	230	74	51,941

Source: WDC Baseline Database (July 2017 Property Snapshot)

Figure 0.25: Qualifying Residential Zone - Policy Area Effect as Share of District, Other Property Categories by Community Summary

Ward	Community	Policy Area of Effect as Share of District								
		Count of Waikato DC Properties	Count of WRC Properties	Count of HNZC Properties	Count of DOC Properties	Count of QEII Properties	Count of LINZ Properties	Count of NZTA Properties	Count of Min. Education Properties	Count of Other Owned Properties
Awaroa ki Tuakau Ward	Otaua-Aka Aka Community	0%	0%	0%	0%	0%	0%	0%	0%	0%
Awaroa ki Tuakau Ward	Pokeno Community	1%	0%	0%	0%	0%	0%	0%	0%	15%
Awaroa ki Tuakau Ward	Tuakau Community	0%	0%	55%	0%	0%	0%	0%	0%	32%
Awaroa ki Tuakau Ward	Waiuku-Karioitahi Community	0%	0%	0%	0%	0%	0%	0%	0%	0%
Whangamarino Ward	Mangatangi Community	0%	0%	0%	0%	0%	0%	0%	0%	0%
Whangamarino Ward	Mangatawhiri Community	0%	0%	0%	0%	0%	0%	0%	0%	0%
Whangamarino Ward	Maramarua Community	0%	0%	0%	0%	0%	0%	0%	0%	0%
Whangamarino Ward	Meremere Community	0%	0%	0%	0%	0%	0%	0%	0%	6%
Whangamarino Ward	Te Kauwhata	0%	0%	25%	0%	0%	0%	0%	0%	18%
Onewhero Ward	Glen Murray Community	0%	0%	0%	0%	0%	0%	0%	0%	0%
Onewhero Ward	Onewhero Community	0%	0%	0%	0%	0%	0%	0%	0%	0%
Onewhero Ward	Port Waikato Community	0%	0%	0%	0%	0%	0%	0%	0%	0%
Onewhero Ward	Pukekawa-Opuatia Community	0%	0%	0%	0%	0%	0%	0%	0%	0%
Onewhero Ward	Waikaretu Community	0%	0%	0%	0%	0%	0%	0%	0%	0%
Huntly Ward	Huntly Community	0%	0%	12%	0%	0%	0%	0%	0%	23%
Huntly Ward	Ohinewai Community	0%	0%	0%	0%	0%	0%	0%	0%	0%
Hukanui-Waerenga Ward	Gordonton Community	0%	0%	100%	0%	0%	0%	0%	0%	5%
Hukanui-Waerenga Ward	Orini-Tauhei Community	0%	0%	0%	0%	0%	0%	0%	0%	0%
Hukanui-Waerenga Ward	Waerenga Community	0%	0%	0%	0%	0%	0%	0%	0%	0%
Hukanui-Waerenga Ward	Waiterimu-Te Hoe Community	0%	0%	0%	0%	0%	0%	0%	0%	0%
Ngaruawahia Ward	Horsham Downs Community	0%	0%	0%	0%	0%	0%	0%	0%	14%
Ngaruawahia Ward	Ngaruawahia Community	0%	0%	10%	0%	0%	0%	0%	0%	34%
Ngaruawahia Ward	Taupiri Community	0%	0%	100%	0%	0%	0%	0%	0%	37%
Whaingaroa Ward	Naike Community	0%	0%	0%	0%	0%	0%	0%	0%	0%
Whaingaroa Ward	Pukemiro Community	0%	0%	0%	0%	0%	0%	0%	0%	0%
Whaingaroa Ward	Rotongaro-Ruawaro Community	0%	0%	0%	0%	0%	0%	0%	0%	0%
Whaingaroa Ward	Rotowaro Community	0%	0%	0%	0%	0%	0%	0%	0%	0%
Whaingaroa Ward	Te Akau Community	0%	0%	0%	0%	0%	0%	0%	0%	0%
Whaingaroa Ward	Waingaro Community	0%	0%	0%	0%	0%	0%	0%	0%	0%
Whaingaroa Ward	Waitetuna Community	0%	0%	0%	0%	0%	0%	0%	0%	0%
Newcastle Ward	Horotiu Community	0%	0%	0%	0%	0%	0%	0%	0%	22%
Newcastle Ward	Rotokauri Community	0%	0%	0%	0%	0%	0%	0%	0%	0%
Newcastle Ward	Te Kowhai Community	0%	0%	0%	0%	0%	0%	0%	0%	8%
Newcastle Ward	Whatawhata-Koromatua Community	0%	0%	0%	0%	0%	0%	0%	0%	7%
Eureka Ward	Eureka Community	0%	0%	0%	0%	0%	0%	0%	0%	0%
Eureka Ward	Matangi Community	0%	0%	0%	0%	0%	0%	0%	0%	5%
Eureka Ward	Puketaha Community	0%	0%	0%	0%	0%	0%	0%	0%	0%
Eureka Ward	Tauwhare Community	0%	0%	0%	0%	0%	0%	0%	0%	0%
Tamahere Ward	Hautapu Community	0%	0%	0%	0%	0%	0%	0%	0%	0%
Tamahere Ward	Tamahere Community	0%	0%	0%	0%	0%	0%	0%	0%	0%
Raglan Ward	Raglan Community	0%	0%	9%	0%	0%	0%	0%	0%	32%
Raglan Ward	Waitetuna-Te Uku Community	0%	0%	0%	0%	0%	0%	0%	0%	0%
	Other not specified	0%	0%	0%	0%	0%	0%	0%	0%	5%
Total		0%	0%	17%	0%	0%	0%	0%	0%	13%

Source: WDC Baseline Database (July 2017 Property Snapshot)

Figure 0.26: Qualifying Residential Zone - Policy Area Effect as Share of District, Other Property Categories by Ward Summary

Ward	Policy Area of Effect as Share of District								
	Count of Waikato DC Properties	Count of WRC Properties	Count of HNZN Properties	Count of DOC Properties	Count of QEII Properties	Count of LINZ Properties	Count of NZTA Properties	Count of Min. Education Properties	Count of Other Owned Properties
Awaroa ki Tuakau Ward	1%	0%	55%	0%	0%	0%	0%	0%	19%
Whangamarino Ward	0%	0%	25%	0%	0%	0%	0%	0%	10%
Onewhero Ward	0%	0%	0%	0%	0%	0%	0%	0%	0%
Huntly Ward	0%	0%	12%	0%	0%	0%	0%	0%	22%
Hukanui-Waerenga Ward	0%	0%	100%	0%	0%	0%	0%	0%	2%
Ngaruawahia Ward	0%	0%	11%	0%	0%	0%	0%	0%	30%
Whaingaroa Ward	0%	0%	0%	0%	0%	0%	0%	0%	0%
Newcastle Ward	0%	0%	0%	0%	0%	0%	0%	0%	7%
Eureka Ward	0%	0%	0%	0%	0%	0%	0%	0%	2%
Tamahere Ward	0%	0%	0%	0%	0%	0%	0%	0%	0%
Raglan Ward	0%	0%	9%	0%	0%	0%	0%	0%	25%
Other not specified	0%	0%	0%	0%	0%	0%	0%	0%	5%
Total	0%	0%	17%	0%	0%	0%	0%	0%	13%

Source: WDC Baseline Database (July 2017 Property Snapshot)

3.3.6 Industries/Economic Sectors Directly Affected

Figure 0.27: Qualifying Residential Zone - Policy Area of Effect Business Count 2016 by Community and Ward Summary

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	Total
	Agriculture, Forestry and Fishing	Mining	Manufacturing	Electricity, Gas, Water and Waste Services	Construction	Wholesale Trade	Retail Trade	Accommodation and Food Services	Transport, Postal and Warehousing	Information Media and Telecommunications	Financial and Insurance Services	Rental, Hiring and Real Estate Services	Professional, Scientific and Technical Services	Administrative and Support Services	Public Administration and Safety	Education and Training	Health Care and Social Assistance	Arts and Recreation Services	Other Services	Total
Otaua-Aka Aka Community	0	-	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0
Pokeno Community	5	-	1	-	5	2	2	2	1	-	1	5	2	1	2	1	-	-	1	30
Tuakau Community	19	-	6	2	22	3	5	2	7	-	4	28	11	4	2	0	4	-	6	127
Waiuku-Karioitahi Community	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Mangatangi Community	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Mangatawhiri Community	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Maramarua Community	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Meremere Community	-	-	-	-	1	-	-	-	-	-	-	0	-	-	-	-	-	-	-	2
Te Kauwhata	5	1	7	-	10	0	3	1	1	1	2	11	2	1	1	3	2	1	4	54
Glen Murray Community	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Onewhero Community	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Port Waikato Community	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Pukekawa-Opuatia Community	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Waikaretu Community	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Huntly Community	4	0	3	1	20	4	8	4	8	0	4	33	5	4	1	4	12	5	6	123
Ohinewai Community	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Gordonton Community	0	-	0	0	-	0	1	1	-	-	-	1	1	-	0	0	0	-	0	5
Orini-Tauhei Community	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Waerenga Community	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Waiteirimu-Te Hoe Community	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Horsham Downs Community	2	-	3	-	4	1	0	-	-	-	0	1	0	0	-	0	0	-	1	14
Ngaruawahia Community	13	1	4	0	20	3	8	3	2	1	1	22	5	1	1	7	6	5	6	111
Taupiri Community	4	-	2	-	0	1	2	1	0	-	-	11	5	3	-	2	2	3	1	36
Naikē Community	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Pukemiro Community	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Rotongaro-Ruawaro Community	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Rotowaro Community	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Te Akau Community	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Waingaro Community	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Waitetuna Community	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Horotiu Community	1	-	1	-	0	-	1	-	1	-	-	1	-	3	-	-	1	-	1	9
Rotokauri Community	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Te Kowhai Community	0	-	0	-	1	0	1	1	0	0	2	3	1	0	-	-	-	-	0	10
Whatawhata-Koromatua Community	0	-	0	-	1	-	0	0	0	0	-	0	0	-	-	0	-	-	0	3
Eureka Community	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Matangi Community	0	-	0	-	0	-	0	0	0	-	0	0	0	0	-	0	0	0	0	1
Puketaha Community	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Tauwhare Community	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Hautapu Community	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Tamahere Community	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Raglan Community	6	-	8	-	27	1	8	7	3	1	3	23	13	2	-	3	8	3	5	122
Waitetuna-Te Uku Community	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	61	1	34	3	113	14	38	21	25	3	18	139	46	19	7	20	35	17	33	647

Source: WDC Baseline Database, Statistics NZ Business Frame, M.E (July 2017 Property Snapshot). 2016 business and employment counts at the property level are estimates only and may not accurately reflect business and employment counts and distributions across properties in all cases. Employment includes employees and estimated counts of working proprietors.

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	Total
	Agriculture, Forestry and Fishing	Mining	Manufacturing	Electricity, Gas, Water and Waste Services	Construction	Wholesale Trade	Retail Trade	Accommodation and Food Services	Transport, Postal and Warehousing	Information Media and Telecommunications	Financial and Insurance Services	Rental, Hiring and Real Estate Services	Professional, Scientific and Technical Services	Administrative and Support Services	Public Administration and Safety	Education and Training	Health Care and Social Assistance	Arts and Recreation Services	Other Services	Total
Awaroa ki Tuakau Ward	24	-	8	2	27	5	7	4	8	-	5	33	13	5	4	1	4	-	7	157
Whangamarino Ward	5	1	7	-	11	0	3	1	1	1	2	11	2	1	1	3	2	1	4	56
Onewhero Ward	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Huntly Ward	4	0	3	1	20	4	8	4	8	0	4	33	5	4	1	4	12	5	6	123
Hukanui-Waerenga Ward	0	-	0	0	-	0	1	1	-	-	-	1	1	-	0	0	0	-	0	5
Ngaruawahia Ward	20	1	8	0	24	5	10	5	3	1	2	35	9	4	1	9	8	8	8	161
Whaingaroa Ward	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Newcastle Ward	1	-	1	-	3	0	2	1	1	0	2	4	1	3	-	0	1	-	2	21
Eureka Ward	0	-	0	-	0	-	0	0	0	-	0	0	0	0	-	0	0	0	0	1
Tamahere Ward	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Raglan Ward	6	-	8	-	27	1	8	7	3	1	3	23	13	2	-	3	8	3	5	122
Total	61	1	34	3	113	14	38	21	25	3	18	139	46	19	7	20	35	17	33	647

Source: WDC Baseline Database, Statistics NZ Business Frame, M.E (July 2017 Property Snapshot). 2016 business and employment counts at the property level are estimates only and may not accurately reflect business and employment counts and distributions across properties in all cases. Employment includes employees and estimated counts of working proprietors.

Figure 0.28: District Total Business Count 2016 by Community and Ward Summary

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	Total
	Agriculture, Forestry and Fishing	Mining	Manufacturing	Electricity, Gas, Water and Waste Services	Construction	Wholesale Trade	Retail Trade	Accommodation and Food Services	Transport, Postal and Warehousing	Information Media and Telecommunications	Financial and Insurance Services	Rental, Hiring and Real Estate Services	Professional, Scientific and Technical Services	Administrative and Support Services	Public Administration and Safety	Education and Training	Health Care and Social Assistance	Arts and Recreation Services	Other Services	Total
Otaua-Aka Aka Community	154	1	7	1	21	6	3	2	7	-	18	61	15	8	1	7	4	2	5	322
Pokeno Community	79	1	22	-	41	4	10	6	6	-	11	60	14	8	4	2	1	4	11	285
Tuakau Community	113	-	42	3	78	14	31	13	19	1	31	108	40	14	4	9	15	9	25	567
Waiuku-Karioitahi Community	52	-	2	-	20	-	1	2	6	-	4	23	6	2	-	-	1	2	3	124
Mangatangi Community	32	2	1	-	5	-	-	-	-	-	4	11	2	-	-	2	-	-	3	62
Mangatawhiri Community	72	-	11	3	18	1	5	3	4	1	8	22	10	4	1	4	1	1	3	172
Maramarua Community	73	3	4	-	8	2	3	3	7	-	5	26	2	-	1	3	1	2	4	147
Meremere Community	18	1	5	2	11	2	4	2	2	1	2	16	2	-	-	2	1	-	1	71
Te Kauwhata	90	1	15	2	33	11	9	8	7	2	12	60	8	7	3	6	6	5	20	303
Glen Murray Community	59	-	3	-	5	1	3	2	-	-	5	20	1	1	-	-	-	2	-	101
Onewhero Community	127	-	6	-	29	4	3	1	4	-	8	41	3	9	1	4	3	1	4	249
Port Waikato Community	15	-	-	-	5	1	1	3	1	-	1	8	3	1	1	2	0	1	5	47
Pukekawa-Opuatia Community	119	1	7	2	18	6	5	1	4	-	7	47	21	5	1	5	-	3	5	255
Waikaretu Community	10	1	-	2	2	-	-	-	-	-	1	6	1	-	-	1	-	1	-	24
Huntly Community	110	4	27	3	84	10	50	22	33	4	16	120	29	19	8	24	31	12	35	642
Ohinewai Community	47	-	4	1	7	1	-	1	2	-	4	26	3	-	-	2	-	1	1	100
Gordonton Community	113	1	7	1	13	3	3	7	1	-	18	76	8	2	1	6	1	4	7	272
Orini-Tauhei Community	182	2	9	-	18	4	6	2	4	-	8	63	9	6	1	2	1	1	4	323
Waerenga Community	100	1	8	-	5	4	-	-	4	1	9	54	13	1	-	1	-	2	1	204
Waiterimu-Te Hoe Community	89	-	1	-	6	3	1	-	-	1	2	49	1	-	-	1	-	1	2	159
Horsham Downs Community	68	1	11	2	42	5	6	2	3	4	15	44	18	2	1	5	10	2	4	248
Ngaruawahia Community	59	1	14	2	69	10	30	11	9	3	9	64	18	6	9	19	20	17	21	392
Taupiri Community	54	-	5	-	8	1	3	3	2	0	7	32	11	4	-	3	6	5	1	145
Naike Community	36	-	1	-	2	1	-	-	-	-	1	11	6	-	-	-	-	1	1	59
Pukemiro Community	17	1	3	-	5	-	-	1	2	-	1	10	-	1	-	0	-	-	0	41
Rotongaro-Ruawaro Community	59	-	-	-	8	1	-	2	3	-	7	19	1	1	-	2	-	-	3	107
Rotowaro Community	17	-	1	-	-	-	-	-	-	-	-	2	-	-	-	-	-	-	1	21
Te Akau Community	76	-	2	-	3	1	-	-	1	-	1	22	5	1	-	4	-	3	2	122
Waingaro Community	101	-	5	2	16	1	3	3	2	-	5	15	6	3	-	3	3	1	2	171
Waitetuna Community	88	-	7	-	23	2	11	2	5	-	13	40	13	4	-	1	10	1	8	225
Horotiu Community	16	-	1	-	4	-	1	-	1	-	2	4	1	3	-	-	1	-	1	36
Rotokauri Community	27	-	7	1	20	6	6	-	2	2	11	34	14	1	-	1	8	3	1	142
Te Kowhai Community	89	-	13	-	22	5	4	3	10	3	13	41	16	3	0	5	4	1	5	237
Whatawhata-Koromatua Community	45	-	4	1	21	2	8	4	2	1	9	39	7	2	-	2	2	2	6	156
Eureka Community	106	-	8	-	7	1	3	2	1	1	7	38	15	7	-	1	3	5	6	210
Matangi Community	85	-	11	-	33	5	4	5	4	-	15	52	15	9	-	3	6	7	7	263
Puketaha Community	52	-	2	-	19	10	5	-	1	1	9	26	9	2	-	3	6	4	5	152
Tauwhare Community	52	-	3	-	8	-	1	1	1	-	3	24	5	2	-	2	-	2	2	107
Hautapu Community	93	1	12	-	26	15	8	2	1	-	36	82	41	12	1	3	22	19	6	379
Tamahere Community	51	-	6	-	41	9	7	6	5	6	22	110	34	12	1	10	40	8	3	370
Raglan Community	37	-	24	2	74	7	23	31	11	3	14	67	48	10	4	12	23	17	21	429
Waitetuna-Te Uku Community	105	1	6	1	14	1	3	1	5	-	7	38	7	3	-	3	3	3	5	206
Total	2,987	23	326	30	891	160	263	154	180	35	378	1,710	480	177	43	167	233	153	252	8,647

Source: WDC Baseline Database, Statistics NZ Business Frame, M.E (July 2017 Property Snapshot). 2016 business and employment counts at the property level are estimates only and may not accurately reflect business and employment counts and distributions across properties in all cases. Employment includes employees and estimated counts of working proprietors.

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	Total
	Agriculture, Forestry and Fishing	Mining	Manufacturing	Electricity, Gas, Water and Waste Services	Construction	Wholesale Trade	Retail Trade	Accommodation and Food Services	Transport, Postal and Warehousing	Information Media and Telecommunications	Financial and Insurance Services	Rental, Hiring and Real Estate Services	Professional, Scientific and Technical Services	Administrative and Support Services	Public Administration and Safety	Education and Training	Health Care and Social Assistance	Arts and Recreation Services	Other Services	Total
Awaroa ki Tuakau Ward	397	3	73	4	160	24	46	22	37	1	64	251	75	32	9	18	21	16	44	1,298
Whangamarino Ward	286	6	36	7	75	16	22	16	19	3	30	135	24	12	5	17	9	7	31	755
Onewhero Ward	330	2	16	3	58	12	11	6	9	-	22	121	30	16	2	12	3	8	13	676
Huntly Ward	157	4	31	4	91	11	50	23	35	4	20	146	32	19	8	26	13	13	37	742
Hukanui-Waerenga Ward	485	4	25	1	42	13	10	9	9	2	38	242	31	9	2	11	3	8	14	957
Ngaruawahia Ward	181	2	30	4	119	16	39	16	14	8	30	140	48	13	10	27	36	24	27	785
Whaingaroa Ward	394	1	17	2	57	6	14	8	13	-	28	119	31	10	-	11	7	17	746	
Newcastle Ward	177	-	26	2	67	13	17	6	15	6	35	117	38	9	0	8	15	6	13	570
Eureka Ward	295	-	24	-	67	16	13	8	8	2	34	141	43	21	-	9	15	18	21	732
Tamahere Ward	144	1	18	-	66	25	16	8	6	6	58	192	75	24	2	13	62	26	9	750
Raglan Ward	142	1	30	3	88	8	26	32	15	3	21	105	55	13	4	15	26	20	26	635
Total	2,987	23	326	30	891	160	263	154	180	35	378	1,710	480	177	43	167	233	153	252	8,647

Source: WDC Baseline Database, Statistics NZ Business Frame, M.E (July 2017 Property Snapshot). 2016 business and employment counts at the property level are estimates only and may not accurately reflect business and employment counts and distributions across properties in all cases. Employment includes employees and estimated counts of working proprietors.

Figure 0.29: Qualifying Residential Zone - Policy Area Effect as Share of District, Business Count 2016 by Community and Ward Summary

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	Total
	Agriculture, Forestry and Fishing	Mining	Manufacturing	Electricity, Gas, Water and Waste Services	Construction	Wholesale Trade	Retail Trade	Accommodation and Food Services	Transport, Postal and Warehousing	Information Media and Telecommunications	Financial and Insurance Services	Rental, Hiring and Real Estate Services	Professional, Scientific and Technical Services	Administrative and Support Services	Public Administration and Safety	Education and Training	Health Care and Social Assistance	Arts and Recreation Services	Other Services	Total
Otaua-Aka Aka Community	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Pokeno Community	6%	0%	6%	0%	13%	41%	17%	29%	23%	0%	8%	7%	15%	10%	60%	39%	0%	0%	6%	11%
Tuakau Community	17%	0%	16%	51%	28%	20%	18%	17%	37%	0%	14%	26%	28%	31%	41%	5%	25%	0%	26%	22%
Waiuku-Karioitahi Community	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Mangatangi Community	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Mangatawhiri Community	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Maramarua Community	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Meremere Community	0%	0%	0%	0%	13%	0%	0%	0%	0%	0%	0%	2%	0%	0%	0%	0%	0%	0%	0%	2%
Te Kauwhata	6%	71%	45%	0%	29%	2%	28%	8%	22%	54%	19%	18%	20%	20%	35%	41%	31%	20%	22%	18%
Glen Murray Community	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Onewhero Community	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Port Waikato Community	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Pukekawa-Opuatia Community	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Waikaretu Community	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Huntly Community	4%	5%	10%	16%	24%	36%	15%	17%	23%	6%	24%	27%	19%	22%	8%	16%	38%	37%	17%	19%
Ohinewai Community	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Gordonton Community	0%	0%	1%	29%	0%	5%	23%	12%	0%	0%	0%	1%	16%	0%	20%	5%	29%	0%	3%	2%
Orini-Tauhei Community	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Waerenga Community	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Waiterimu-Te Hoe Community	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Horsham Downs Community	3%	0%	23%	0%	10%	14%	3%	0%	0%	0%	2%	3%	1%	20%	0%	8%	2%	0%	24%	6%
Ngaruawahia Community	23%	91%	25%	6%	29%	33%	28%	27%	26%	34%	15%	35%	25%	18%	13%	37%	30%	30%	30%	28%
Taupiri Community	8%	0%	47%	0%	1%	75%	58%	48%	16%	0%	0%	33%	42%	62%	0%	59%	31%	42%	66%	25%
Naikē Community	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Pukemiro Community	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Rotongaro-Ruawaro Community	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Rotowaro Community	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Te Akau Community	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Waingarua Community	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Waitetuna Community	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Horotiu Community	5%	0%	36%	0%	10%	0%	98%	0%	96%	0%	0%	24%	0%	96%	0%	0%	100%	0%	96%	26%
Rotokauri Community	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Te Kowhai Community	0%	0%	0%	0%	7%	11%	20%	19%	0%	0%	14%	7%	6%	0%	0%	0%	0%	0%	9%	4%
Whatawhata-Koromatua Community	0%	0%	3%	0%	5%	0%	4%	2%	11%	21%	0%	1%	3%	0%	0%	2%	0%	0%	3%	2%
Eureka Community	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Matangi Community	0%	0%	0%	0%	1%	0%	2%	1%	1%	0%	1%	0%	1%	0%	0%	1%	0%	0%	1%	0%
Puketaha Community	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Tauwhare Community	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Hautapu Community	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Tamahere Community	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Raglan Community	17%	0%	33%	0%	37%	12%	35%	21%	32%	20%	24%	34%	28%	21%	0%	29%	33%	19%	24%	28%
Waitetuna-Te Uku Community	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Total	2%	6%	10%	9%	13%	9%	15%	13%	14%	9%	5%	8%	9%	11%	16%	12%	15%	11%	13%	7%

Source: WDC Baseline Database, Statistics NZ Business Frame, M.E (July 2017 Property Snapshot). 2016 business and employment counts at the property level are estimates only and may not accurately reflect business and employment counts and distributions across properties in all cases. Employment includes employees and estimated counts of working proprietors.

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	Total
	Agriculture, Forestry and Fishing	Mining	Manufacturing	Electricity, Gas, Water and Waste Services	Construction	Wholesale Trade	Retail Trade	Accommodation and Food Services	Transport, Postal and Warehousing	Information Media and Telecommunications	Financial and Insurance Services	Rental, Hiring and Real Estate Services	Professional, Scientific and Technical Services	Administrative and Support Services	Public Administration and Safety	Education and Training	Health Care and Social Assistance	Arts and Recreation Services	Other Services	Total
Awaroa ki Tuakau Ward	6%	0%	11%	43%	17%	19%	16%	17%	22%	0%	8%	13%	18%	16%	46%	7%	17%	0%	16%	12%
Whangamarino Ward	2%	10%	18%	0%	15%	1%	12%	4%	8%	27%	7%	8%	6%	13%	20%	15%	20%	14%	14%	7%
Onewhero Ward	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Huntly Ward	3%	5%	8%	13%	22%	32%	15%	16%	22%	6%	19%	22%	17%	22%	8%	14%	38%	35%	16%	17%
Hukanui-Waerenga Ward	0%	0%	0%	29%	0%	1%	7%	9%	0%	0%	0%	0%	4%	0%	13%	3%	13%	0%	1%	1%
Ngaruawahia Ward	11%	35%	28%	3%	20%	29%	27%	28%	18%	13%	5%	25%	20%	32%	12%	34%	22%	34%	31%	20%
Whaingaroa Ward	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Newcastle Ward	1%	0%	3%	0%	4%	4%	9%	10%	9%	4%	5%	3%	3%	29%	0%	0%	9%	0%	13%	4%
Eureka Ward	0%	0%	0%	0%	0%	0%	0%	1%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Tamahere Ward	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Raglan Ward	5%	0%	26%	0%	31%	10%	31%	21%	22%	20%	16%	22%	24%	16%	0%	23%	29%	16%	19%	19%
Total	2%	6%	10%	9%	13%	9%	15%	13%	14%	9%	5%	8%	9%	11%	16%	12%	15%	11%	13%	7%

Source: WDC Baseline Database, Statistics NZ Business Frame, M.E (July 2017 Property Snapshot). 2016 business and employment counts at the property level are estimates only and may not accurately reflect business and employment counts and distributions across properties in all cases. Employment includes employees and estimated counts of working proprietors.

Figure 0.30: Qualifying Residential Zone - Policy Area of Effect Employment Count 2016 by Community and Ward Summary

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	Total
	Agriculture, Forestry and Fishing	Mining	Manufacturing	Electricity, Gas, Water and Waste Services	Construction	Wholesale Trade	Retail Trade	Accommodation and Food Services	Transport, Postal and Warehousing	Information Media and Telecommunications	Financial and Insurance Services	Rental, Hiring and Real Estate Services	Professional, Scientific and Technical Services	Administrative and Support Services	Public Administration and Safety	Education and Training	Health Care and Social Assistance	Arts and Recreation Services	Other Services	Total
Otaua-Aka Aka Community	0	-	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0
Pokeno Community	3	-	7	-	20	2	18	8	1	-	0	2	2	1	13	7	-	-	1	85
Tuakau Community	37	-	52	8	41	1	6	6	5	-	0	11	12	18	9	31	22	-	7	267
Waiuku-Karioitahi Community	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Mangatangi Community	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Mangatawhiri Community	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Maramarua Community	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Meremere Community	-	-	-	-	1	-	-	-	-	-	-	0	-	-	-	-	-	-	-	1
Te Kauwhata	8	4	22	-	14	1	5	5	12	2	2	5	5	2	3	53	26	-	7	177
Glen Murray Community	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Onewhero Community	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Port Waikato Community	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Pukekawa-Opuatia Community	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Waikaretu Community	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Huntly Community	6	7	38	15	46	27	28	14	9	0	0	7	8	15	0	74	99	4	9	406
Ohinewai Community	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Gordonton Community	0	-	0	0	-	1	4	0	-	-	-	0	3	-	5	5	3	-	-	23
Orini-Tauhei Community	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Waerenga Community	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Waiteimu-Te Hoe Community	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Horsham Downs Community	1	-	17	-	15	0	0	-	-	-	0	0	0	1	-	4	0	-	-	39
Ngaruawahia Community	56	14	15	0	35	4	36	9	8	1	1	4	12	1	22	79	21	1	7	326
Taupiri Community	3	-	6	-	0	7	1	5	5	-	-	4	11	11	-	3	13	33	7	111
Naike Community	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Pukemiro Community	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Rotongaro-Ruawaro Community	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Rotowaro Community	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Te Akau Community	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Waingaro Community	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Waitetuna Community	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Horotiu Community	1	-	0	-	0	-	0	-	1	-	-	0	-	5	-	-	1	-	-	8
Rotokauri Community	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Te Kowhai Community	0	-	0	-	7	0	2	2	0	0	0	0	1	0	-	-	-	-	1	15
Whatawhata-Koromatua Community	0	-	0	-	1	-	6	1	0	0	-	0	0	-	-	1	-	-	-	10
Eureka Community	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Matangi Community	0	-	0	-	1	-	0	0	0	-	0	0	0	0	-	0	0	0	0	2
Puketaha Community	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Tauwhare Community	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Hautapu Community	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Tamahere Community	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Raglan Community	5	-	13	-	41	2	44	48	6	3	1	4	18	4	-	13	74	5	4	285
Waitetuna-Te Uku Community	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	122	25	172	23	224	46	151	100	47	7	4	38	73	57	52	269	260	44	44	1,757

Source: WDC Baseline Database, Statistics NZ Business Frame, M.E (July 2017 Property Snapshot). 2016 business and employment counts at the property level are estimates only and may not accurately reflect business and employment counts and distributions across properties in all cases. Employment includes employees and estimated counts of working proprietors.

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	Total
	Agriculture, Forestry and Fishing	Mining	Manufacturing	Electricity, Gas, Water and Waste Services	Construction	Wholesale Trade	Retail Trade	Accommodation and Food Services	Transport, Postal and Warehousing	Information Media and Telecommunications	Financial and Insurance Services	Rental, Hiring and Real Estate Services	Professional, Scientific and Technical Services	Administrative and Support Services	Public Administration and Safety	Education and Training	Health Care and Social Assistance	Arts and Recreation Services	Other Services	Total
Awaroa ki Tuakau Ward	41	-	59	8	61	3	23	14	6	-	0	13	14	18	23	37	22	-	9	353
Whangamarino Ward	8	4	22	-	16	1	5	5	12	2	2	5	5	2	3	53	26	-	7	178
Onewhero Ward	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Huntly Ward	6	7	38	15	46	27	28	14	9	0	0	7	8	15	0	74	99	4	9	406
Hukanui-Waerenga Ward	0	-	0	0	-	1	4	0	-	-	-	0	3	-	5	5	3	-	-	23
Ngaruawahia Ward	61	14	38	0	51	12	37	15	13	1	1	8	23	13	22	87	34	35	14	476
Whaingaroa Ward	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Newcastle Ward	1	-	0	-	9	0	9	3	1	0	0	0	1	5	-	1	1	-	1	33
Eureka Ward	0	-	0	-	1	-	0	0	0	-	0	0	0	0	-	0	0	0	0	2
Tamahere Ward	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Raglan Ward	5	-	13	-	41	2	44	48	6	3	1	4	18	4	-	13	74	5	4	285
Total	122	25	172	23	224	46	151	100	47	7	4	38	73	57	52	269	260	44	44	1,757

Source: WDC Baseline Database, Statistics NZ Business Frame, M.E (July 2017 Property Snapshot). 2016 business and employment counts at the property level are estimates only and may not accurately reflect business and employment counts and distributions across properties in all cases. Employment includes employees and estimated counts of working proprietors.

Figure 0.31: District Total Employment Count 2016 by Community and Ward Summary

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	Total
	Agriculture, Forestry and Fishing	Mining	Manufacturing	Electricity, Gas, Water and Waste Services	Construction	Wholesale Trade	Retail Trade	Accommodation and Food Services	Transport, Postal and Warehousing	Information Media and Telecommunications	Financial and Insurance Services	Rental, Hiring and Real Estate Services	Professional, Scientific and Technical Services	Administrative and Support Services	Public Administration and Safety	Education and Training	Health Care and Social Assistance	Arts and Recreation Services	Other Services	Total
Otaua-Aka Aka Community	209	39	20	0	50	16	7	7	11	-	0	8	63	46	3	42	4	0	3	527
Pokeno Community	72	43	237	-	117	4	51	24	8	-	0	20	26	12	19	22	1	11	11	678
Tuakau Community	602	-	272	17	230	32	82	97	23	9	7	51	49	56	25	141	88	4	40	1,825
Waiuku-Karioitahi Community	71	-	7	-	29	-	0	1	4	-	0	3	5	3	-	-	1	1	2	127
Mangatangi Community	31	0	1	-	10	-	-	-	-	-	0	5	2	-	-	13	-	-	-	63
Mangatawhiri Community	124	-	95	4	79	0	3	9	9	-	3	4	9	4	0	41	1	0	12	398
Maramarua Community	71	15	20	-	20	4	6	1	22	-	0	4	5	-	1	14	3	3	3	192
Meremere Community	45	8	6	4	13	1	14	46	26	0	0	3	2	-	-	10	2	-	-	178
Te Kauwhata	171	6	58	31	88	24	32	50	37	3	4	20	28	10	336	111	107	3	22	1,142
Glen Murray Community	105	-	4	-	9	3	4	1	-	-	0	3	1	1	-	-	-	2	-	132
Onewhero Community	153	-	7	-	49	2	1	1	12	-	0	10	3	11	0	86	3	3	-	341
Port Waikato Community	47	-	-	-	7	3	0	15	1	-	0	4	2	1	0	6	3	-	5	95
Pukekawa-Opuatia Community	284	9	3	0	33	3	3	1	12	-	0	13	18	24	1	20	-	6	-	429
Waikareu Community	23	0	-	-	2	-	-	-	-	-	0	1	1	-	-	3	-	6	-	36
Huntly Community	175	88	272	391	312	51	265	168	118	16	14	60	74	67	84	290	297	10	44	2,797
Ohinewai Community	59	-	149	6	9	0	-	1	5	-	0	4	2	-	-	15	-	0	-	251
Gordonton Community	457	0	31	0	27	10	12	98	0	-	1	23	12	2	48	82	11	5	9	828
Orini-Tauhei Community	354	12	23	-	41	1	7	1	14	-	0	20	7	13	0	18	2	1	-	514
Waerenga Community	160	13	12	-	8	2	-	-	13	0	0	8	12	1	-	11	-	6	-	245
Waierimu-Te Hoe Community	161	-	7	-	6	4	1	-	-	-	0	6	4	-	-	3	-	-	-	192
Horsham Downs Community	114	0	887	1	112	15	13	1	17	26	1	15	39	149	12	57	7	2	14	1,481
Ngaruawahia Community	128	15	67	1	181	28	154	45	27	19	11	17	33	6	315	259	115	64	18	1,502
Taupiri Community	80	-	9	-	22	10	2	11	8	0	1	7	18	26	-	6	23	40	9	272
Naike Community	46	-	1	-	1	1	-	-	-	-	3	1	5	-	-	-	-	-	-	58
Pukemiro Community	20	107	2	-	14	-	-	3	1	-	0	1	-	30	-	9	-	-	-	188
Rotongaro-Ruawaro Community	61	-	-	-	20	1	-	20	7	-	0	3	1	1	-	6	-	-	-	119
Rotowaro Community	21	-	1	-	-	-	-	-	-	-	-	0	-	-	-	-	-	-	-	22
Te Akau Community	111	-	1	-	2	0	-	-	13	-	0	7	3	1	-	22	-	57	-	219
Waingaro Community	65	-	9	2	29	1	2	1	4	-	0	3	4	3	-	10	3	0	6	142
Waitetuna Community	110	-	13	-	46	19	9	13	6	-	2	13	12	3	-	13	14	1	-	266
Horotiu Community	23	-	1	-	3	-	0	-	1	-	0	0	7	5	-	-	1	-	-	42
Rotokauri Community	17	-	5	4	44	11	8	-	19	-	1	10	32	0	-	15	17	10	-	195
Te Kowhai Community	111	-	21	-	55	5	12	6	67	55	1	7	22	5	0	63	6	0	7	443
Whatawhata-Koromatua Community	42	-	5	3	54	1	54	11	1	1	1	9	10	5	-	18	2	3	-	220
Eureka Community	332	-	10	-	30	6	2	0	1	0	0	15	14	14	-	25	4	0	3	456
Matangi Community	332	-	20	-	80	11	5	8	6	-	2	28	23	16	-	16	20	6	25	598
Puketaha Community	793	-	2	-	113	17	4	-	9	4	1	3	284	5	-	16	25	1	2	1,280
Tauwhare Community	66	-	2	-	12	-	1	0	1	-	0	5	4	7	-	33	-	10	9	149
Hautapu Community	278	11	19	-	115	19	5	1	0	-	1	34	64	16	0	2	22	14	8	609
Tamahere Community	51	-	4	-	179	12	24	58	174	3	6	21	66	40	0	87	225	1	6	956
Raglan Community	50	-	94	33	126	11	137	249	13	14	9	21	72	19	23	121	119	22	29	1,161
Waitetuna-Te Uku Community	165	3	7	-	25	3	2	1	7	-	0	12	6	10	-	39	3	5	6	294
Total	6,390	370	2,403	497	2,402	331	922	940	698	150	70	503	1,042	611	869	1,746	1,128	299	290	21,660

Source: WDC Baseline Database, Statistics NZ Business Frame, M.E (July 2017 Property Snapshot). 2016 business and employment counts at the property level are estimates only and may not accurately reflect business and employment counts and distributions across properties in all cases. Employment includes employees and estimated counts of working proprietors.

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	Total
	Agriculture, Forestry and Fishing	Mining	Manufacturing	Electricity, Gas, Water and Waste Services	Construction	Wholesale Trade	Retail Trade	Accommodation and Food Services	Transport, Postal and Warehousing	Information Media and Telecommunications	Financial and Insurance Services	Rental, Hiring and Real Estate Services	Professional, Scientific and Technical Services	Administrative and Support Services	Public Administration and Safety	Education and Training	Health Care and Social Assistance	Arts and Recreation Services	Other Services	Total
Awaroa ki Tuakau Ward	954	82	537	17	427	51	140	129	45	9	8	82	143	117	47	205	93	17	55	3,157
Whangamarino Ward	442	30	179	38	210	29	55	107	94	3	7	36	45	14	337	189	114	6	37	1,973
Onewhero Ward	612	9	14	0	100	11	8	17	25	-	0	30	25	37	1	115	6	18	5	1,033
Huntly Ward	235	88	421	397	321	51	265	169	123	16	14	64	76	67	84	305	297	10	44	3,047
Hukanui-Waerenga Ward	1,131	25	72	0	81	18	20	99	28	0	1	58	34	15	48	114	13	12	9	1,778
Ngaruawahia Ward	321	15	964	2	316	52	169	57	52	45	12	39	89	181	327	323	145	105	40	3,256
Whaingaroa Ward	434	107	27	2	113	21	10	29	32	-	5	28	25	39	-	60	17	58	6	1,013
Newcastle Ward	194	-	32	7	156	18	75	17	88	56	2	27	71	16	0	95	26	13	7	900
Eureka Ward	1,524	-	33	-	234	34	12	9	16	4	3	51	325	42	-	91	49	17	39	2,482
Tamahere Ward	329	11	23	-	294	31	29	59	174	3	7	56	130	56	0	89	246	15	15	1,565
Raglan Ward	215	3	101	33	151	14	139	249	20	14	10	34	77	28	23	160	122	27	34	1,455
Total	6,390	370	2,403	497	2,402	331	922	940	698	150	70	503	1,042	611	869	1,746	1,128	299	290	21,660

Source: WDC Baseline Database, Statistics NZ Business Frame, M.E (July 2017 Property Snapshot). 2016 business and employment counts at the property level are estimates only and may not accurately reflect business and employment counts and distributions across properties in all cases. Employment includes employees and estimated counts of working proprietors.

Figure 0.32: Qualifying Residential Zone - Policy Area of Effect as Share of District, Employment Count 2016 by Community and Ward Summary

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	Total
	Agriculture, Forestry and Fishing	Mining	Manufacturing	Electricity, Gas, Water and Waste Services	Construction	Wholesale Trade	Retail Trade	Accommodation and Food Services	Transport, Postal and Warehousing	Information Media and Telecommunications	Financial and Insurance Services	Rental, Hiring and Real Estate Services	Professional, Scientific and Technical Services	Administrative and Support Services	Public Administration and Safety	Education and Training	Health Care and Social Assistance	Arts and Recreation Services	Other Services	Total
Otaua-Aka Aka Community	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Pokeno Community	4%	0%	3%	0%	17%	48%	35%	35%	15%	0%	8%	10%	6%	7%	70%	31%	0%	0%	13%	13%
Tuakau Community	6%	0%	19%	44%	18%	4%	7%	6%	23%	0%	6%	22%	25%	31%	37%	22%	25%	0%	18%	15%
Waiuku-Karioitahi Community	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Mangatangi Community	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Mangatawhiri Community	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Maramarua Community	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Meremere Community	0%	0%	0%	0%	10%	0%	0%	0%	0%	0%	0%	1%	0%	0%	0%	0%	0%	0%	0%	1%
Te Kauwhata	5%	71%	38%	0%	16%	3%	15%	9%	33%	62%	62%	26%	20%	18%	1%	47%	25%	0%	34%	15%
Glen Murray Community	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Onewhero Community	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Port Waikato Community	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Pukekawa-Opuatia Community	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Waikaretu Community	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Huntly Community	3%	8%	14%	4%	15%	54%	11%	8%	8%	1%	1%	13%	11%	22%	0%	26%	33%	42%	20%	15%
Ohinewai Community	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Gordonton Community	0%	0%	1%	29%	0%	10%	37%	0%	0%	0%	0%	0%	27%	0%	10%	6%	29%	0%	0%	3%
Orini-Tauhei Community	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Waerenga Community	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Waiterimu-Te Hoe Community	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Horsham Downs Community	1%	0%	2%	0%	14%	2%	1%	0%	0%	0%	1%	1%	1%	0%	0%	7%	2%	0%	0%	3%
Ngaruawahia Community	44%	91%	23%	5%	19%	15%	23%	21%	28%	4%	6%	23%	37%	16%	7%	31%	18%	2%	41%	22%
Taupiri Community	4%	0%	67%	0%	0%	75%	63%	48%	65%	0%	0%	51%	61%	43%	0%	47%	58%	83%	82%	41%
Naike Community	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Pukemiro Community	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Rotongaro-Ruawaro Community	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Rotowaro Community	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Te Akau Community	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Waingaro Community	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Waitetuna Community	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Horotiu Community	3%	0%	35%	0%	5%	0%	98%	0%	96%	0%	0%	18%	0%	96%	0%	0%	100%	0%	0%	20%
Rotokauri Community	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Te Kowhai Community	0%	0%	0%	0%	13%	1%	20%	38%	0%	1%	5%	4%	4%	0%	0%	0%	0%	0%	21%	3%
Whatawhata-Koromatua Community	0%	0%	2%	0%	3%	0%	12%	11%	13%	21%	0%	1%	1%	0%	0%	4%	0%	0%	0%	5%
Eureka Community	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Matangi Community	0%	0%	0%	0%	1%	0%	3%	2%	1%	0%	0%	0%	1%	0%	0%	1%	0%	0%	1%	0%
Puketaha Community	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Tauwhare Community	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Hautapu Community	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Tamahere Community	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Raglan Community	11%	0%	14%	0%	33%	20%	32%	19%	45%	25%	8%	17%	25%	21%	0%	10%	62%	23%	13%	25%
Waitetuna-Te Uku Community	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Total	2%	7%	7%	5%	9%	14%	16%	11%	7%	5%	6%	7%	7%	9%	6%	15%	23%	15%	15%	8%

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	Total
	Agriculture, Forestry and Fishing	Mining	Manufacturing	Electricity, Gas, Water and Waste Services	Construction	Wholesale Trade	Retail Trade	Accommodation and Food Services	Transport, Postal and Warehousing	Information Media and Telecommunications	Financial and Insurance Services	Rental, Hiring and Real Estate Services	Professional, Scientific and Technical Services	Administrative and Support Services	Public Administration and Safety	Education and Training	Health Care and Social Assistance	Arts and Recreation Services	Other Services	Total
Awaroa ki Tuakau Ward	4%	0%	11%	44%	14%	6%	17%	11%	14%	0%	5%	16%	10%	16%	48%	18%	24%	0%	16%	11%
Whangamarino Ward	2%	14%	12%	0%	7%	2%	9%	4%	13%	61%	33%	14%	12%	12%	1%	28%	23%	0%	20%	9%
Onewhero Ward	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Huntly Ward	2%	8%	9%	4%	14%	53%	11%	8%	7%	1%	1%	12%	10%	22%	0%	24%	33%	42%	20%	13%
Hukanui-Waerenga Ward	0%	0%	0%	29%	0%	6%	22%	0%	0%	0%	0%	0%	10%	0%	10%	4%	26%	0%	0%	1%
Ngaruawahia Ward	19%	91%	4%	2%	16%	22%	22%	26%	25%	2%	5%	20%	26%	7%	7%	27%	23%	33%	35%	15%
Whangaroa Ward	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Newcastle Ward	0%	0%	1%	0%	6%	0%	12%	20%	1%	1%	2%	1%	1%	32%	0%	1%	3%	0%	21%	4%
Eureka Ward	0%	0%	0%	0%	0%	0%	2%	2%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	1%	0%
Tamahere Ward	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Raglan Ward	3%	0%	13%	0%	27%	16%	32%	19%	29%	25%	8%	11%	23%	14%	0%	8%	61%	18%	11%	20%
Total	2%	7%	7%	5%	9%	14%	16%	11%	7%	5%	6%	7%	7%	9%	6%	15%	23%	15%	15%	8%

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