Waikato District s32 Growth Areas Topic

Assessment Framework

5 July 2018 – Final





Waikato District s32 **Growth Areas Topic**

Assessment Framework

Prepared for

Waikato District Council

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Contents

1	INTRODUCTION	2
1.1	Approach Overview	2
1.2	SCOPE AND STRUCTURE	3
1.3	Approach Overview	3
1.4	Scope and Structure	4
1.5	KEY REFERENCE TABLES APPENDED	4
2	OBJECTIVES, POLICIES AND RULES	6
2.1	PLACES DIRECTLY AFFECTED — GEOGRAPHY OF PROVISIONS	6
2.2	OBJECTIVES AND POLICIES	7
2.3	RULES	18
3	EVALUATION OF EFFECTS, COSTS, BENEFITS	22
3.1	DIRECT PROCESSES (EFFECTS)	22
3.2	CONSEQUENT PROCESSES (EFFECTS)	26
3.3	Nature of effect on places, people and communities, sectors (costs and benefits)	30
APPEND	DIX 1 – GROWTH AREAS (COMBINED) TABLES	37

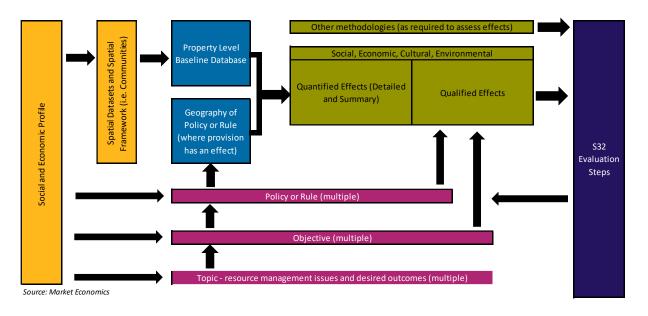
1 Introduction

This Assessment Framework report supports Waikato District's s32 evaluation of short listed options to achieve the objectives of the **Growth Areas 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.

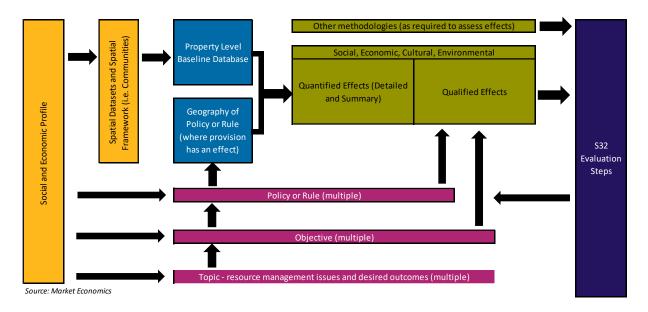
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This Assessment Framework report supports Waikato District's s32 evaluation of short listed options to achieve the objectives of the **Growth Areas Topic.** It should be considered in conjunction with the Waikato District Social and Economic Profile 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.

1.3 Approach Overview

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1.4 Scope and Structure

This report examines Council's **preferred option** for provisions that give effect to the objectives that address **growth areas** (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 <u>not</u> 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 <u>objectives</u>, <u>policies and rules</u> 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 polices. 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.

1.5 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.
- High Class Soils by Community Summary.

- Community Property Summary.
- Maaori Properties by Community Summary.
- Employment Count 2016 by Community Summary.

2 Objectives, Policies and Rules

2.1 Places Directly Affected – Geography of Provisions

The provisions in this topic apply to a range of geographic areas. There are provisions that relate to new areas of the Residential Zone and Village Zone. M.E has taken a topic approach and as such, all policies and rules seeking to manage effects on/of growth areas have been bundled together for the purpose of this assessment. In saying that, additional information has been supplied by Council to help understand the capacity enabled by each of the zones and by township – that information is referenced where applicable.

The following map is a representation of the combined growth areas geography of this option (as used to run the Baseline Database for this report) — that is, where it has effect on the ground. Based on the approach taken, this option has a direct effect on **several**, **localised areas**, being the fringes of main urban townships and some residential settlements across the Waikato District. *Note*, this map should not be relied upon for understanding this policy for specific properties within the District.

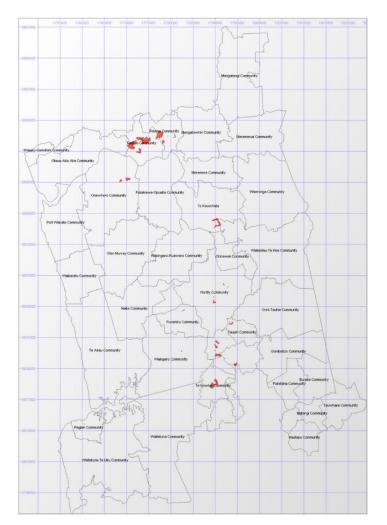


Figure 2.1: Preferred Option Geographic Extent – Growth Areas (Combined)

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 coordinated.
- (b) An additional 13,300 17,500 dwellings are created during the period 2018 -2045.

4.1.2 Objective – Urban Growth and Development

(a) Future settlement pattern is consolidated in and around existing towns and villages in the district.

4.1.3 Policy - Location of Development

- (a) Subdivision and development of a residential, commercial and industrial nature should occur within towns and villages where infrastructure and services can be efficiently and economically provided.
- (b) Locate urban growth areas only where they are consistent with the Future Proof Strategy Planning for Growth 2017.

4.1.4 Policy – Staging of development

- (a) Ensure that subdivision, use and development in new urban areas is:
 - (i) located, designed and staged to adequately support existing or planned infrastructure, community facilities, open space networks and local services.
 - (ii) efficiently and effectively integrated and staged to support infrastructure, stormwater management networks, parks, and open space networks.

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.

4.1.6 Policy – Commercial and industrial activities

(a) Provide for commercial and industrial development in the following zones;

- (i) Business Town Centre
- (ii) Business
- (iii) Industrial
- (iv) Heavy Industrial
- (b) Industry is only to be located in identified Industrial Zones and the industrial strategic growth nodes of:
 - (i) Tuakau
 - (ii) Pokeno
 - (iii) Huntly
 - (iv) Horotiu

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.
- 4.1.8 Policy Integration and connectivity
- (a) Ensure effective integration within and between new developments and existing areas, including in relation to public open space networks and infrastructure by;
 - (i) Providing good access to facilities and services by a range of transport modes through the provision of integrated networks of roads, public transport, cycle, and pedestrian routes;
 - (ii) Providing a range of supporting local community facilities and services for residents' daily needs:
 - (iii) Setting aside land for neighbourhood centres and parks identified in town specific Master Plans or Structure Plans, to enable their future development;
 - (iv) Applying the following design guidelines and town centre character statements to influence the manner in which development occurs;
 - A. Residential Subdivision Guidelines;
 - B. Muliti Unit Development Guide;
 - C. Town Centre Guidelines.

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 forshore;
 - (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 Ngaruawaahia, 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 nonreticulated 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.

The following objectives and policies are included as they help give effect to the strategic growth provisions, particularly in terms of plan enabled capacity, structure plans and infrastructure planning. Some are included as they may be relevant to effects of rezoning (i.e. the impact of greenfield growth areas on infill housing policies; consequent effects of greenfield provision (the potential to support additional neighbourhood centres, loss of productive soils through change in land use etc).

2.2.2 Residential Zone Objectives and Policies

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.
- (a) 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.

4.2.20 Objective – Maintain residential purpose

(a) Residential activities remain the dominant activity in the Residential Zone.

4.2.21 Policy – Maintain residential purpose

(a) Restrict the establishment of commercial or industrial activities, unless the activity has a strategic or operational need to locate within a residential zone, and the effects of such activities on the character an amenity of residential zones are insignificant.

4.2.23 Policy – Non-residential activities

- (a) Maintain the Residential Zone for residential activities by:
 - (i) Ensuring the number of non-residential activities are not dominant within a residential block;
 - (ii) Ensuring non-residential activities are in keeping with the scale and intensity of development anticipated by the Residential Zone and contribute to the amenity of the neighbourhood;
 - (iii) Enabling activities that provide for the health and well-being of the community and that service or support an identified local need;
 - (iv) Avoiding the establishment of new non-residential activities on rear sites, or sites located on cul-de-sacs, or that have access to strategic roads; and
 - (v) Ensuring that the design and scope of non-residential activities and associated buildings:
 - A. Maintain residential character including the scale and design of buildings and their location on the site, and on-site parking and vehicle manoeuvring areas; and
 - B. Mitigate adverse effects related to traffic generation, access, noise, vibration, outdoor storage of materials and light spill, to the extent that they minimise adverse effects on residential character and amenity and the surrounding transport network.

- (b) Enabling existing non-residential activities to continue and support their redevelopment and expansion provided they do not have a significant adverse effect on the character and amenity of the Residential Zone.
- 4.2.24 Policy Home occupations
- (a) Provide for home occupations to allow flexibility for people to work from their homes.
- (b) Manage the adverse effects on residential amenity through limiting home occupations to a scale that is compatible with the level of amenity anticipated in the residential environment.
- 4.2.26 Policy Neighbourhood centres in structure plan areas
- (a) Provide for new neighbourhood centres within structure plan areas or master plan areas, that:
 - (i) Are for the daily retail and service needs of the community;
 - (ii) Are located within a walkable catchment.

2.2.3 Village Zone Objectives and Policies

- 4.3.1 Objective Village Zone character
- (a) The character of the Village Zone is maintained.
- 4.3.3 Policy Future development Tuakau and Te Kowhai
- (a) Buildings and access are located in a position to enable future subdivision and development in Tuakau and Te Kowhai when infrastructure and services become available.
- (b) Ensure buildings are positioned in a manner that provides for transition from large lots to smaller lots in Tuakau and Te Kowhai.

2.2.4 Urban Subdivision Objectives and Policies

- 4.7.1 Objective Subdivision and Land Use Integration
- (a) Subdivision layout and design facilitates the land use outcomes sought for the residential, business, industrial, reserve and specific purpose zones.
- 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.
- 4.7.5 Policy Servicing requirements

- (a) Require urban subdivision and development to be serviced to a level that will provide for the anticipated activities approved in a structure plan, or otherwise anticipated within the zone, including through the provision of:
 - (i) Reserves for community, active and passive recreation;
 - (ii) Pedestrian and cycle connections;
 - (iii) Roads;
 - (iv) Public transport infrastructure, e.g. bus stops;
 - (v) Telecommunications;
 - (vi) Electricity;
 - (vii) Stormwater collection, treatment and disposal;
 - (viii) Wastewater treatment and reticulation, water provision for domestic and fire fighting purposes;
 - (ix) Connections to identified adjacent future growth areas.
- 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.
- 4.7.13 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.

4.7.14 Policy – Structure and master planning

(a) Ensure that development and subdivision within approved structure or master plan areas is integrated with the development pattern and infrastructure requirements specified in an approved structure or master plan.

2.2.5 Productive Versatility of Rural Resources Objectives and Policies

5.2.1 Objective - Rural resources

- (a) Maintain or enhance the:
 - (i) Inherent life-supporting capacity and versatility of soils, in particular high class soils;
 - (ii) The health and wellbeing of rural land and natural ecosystems;
 - (iii) The quality of surface fresh water and ground water, including their catchments and connections;
 - (iv) Life-supporting and intrinsic natural characteristics of water bodies and coastal waters and the catchments between them.

5.2.2 Policy - High class soils

- (a) Soils, in particular high class soils, are retained for their primary productive value.
- (b) Ensure the adverse effects of activities do not compromise the physical, chemical and biological properties of high class soils.
- 5.2.3 Policy Effects of subdivision and development on soils
 - (a) Subdivision, use and development minimises the fragmentation of productive rural land, particularly where high class soils are located.
 - (b) Subdivision which provides a range of lifestyle options is directed away from high class soils and/ or where indigenous biodiversity is being protected.

2.2.6 Infrastructure and Energy Objectives and Policies

6.1.8 Objective – Infrastructure in the Community and Identified Areas - Infrastructure takes into account the qualities and characteristics of surrounding environments and community well-being.

6.1.13 Policy – Future Growth Areas

Require infrastructure services to be developed to a standard that enables the service to be extended to future growth areas where appropriate.

2.3 Rules

The following rules have been included because they inform plan enabled capacity of growth areas by zone.

2.3.1 Chapter 15: Residential Zone

Restricted Discretionary Activity

16.4.1 Subdivision - General

	(a) Subdivision must comply with all of the following conditions:									
RDI	RDI (i) Proposed lots must have a minimum net site area of 450m², except where the proposed an access allotment or utility allotment or reserve to vest;									
(ii) Proposed lots must be able to connect to public-reticulated water supply and was										
	(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:									
	(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.									
DI	Subdivision that does not comply with a condition in Rule 16.4.1 RD1.									

16.4.2 Subdivision - Te Kauwhata Ecological Residential Area

RD1	(a) Proposed lots in the Te Kauwhata Ecological Residential Area identified on the planning maps must comply with all of the following conditions:
	(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.
	(b) Council's discretion shall be restricted to the following matters:
	(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.										
D1	Subdivision within the Te Kauwhata Ecological Residential Area that does not comply with Rule 16.4.2 RD1.										

16.4.3 Subdivision - Te Kauwhata West Residential Area

RD1 (a) Proposed lots within the Te Kauwhata West Residential Area must comply with all of the following										
	conditions:									
	(i) Be a minimum net site area of 650m ² ;									
	(ii) Have a minimum average net site area of 875m²;									
	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.									
	(b) Council's discretion shall be restricted to the following matters:									
	(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.									
D1	Subdivision within the Te Kauwhata West Residential Area that does not comply with Rule 16.4.3 RD1.									

16.4.4 Subdivision - Multi-unit development

(a) Multi-Unit development must comply with all of the following conditions:								
	RD1	(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;						
		(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 meet the following minin	t is being created in accordance with the Unit Titles Act 2010 num residential unit size:	it must							
Unit of Multi-Unit	Unit of Multi-Unit Minimum Unit Area								
Studio unit or 1 bedroom unit	60m ²								
2 bedroom unit	80m ²								
3 or more bedroom unit	100m²								
 (i) Subdivision layout includi (ii) Provision of common are (iii) Provision of infrastructure (iv) Avoidance or mitigation of (v) Geotechnical suitability of (vi) Amenity values and street (vii) Consistency with the many Development Guideline (viii) Consistency with any respective common commo	of site for buildings; etscape; hatters contained, and outcomes sought, in Appendix 3.4 (Murelevant structure plan or master plan, including the province of t	ulti-Unit							
, ,	(x) Safety, function and efficiency of road network and any internal roads or accessways.								

2.3.2 Chapter 23: Village Zone

Subdivision that does not comply with Rule 16.4.4 RD1.

Restricted Discretionary Activity

24.4.1 Subdivision – General

D1

RD1	(a) Proposed lots must have a minimum net site area of 3000m ² , except where the proposed lot is an access allotment, utility allotment or reserve to vest.									
	(b) Council's discretion is restricted to the following matters:									
	(a) Shape, location and orientation of proposed lots;									
	(b) Matters referred to in the infrastructure chapter;									
	(c) Consistency with the matters, and outcomes sought, in Appendix 3.1 (Residential Subdivision Guidelines);									
	(d) Impacts on stormwater and wastewater disposal;									
	(e) Impacts on Significant Natural Areas;									
	(f) Impacts on identified Maaori Sites of Significance; and									
	(g) Roads and pedestrian networks.									
D1	Subdivision that does not comply with a condition of Rule 24.4.1 RD1.									

24.4.2 Subdivision – Te Kowhai and Tuakau

RD1	Subdivision in Te Kowhai and Tuakau must comply with all of the following conditions:									
	(i) Proposed lots not connected to public water and wastewater infrastructure must have a minimum net site area of 3000m², except where the proposed lot is an access allotment or reserve lot.									
	Council's discretion is restricted to the following matters:									
	(i) Shape, location and orientation of proposed lots;									
	(ii) Position of proposed building platforms and driveways to ensure future subdivision is not compromised;									
	(iii) Matters referred to in the Infrastructure chapter;									
	(iv) Consistency with the matters, and outcomes sought, in Appendix 3.1(Residential Subdivision Guidelines);									
	(v) Impacts on stormwater and wastewater disposal;									
	(vi) Impacts on Significant Natural Areas;									
	(vii) Impacts on identified archaeological sites and Maaori Sites of Significance; and									
(viii) Roads and pedestrian networks.										
RD2	(a) Subdivision in Te Kowhai and Tuakau must comply with all of the following conditions:									
	(i) Proposed lots connected to public water and wastewater infrastructure must have a minimum net site area of 1,000m², except where the proposed lot is an access allotment or reserve lot.									
	(b) The Council's discretion shall be limited to the following matters:									
	(i) Shape, location and orientation of proposed lots;									
	(ii) Position of proposed building platforms and driveways to ensure future subdivision is not compromised;									
	(iii) Matters referred to in the Infrastructure chapter;									
	(iv) Consistency with the matters and outcomes sought in Appendix 3.1(Residential Subdivision Guidelines);									
	(v) Impacts on stormwater and wastewater disposal;									
	(vi) Impacts on Significant Natural Areas;									
	(vii) Impacts on identified archaeological sites and Maaori Sites of Significance; and									
	(viii)Roads and pedestrian networks.									
D1	Subdivision that does not comply with Rule 24.4.2 RD1 or RD2.									

3 Evaluation of Effects, Costs, Benefits

3.1 Direct Processes (Effects)

Effect	Probability	Timing	Frequency	Permanence	Comments (incl. rationale to scoring)	
Economic Effects						
Future development will create liveable, thriving and connected communities in a sustainable, efficient and co-ordinated manner.	Moderate	Short to long-term	Frequent/ repeatable	Permanent cumulative	Objective 4.1.1(a). Effects for objective 4.1.1 have been included in this table in the absence of associated policies. The effects of other objectives will be analysed in relation to their associated policies.	
A large number of additional dwellings will be enabled under the Plan through a combination of residential intensification and greenfield expansion.	Moderate to high	Short to long-term	Frequent/ repeatable	Permanent cumulative	Objective 4.1.1(b). Waikato District currently has plan enabled capacity for an additional 13,000 dwellings within the main residential zones through both intensification within existing urban areas and further residential expansion (excluding infrastructure constraints). There is also capacity for nearly 7,000 dwellings within the Country Living and Rural Residential zones, and additional capacity for rural households in the rural zone. The proposed growth areas will add capacity for a further up to 14,000 dwellings within the Residential and Village Zones, excluding infrastructure and other constraints. Policies requiring the provision of infrastructure, together with population demand and the publicly-funded infrastructure planning, will be one of the key determinants of the patterns and level of uptake of land for new residential growth.	
Residential subdivision should occur within towns and villages where infrastructure and services can be efficiently and economically provided.	Moderate	Short to long-term	Frequent/ repeatable	Permanent cumulative	Policies 4.1.3(a); 4.7.14(a); Rules 16.4.1.1(1)(c); 16.4.2.1(1)(c); 16.4.3.1(1)(c). The Proposed District Plan (PDP) contains rules that require the provision of infrastructure with new subdivision. If these are applied, then the developer cost of infrastructure should be a price signal for developer to provide development patterns that are efficient for infrastructure provision.	
New urban growth areas will be consistent with the Future Proof Strategy Planning for Growth 2017 and Town Specific Master Plans and Structure Plans.	Moderate	Short to long-term	Frequent/ repeatable	Permanent cumulative	Policy 4.1.3(b).	
The staging and location of new residential subdivision growth will occur in areas that are adequately supported by existing or planned infrastructure, community facilities, open space networks and local services.	Moderate to high	Short to long-term	Frequent/ repeatable	Permanent cumulative	Policies 4.1.4(a); 4.7.14(a); Rule 16.4.1.1(1)(c); 16.4.2.1(1)(c); 16.4.3.1(1)(c).	
New patterns of residential growth will be efficiently and effectively integrated and staged to support infrastructure, stormwater management networks, parks and open space networks.	Moderate to high	Short to long-term	Frequent/ repeatable	Permanent cumulative	Policies 4.1.4(a); 4.7.14(a); Rule 16.4.1.1(1)(c); 16.4.2.1(1)(c); 16.4.3.1(1)(c).	
Higher density housing and retirement villages will be encouraged to locate in areas that support commercial centres, community facilities, public transport and open space.	Low to moderate	Medium to long-term	Frequent/ repeatable	Permanent cumulative	Policy 4.1.5(a); Policy 4.2.18 (a); Policy 4.2.19 (a). This effect has been rated as low to moderate and to begin to occur in the medium to long-term as, while they are enabled by the planning provisions, it is unlikely that the market will deliver significant amounts of higher density housing typologies (e.g. terraced houses and apartments) in the short to medium-term. The minimum site size provisions, setbacks and site coverage provisions do not encourage very high density standalone houses in the main residential zones, which is the typology (standalone houses) most likely to be delivered by the market within the Waikato District urban settlements.	

A minimum density of 12 to 15 households per hectare will be	Low	Short to	Frequent/	Permanent	Policy 4.1.5(b).
encouraged within the Residential Zone.	LOW	long-term	repeatable	cumulative	
cheodragea within the Residential Zone.		long term	repeatable	cumulative	The minimum site size rules enable a maximum density of 12 households per hectare in the new areas of Residential Zone (excluding any households in minor dwellings and higher density typologies; and allowing for a 28% of the land for roads, reserves, etc). The maximum densities enabled within the Te Kauwhata West and Ecological Residential Areas of the Residential Zone are around 8 households per hectare. Consequently, the probability of this density in Policy 4.1.5(b) being a minimum density is rated as Low.
A minimum density of 8 to 10 households per hectare will be encouraged within the Village Zone where public reticulated services can be provided excluding topographical, landscape, geotechnical and natural constraints.	Low	Short to long-term	Frequent/ repeatable	Permanent cumulative	Policy 4.1.5(c). The Village Zone forms the main residential area of Waikato District's smaller urban settlements and provides significant areas of residential capacity on the edges of some of the larger residential townships. The minimum site size rules require Village Zone parcels of at least 3,000m2 in these locations (except in the areas of Tuakau and Te Kowhai Village connected to infrastructure). Taking account of roads/reserves, etc (at a minimum of 15%), this would enable a density of around 3 dwellings per ha within most areas of the zone. In infrastructure serviced areas of Tuakau and Te Kowhai, the minimum site size is 1,000m2, which equates to around 8.5 households per ha. Consequently, these minimum site sizes do not allow the policy objectives on minimum site sizes to be achieved, other than for the very lowest end of the range where minimum site sizes occur in infrastructure-served areas of Tuakau and Te Kowhai.
Effective integration within and between developments and existing areas, including in relation to public open space networks and infrastructure, will be encouraged.	Moderate	Short to long-term	Frequent/ repeatable	Permanent cumulative	Policy 4.1.8(a). Policies and rules requiring the alignment of new residential growth with infrastructure, together with the locations of identified growth areas, will be the main drivers of achieving this policy. Growth areas are typically located on the outer edges of existing urban settlements.
Areas of new residential growth will be encouraged to provide good access to facilities and services through a range of different transport roads and integrated transport networks.	Moderate	Short to long-term	Frequent/ repeatable	Permanent cumulative	Policy 4.1.8(a)(i-ii).
New patterns of residential growth will enable neighbourhood centres and parks to be developed where identified in Town specific Master Plans or Structure Plans.	Moderate	Short to long-term	Frequent/ repeatable	Permanent cumulative	Policy 4.1.8(a)(iii); 4.2.26(a).
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)(i); 4.2.17(a); 4.3.3.
Tuakau and Ngaruawahia will be encouraged to develop in a way that protects the existing intensive farming and industrial activities from the reverse sensitivity when locating new residential development.	Moderate	Medium to long-term	Frequent/ repeatable	Permanent cumulative	Policies 4.1.10(a)(ii); 4.1.15(a)(i).
Future neighbourhood centres (limited to Tuakau and Ngaruawahia), roads, parks, pedestrian and cycle networks will be encouraged to develop in accordance with the relevant Tuakau, Taupiri, Ngaruawahia, Horotiu and Te Kowhai Structure Plans.	Moderate	Medium to long-term	Frequent/ repeatable	Permanent cumulative	Policies 4.1.10(a)(iii); 4.1.14(a)(ii); 4.1.15(a)(iv); 4.1.16(a)(v); 4.1.17(d); 4.7.14(a).
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	Objective 4.2.16; Policy 4.1.11(a)(i).
Pokeno growth will be encouraged to integrate walking and cycling networks with the existing urban area.	Moderate	Medium to long-term	Frequent/ repeatable	Permanent cumulative	Policy 4.1.11(a)(ii).
Pokeno growth will be encouraged to avoid reverse sensitivity effects from the strategic transport infrastructure networks.	Moderate	Medium to long-term	Frequent/ repeatable	Permanent cumulative	Policy 4.1.11(a)(iii).
Te Kauwhata and Raglan 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); 4.1.18(a)(ii); Objective 4.3.182.16(a)

Huntly will be developed so that infill and redevelopment of	Moderate	Medium to	Frequent/	Permanent	Policies 4.1.13(a)(i); 4.2.18; 4.2.19; 4.2.17(a). Objective 4.2.16(a).
sites is encouraged and a variety of housing options are enabled.		long-term	repeatable	cumulative	
Huntly growth will be encouraged to avoid reverse sensitivity	Moderate	Medium to	Frequent/	Permanent	Policy 4.1.13(a)(ii).
effects from the strategic transport infrastructure networks.		long-term	repeatable	cumulative	
Taupiri will be encouraged to develop in a way to take account	Moderate	Medium to	Frequent/	Permanent	Policy 4.1.14(a)(i).
of the potential for a change in housing demand following the	to high	long-term	repeatable	cumulative	
completion of the Waikato Expressway.	100 111811	long term	repeatable	Carrialative	The probability of this effect has been recorded as moderate to high as the capacity within the
completion of the Walkato Expressivaly.					growth area adds to a capacity surplus (relative to long-term demand) within Taupiri.
Future residential growth in Taupiri will be encouraged to occur	Moderate	Medium to	Frequent/	Permanent	Policy 4.1.14(a)(ii).
to the south of the existing village.	to high	long-term	repeatable	cumulative	
Taupiri, Ngaruawahia and Raglan will be developed so that infill	Low to	Medium to	Frequent/	Permanent	Policies 4.1.14(a)(iii); 4.1.15(a)(v); 4.1.18(a)(i); 4.2.17(a).
and redevelopment of sites is encouraged.	Moderate	long-term	repeatable	cumulative	
					There is significant development capacity for infill development within Taupiri and Ngaruawahia (rated as moderate). The propensity for infill development may be partly offset by the provision of areas for greenfield expansion. The overall effect in Taupiri will depend upon the level of demand for growth in this location and how this may change with the completion of the Waikato Expressway. The probability of this effect is rated as low to moderate for Raglan as it has a much smaller enabled capacity for infill development.
Future residential development in the intensive farming	Moderate	Medium to	Once	Permanent	Policy 4.1.15(a)(ii).
setbacks in Ngaruawahia will be discouraged while the existing		long-term		discrete	
poultry farms are still in operation.		long term		alsol etc	
Future residential development within Horotiu will be	Moderate	Medium to	Frequent/	Permanent	Policy 4.1.16(a)(i).
encouraged to be connected to the existing village.	Wioderate	long-term	repeatable	cumulative	1 oney 4.1.10(a)(i).
Future residential development within Horotiu will be	Moderate	Medium to	Frequent/	Permanent	Policy 4.1.16(a)(ii).
encouraged to occur in a way that does not impact on the	Wioderate	long-term	repeatable	cumulative	
existing local road network.		long-term	Tepeatable	Cullidiative	
	Madarata	Medium to	Fraguant/	Darmanant	Policy 4.1.16(a)(iii)
Future residential development within Horotiu will be	Moderate		Frequent/	Permanent cumulative	Policy 4.1.16(a)(iii).
encouraged to avoid reverse sensitivity effects from the		long-term	repeatable	cumulative	
strategic transport infrastructure networks.			5 . /		
Residential growth in Horotiu surrounding the strategic	Moderate	Medium to	Frequent/	Permanent	Policy 4.1.16(a)(iv).
industrial node will have an acoustic overlay.		long-term	repeatable	cumulative	D. H
The scale and density of residential growth in Te Kowhai will be	Moderate		Frequent/	Permanent	Policy 4.1.17(a)(i-ii).
lower density on non-serviced sites and higher density on		long-term	repeatable	cumulative	
serviced sites.					The higher density minimum site sizes are consistent with the existing site sizes within Te Kowhai
					Village.
Development in Te Kowhai will be encouraged to maintain the	Moderate	Medium to	Frequent/	Permanent	Policies 4.1.17(b); 4.7.13(a)(i-ii).
character of the settlement.		long-term	repeatable	cumulative	The provisions within the Plan are consistent with the existing patterns of development within Te
				1	Kowhai.
Development in Te Kowhai and Tuakau will be encouraged to	Moderate	Medium to	Frequent/	Permanent	Policies 4.1.17(c); 4.3.3(a-b).
ensure that the placement of dwellings and subdivisions protect		long-term	repeatable	cumulative	
the ability for further potential future increases in density.					
Neighbourhood centres will be provided for within structure	Moderate	Medium to	Frequent	Permanent	Policies 4.2.26(a)(i-ii); Rule 16.4.1.1(1)(f).
plan or master plan areas that meet the population daily needs		long-term	/repeatable	cumulative	
within a walking distance.	<u> </u>	<u> </u>		<u> </u>	
The minimum site size of new sites will be 450m2 in the	Moderate-	Short-term	Frequent/	Permanent	Policy 4.7.4(a); Rule 16.4.1.1(1)(a).
Residential Zone.	High		repeatable	cumulative	
Infill and redevelopment of sites will have a minimum site size of	Moderate-	Short to	Frequent/	Permanent	Policy 4.7.4(a); Rule 16.4.1.1(1)(a).
450m2 in the Residential Zone.	High	medium-	repeatable	cumulative	
		term	'		

The median median and the state of the state	T N A = 1 .	NA - 1' '	F /	D	D-I: 4.7.12 /L\
The maximum growth yields will be achieved in the Te Kauwhata	Moderate	Medium to	Frequent/	Permanent	Policy 4.7.13 (b).
West Residential Area while recognising the views of natural		long-term	repeatable	cumulative	
features and landscapes where possible.					
New residential growth will be served by infrastructure to a level	Moderate	Medium to	Frequent/	Permanent	Policy 4.7.5(a).
that will provide for the anticipated activities approved in a		long-term	repeatable	cumulative	
structure plan or otherwise anticipated within a zone.			<u> </u>		
Growth will occur in areas supported by infrastructure and	Moderate-	Medium-	Frequent/	Permanent	Policies 4.7.6; 4.7.6(a).
structure plans.	High	term	repeatable	cumulative	
Both strategic infrastructure network and local connections will	Moderate-	Medium-	Frequent/	Permanent	Policy 4.7.6(a).
be provided with development and subdivision.	High	term	repeatable	cumulative	
Sufficient infrastructure capacity will be provided with new	Moderate	Medium to	Frequent/	Permanent	Policy 4.7.6(a).
subdivision to meet the new demand.		long-term	repeatable	cumulative	
Local roads within new Residential Zone subdivisions will follow	Moderate-	Short to	Frequent/	Permanent	Rules 16.4.1.1(1)(d); 16.4.2.1(1)(d); 16.4.3.1(1)(d).
a grid layout.	High	medium-	repeatable	cumulative	
		term			
Rear lots will not exceed 15% of the new lots in new Residential	Moderate	Short to	Frequent/	Permanent	Rules 16.4.1.1(1)(e); 16.4.2.1(1)(e); 16.4.3.1(1)(e).
Zone subdivisions.		medium-	repeatable	cumulative	
		term			
New subdivisions within the Te Kauwhata Ecological Residential	Moderate-	Short to	Frequent/	Permanent	Rule 16.4.2.1(1)(a).
area will have a minimum site area of 750m2.	High	medium-	repeatable	cumulative	
		term			
Subdivisions in new areas of urban development within the Te	Moderate-	Short to	Frequent/	Permanent	Rule 16.4.2.1(1)(b).
Kauwhata Ecological Residential area will have a minimum	High	medium-	repeatable	cumulative	
average size of 875m2.		term			
New subdivisions within the Te Kauwhata West Residential Area	Moderate-	Short to	Frequent/	Permanent	Rule 16.4.3.1(1)(a).
will have a minimum site area of 650m2.	High	medium-	repeatable	cumulative	10.110.11(1)(0).
Will have a minimum site area of osome.	1 11811	term	repeatable	camalative	
Subdivisions in new areas of urban development within the Te	Moderate-	Short to	Frequent/	Permanent	Rule 16.4.3.1(1)(b).
Kauwhata West Residential Area will have a minimum average	High	medium-	repeatable	cumulative	Nuic 10.4.3.1(1)(b).
size of 875m2.	111811	term	repeatable	Camalative	
Multi-unit residential developments will require a land use	Moderate-	Medium to	Frequent/	Permanent	Rule 16.4.4.1(1)(a).
consent.	High	long-term	repeatable	cumulative	Nuic 10.4.4.1(1)(a).
Multi-unit developments will be connected to public wastewater	Moderate-	Medium to		Permanent	Rule 16.4.4.1(1)(b).
and water reticulation.	High	long-term	repeatable	cumulative	Nuic 10.4.4.1(1)(b).
Multi-unit developments will have minimum site sizes (300m2	Moderate	Medium to		Permanent	Rule 16.4.4.1(1)(c).
per unit) or unit sizes (60-100m2).	Moderate	long-term	repeatable	cumulative	Nulle 10.4.4.1(1)(c).
Village Zone lots (outside of Te Kowhai and Tuakau	Moderate-		Frequent/	Permanent	Pulos 24.4.2(PD1\/a).
infrastructure-served areas) will have a minimum site area of	High	Medium to	1 '	cumulative	Rules 24.4.2(RD1)(a);
•	Півії	long-term	repeatable	Cultiviative	
3,000m2.	N 4	NA - division to	F	D	D. J. 24.4.2/DD2\/-\
Village Zone lots in Tuakau and Te Kowhai will have a minimum	Moderate-	Medium to	1 ' '	Permanent	Rule 24.4.2(RD2)(a).
site area of 1,000m2 where connected to infrastructure.	High	long-term	repeatable	cumulative	
Social Effects			Te	T	
Areas of new residential growth will be encouraged to be	Moderate	Short to	Frequent/	Permanent	Policy 4.1.8(a)(ii).
integrated with the supporting range of local community		long-term	repeatable	cumulative	
facilities and services.	<u></u>	<u> </u>	<u> </u>	1	
Biophysical / Environmental Effects					
Adverse effects on productive rural activities and lawfully-	Moderate	Short to	Frequent/	Permanent	Policy 4.1.3(b).
established rural-based activities from new urban growth areas		long-term	repeatable	cumulative	
will be minimised.					Growth areas occur as an outward expansion of existing urban settlements. These will be the main
					areas affected rather than fragmentation of larger rural holdings further from the urban
				<u> </u>	settlements.

Development in Te Kauwhata will be discouraged in areas with	Moderate	Short to	Frequent/	Permanent	Policy 4.1.12(a)(i).
geotechnical and ecological constraints.		long-term	repeatable	cumulative	
Development in Huntly will be discouraged in areas with	Moderate	Short to	Frequent/	Permanent	Policy 4.1.13(a)(iii).
hazards, geotechnical and ecological constraints.		long-term	repeatable	cumulative	
Natural features and landscapes of the Whangamarino Wetland	Moderate	Medium to	Frequent/	Permanent	Policy 4.7.13 (a).
and Lake Waikare will be promoted where new subdivision		long-term	repeatable	cumulative	
occurs in these locations.					
Residential growth will recognise the ecological values of the	Moderate	Medium to	Frequent/	Permanent	Policy 4.7.13 (a).
wetland environments of Whangamarino Wetland and Lake		long-term	repeatable	cumulative	
Waikare.					
High class soils are encouraged to be retained for their primary	Low to	Medium to	Frequent/	Permanent	Policies 5.2.2(a-b).
productive value and avoid the adverse effects of activity.	moderate	long-term	repeatable	cumulative	
					A share of urban expansion will occur onto land containing high class soils.
Subdivision is encouraged to avoid the fragmentation of	Moderate	Medium to	Frequent/	Permanent	Policy 5.2.3(a).
productive rural land and high class soils.		long-term	repeatable	cumulative	
					Areas of urban expansion (identified growth areas) mostly occur in a contiguous way outward from
					existing urban settlements. Requirements for the staging and supply of infrastructure will limit
					leapfrogging of development, which will partly mitigate the effects of fragmentation over the short
					to medium-term.
Cultural Effects					

3.2 Consequent Processes (Effects)

Effect	Probability	Timing	Frequency	Permanence	Comments (incl. rationale to scoring)
Economic Effects					
A higher share of growth is encouraged to locate within Waikato District's main urban settlements rather than as dispersed lots throughout the rural and semi-rural areas. This will enable more efficient provision of infrastructure, discourage dispersal at the urban edge and reduce rural fragmentation.	Moderate to high	Medium to long-term	Frequent/ repeatable	Permanent cumulative	Objective 4.1.1(b). There has been a significant level of residential growth within Waikato District occurring within the rural and semi-rural areas, predominantly around the edges of Auckland and Hamilton. This has caused fragmentation in the rural areas and adversely affected the concentration of growth into urban nodes within these areas.
The staging and location of infrastructure will guide patterns of new residential development. These will be encouraged to occur in an efficient way to the extent that infrastructure is provided efficiently.	Moderate	Medium to long-term	Frequent/ repeatable	Permanent cumulative	Policies 4.1.3(a-b); 4.1.4(a); 4.7.14(a); Rules 16.4.1(RD1)(a)(ii); 16.4.2(RD1)(a)(iii); 16.4.3(RD1)(a)(iii). This effect is two-fold. Firstly, development will be encouraged into areas where infrastructure is planned and funded by Council and will therefore follow efficient growth patterns (to the extent the planned infrastructure is efficient). Secondly, the requirement for developers to supply infrastructure will act as a significant market signal to guide the efficiency of development in relation to both location and density.
If growth is integrated with infrastructure, there will be lower infrastructure costs as leapfrogging of development will be discouraged.	Moderate	Medium to long-term	Frequent/ repeatable	Permanent cumulative	Policies 4.1.3(a-b); 4.1.4(a); 4.7.14(a); Rules 16.4.1(RD1)(a)(ii); 16.4.2(RD1)(a)(iii); 16.4.3(RD1)(a)(iii).
Development patterns will be encouraged to take account of long-term growth patterns through the requirement to fund both strategic and local infrastructure connections. This will have a positive effect on urban form.	Moderate	Medium to long-term	Frequent/ repeatable	Permanent cumulative	Policies 4.7.5(a)(ix); 4.7.6(a)(iv).

The size and relative relations of Wallata Districts were under	NA	NA 1: + -	F	D	Objectives 4.1.1/b) Delicies 4.1.2/c b)
The size and relative role of Waikato District's main urban	Moderate to high	Medium to	Frequent/	Permanent cumulative	Objectives 4.1.1(b); Policies 4.1.3(a-b).
settlements are likely to change through time. The main urban	to nign	long-term	repeatable	cumulative	Delegas compatible has greenfield consoits for an additional 2 200 developes (evolveding Country Living)
settlements will get considerably larger through a combination					Pokeno currently has greenfield capacity for an additional 2,200 dwellings (excluding Country Living),
of demand growth and the level of capacity enabled within					and a further 500 infill dwellings. The proposed growth areas add a further capacity of 3,500
these townships. Part of the demand growth, particularly for the					dwellings, bringing the total greenfield capacity to 5,700 dwellings. This compares to a medium-series
northern settlements, is likely to occur from Auckland growth					long-term demand for 2,300 dwellings.
pressures.					Tuakau currently has capacity for an additional 650 greenfield dwellings, and 500 infill dwellings. The
					proposed growth areas add a further capacity of 6,500 dwellings, bringing the total capacity to 7,200
					dwellings. This compares to a long-term medium-series demand of 2,200 dwellings.
					Together, Pokeno and Tuakau have a combined greenfields capacity for 13,000 dwellings (excluding
					lifestyle properties), and a medium-series long-term demand for 3,800-4,500 dwellings. However,
					under a higher, Auckland spill-over growth scenario, Pokeno and Tuakau may have a combined long-
					term demand for 10,000 dwellings.
Additional capacity within the northern towns will help future	Moderate	Medium to	Frequent/	Permanent	Objectives 4.1.1(b); Policy 4.1.3(b).
proof the towns for potentially higher future growth pressures.		long-term	repeatable	cumulative	
Higher residential growth in the main towns will generate	Moderate	Medium to	Frequent/	Permanent	Objectives 4.1.1(a); Policy 4.1.3(a-b); Policy 4.1.8(a)(i).
additional demand for commercial space to serve the		long-term	repeatable	cumulative	
surrounding residential populations.					
The proposed minimum site sizes and average minimum site	Moderate	Short to	Frequent/	Permanent	Policies 4.1.5(b-c); 4.7.4(a); Rules 16.4.1(RD1)(a); 16.4.2(RD1)(a); 16.4.3(RD1)(a)
sizes mean that the potential density of new subdivisions will be	to high	long-term	repeatable	cumulative	
limited relative to what the market may be able to deliver for					This effect is stated to occur over the short to long-term. In some areas of highest demand, and areas
standalone houses in the future. This will constrain the ability for					where the minimum sizes are largest, this effect could begin to occur in the short-term. The effect
growth to achieve Policies 4.1.5(b) and (c) on the number of					will continue into the long-term across a greater range of areas.
households per hectare.					
New subdivisions will enable some outward urban expansion at	Moderate	Short to	Frequent/	Permanent	Policies 4.1.5(b-c); 4.7.4(a); Rules 16.4.1(RD1)(a); 16.4.2(RD1)(a); 16.4.3(RD1)(a)
medium to lower-densities.	to high	long-term	repeatable	cumulative	
					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
Lineita di con de control di line con conditato di la control di	1 4	NA - divora - t-	/	D	will continue into the long-term across a greater range of areas.
Limitations to density will increase the quantity of land required to meet future residential demand in the medium to long-term.	Low to moderate	Medium to long-term	repeatable	Permanent cumulative	Policies 4.1.5(b-c); 4.7.4(a); Rules 16.4.1(RD1)(a); 16.4.2(RD1)(a); 16.4.3(RD1)(a)
to meet ruture residential demand in the mediam to long-term.	Inioderate	long-term	Тереатаріе	Cullidiative	This effect is more likely to occur in the medium to long-term when the densities likely to be able to
					be delivered by the market (in the absence of minimums) increase.
Additional residential growth within the urban settlements,	Low to	Medium to	Frequent/	Permanent	Objective 4.1.1(b).
particularly those along SH1, will generate additional demand	moderate	long-term	repeatable	cumulative	Objective 4.1.1(b).
for travel along the state highway network to main urban	moderate	long term	Терешшые	Carrialative	A share of the growth within urban settlements is likely to be spill-over demand from residential
centres of employment – Auckland and Hamilton.					growth within the Auckland and Hamilton markets. Households seeking lower cost dwellings will seek
Adekiana ana namiton.					a location within these main urban settlements and are likely to commute to Auckland and Hamilton
					for employment, as well as travel to these main centres to meet a share of their needs for goods and
					services.
Large additional capacity within the main urban settlements	Low	Medium to	Frequent/	Permanent	Objective 4.1.1(b).
along SH1 within proximity of Hamilton and Auckland is likely to		long-term	repeatable	cumulative	
encourage further outward urban expansion of the population			-		
bases of these main centres.	<u> </u>			<u> </u>	
Local businesses will be supported by both the increase in the	Moderate	Medium to	Frequent/	Permanent	Objective 4.1.1(b); Policies 4.1.3(a); 4.1.5(a).
overall size of urban settlements as well as higher density		long-term	repeatable	cumulative	
development surrounding the commercial areas.					
The productive value of farming will be encouraged to be	Low	Medium to	Frequent/	Permanent	Policies 4.1.10(a)(ii); 4.1.15(a)(i).
protected from new residential development in Tuakau and		long-term	repeatable	cumulative	
Ngaruawahia.					

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Additional capacity within Taupiri will contribute toward future	Moderate	Medium to	Frequent/	Permanent	Policy 4.1.14(a)(i).
proofing Taupiri for future demand increases and contribute to		long-term	repeatable	cumulative	
providing additional housing choices for commuting households					Taupiri currently has greenfield capacity for 150 dwellings, with a further capacity of nearly 400
in a cheaper location.					dwellings within the proposed growth areas. Significant capacity (1,400 dwellings) is also present
					within the Country Living zone for lifestyle properties.
Short and medium-term growth patterns in Tuakau and Te	Low to	Long-term	Frequent/	Permanent	Rule 24.4.2(a)(ii).
Kowhai may have future efficiency gains by preserving the ability	moderate		repeatable	cumulative	
to intensify development within these urban settlements in the					
future.					
Infill development and redevelopment is encouraged on existing	Moderate	Short to	Frequent/	Permanent	Policy 4.2.17(a); Rule 16.4.1.1(1)(a).
sites.		long-term	repeatable	cumulative	
					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.
Structure plans will be developed with greater consideration to	Moderate	Medium-	Frequent/	Permanent	Policy 4.7.6 (a).
infrastructure provision and achievable densities.	to high	term	repeatable	cumulative	
Efficient and integrated patterns of growth will occur in urban	Moderate	Medium to	Frequent/	Permanent	Policies 4.7.6; 4.7.6 (a).
settlements through structure planning.		long-term	repeatable	cumulative	
Effective growth patterns are achieved in Tuakau that meet	Moderate	Medium to	Frequent/	Permanent	Policy 4.1.10(a)(i).
growth in demand and good urban form.		long-term	repeatable	cumulative	
Tuakau forms an option for location decisions of future	Moderate	Medium to	Frequent/	Permanent	Policy 4.1.10(a)(i).
households.	to high	long-term	repeatable	cumulative	
Pokeno forms an option for location decisions of future	Moderate	Short to	Frequent/	Permanent	Policy 4.1.11(a)(ii).
households.	to high	medium-	repeatable	cumulative	Tolley 1.1.11(d)(li).
nouscholus.	toriigii	term	repeatable	Cumulative	
Future Te Kauwhata residents have a variety of housing choices.	Moderate	Short to	Frequent/	Permanent	Policy 4.1.12(a)(iii).
Tuture Te Rauwilata residents have a variety of housing choices.	to high	medium-	repeatable	cumulative	1 oney 4.1.12(a)(iii).
	toriigii	term	repeatable	Cumulative	
Intensification will occur within Huntly, Raglan and Taupiri.	Moderate	Medium to	Frequent/	Permanent	Policies 4.1.13(a)(i); 4.1.18(a)(i); 4.1.14(a)(iii).
Interisincation will occur within Huntry, Nagian and Taupin.	iviouerate	long-term	repeatable	cumulative	Folicies 4.1.15(a)(i), 4.1.16(a)(ii).
Intensification will occur within Ngaruawahia.	Moderate	Medium to	Frequent/	Permanent	Policy 4 1 15(a)(y)
Intensification will occur within Ngardawania.	iviouerate		1	cumulative	Policy 4.1.15(a)(v).
Future Degler and Te Keywhate residents will have a renge of	Madazata	long-term	repeatable	1	Delicies 4.1.10(a)(; ;;;), 4.1.12(a)(;;;)
Future Raglan and Te Kauwhata residents will have a range of	Moderate	Medium-	Frequent/	Permanent	Policies 4.1.18(a)(i-iii); 4.1.12(a)(iii).
housing options to choose from.	N 4l + -	term	repeatable	cumulative	D. J. 1C 4.3(DD1)
Growth patterns in the Te Kauwhata West Residential Area will	Moderate	Short to	Frequent/	Permanent	Rule 16.4.3(RD1).
be aligned with infrastructure servicing.		medium-	repeatable	cumulative	
		term	F		D 4C 4 3/DD4)
Overall subdivision yields will be decreased in Te Kauwhata West	Moderate	Short to	Frequent/	Permanent	Rule 16.4.3(RD1).
Residential Area as more roads are required with limitations on		medium-	repeatable	cumulative	
the number of rear lots.		term		_	
Increased numbers of roads within the Te Kauwhata West	Low to	Medium to	Frequent/	Permanent	Rule 16.4.3(RD1).
Residential Area new subdivisions will increase transport access.	moderate	long-term	repeatable	cumulative	
Social Effects		T .	T .	1	
Denser development around main commercial centres will		Medium to	Frequent/	Permanent	Policy 4.1.5(a).
encourage social cohesion and support the viability of social	moderate	long-term	repeatable	cumulative	
infrastructure provision to the surrounding communities.					
Development of and integration with neighbourhood centres,	Low to	Medium to	Frequent/	Permanent	Policies 4.1.8(i-iv); 4.1.10(a)(iii); 4.1.11(a)(ii); 4.1.12(b); 4.1.14(a)(ii); 4.1.15(a)(iv); 4.1.16(a)(v);
open spaces and pedestrian infrastructure will encourage social	moderate	long-term	repeatable	cumulative	4.1.17(b, d); 4.1.18(a)(iv); Objective 4.2.16(b)
cohesion and healthy living.					
Large expansion of the main urban settlements is likely to	Low to	Medium to	Frequent/	Permanent	Objective 4.1.1(b).
change the nature and character of the settlements for existing	moderate	long-term	repeatable	cumulative	
residents.					
	L			1	

Integration of residential growth with transport networks	Low	Medium to	Frequent/	Permanent	Policies 4.1.8(a)(i).
supports the potential future use of public transport for		long-term	repeatable	cumulative	1 0110103 112.0(4)(1).
commuting to main centres of employment.					
Avoiding reverse sensitivities with strategic transport routes will	Low	Medium to	Frequent/	Permanent	Policies 4.1.11(a)(iii); 4.1.13(a)(ii); 4.1.16(a)(iv).
partly offset the adverse impact of traffic on households.		long-term	repeatable	cumulative	
Social cohesion will be encouraged through well-planned	Moderate	Medium to	Frequent/	Permanent	Policy 4.7.6 (a).
communities.		long-term	repeatable	cumulative	
Increased street frontages will encourage greater social	Low to	Medium to	Frequent/	Permanent	Rule 16.4.3(RD1)(iv-v).
cohesion among residents within the Te Kauwhata West	moderate	long-term	repeatable	cumulative	
Residential Area.			'		
Grid road layouts will increase transport connectedness across	Low to	Medium to	Frequent/	Permanent	Rule 16.4.3(RD1)(iv).
the subdivision within the Te Kauwhata West Residential Area	moderate	long-term	repeatable	cumulative	
and encourage walking within the communities.					
Fewer caul-de-sacs will decrease the safety of road playing areas	Low to	Medium to	Frequent/	Permanent	Rule 16.4.3(RD1)(iv).
for children within the Te Kauwhata West Residential Area.	moderate	long-term	repeatable	cumulative	
Biophysical / Environmental Effects				,	
Limitations on minimum site sizes mean that greater land for	Moderate	Medium to	Frequent/	Permanent	Policy 4.1.5(b); Rules 16.4.1(RD1)(a); 16.4.2(RD1)(a); 16.4.3(RD1)(a).
urban expansion may occur relative to what the market may be		long-term	repeatable	cumulative	
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.					
Infrastructure constraints to growth will limit the rate of	Low to	Medium to	Frequent/	Permanent	Policies 4.1.3(a); 4.7.14(a); Rules 16.4.1(RD1); 16.4.2(RD1); 16.4.3(RD1).
outward expansion into rural areas, which will limit the rate of	moderate	long-term	repeatable	cumulative	
impact on the environment.					
Greater travel demand will have adverse environmental impacts	Low to	Medium to	Frequent/	Permanent	Objectives 4.1.1(b).
through vehicle emissions and runoff of pollutants from roads.	moderate	long-term	repeatable	cumulative	
Outward urban expansion of Waikato District's main urban	Moderate	Medium to	Frequent/	Permanent	Objectives 4.1.1(b).
settlements is likely to have adverse impacts on the		long-term	repeatable	cumulative	
environment, including irreversible impacts on high class soils					
and sensitive environmental areas.					
The environmental effects of new subdivision will be partly	Moderate	Medium-	Frequent/	Permanent	Rules 16.4.2(RD1).
mitigated within the Te Kauwhata Ecological Residential area.		term	repeatable	cumulative	
Cultural Effects					
Outward urban expansion within the Waikato District may	Low to	Medium to	Frequent/	Permanent	Objective 4.1.1(b).
adversely impact on sites of cultural significance.	moderate	long-term	repeatable	cumulative	
					The growth areas cover a total of 4.41ha of Maaori land (in Raglan) and include an estimated 28 sites
					of significance to Maaori (in Waiterimu-Te-Hoe Community and Taupiri).

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 will have costs in providing infrastructure for new subdivision development. These relate to a combination of local infrastructure, strategic infrastructure connections and configuring infrastructure to enable future growth.	Moderate to high	Moderate	Meaningful to critical	Moderate	Market	Yes	Policies 4.1.3(a); 4.1.4(a-b); 4.7.5(a)(i-ix); 4.7.6(a)(i-iv); 4.7.14(a). While the requirement to provide infrastructure has direct costs for developers (which may be passed onto buyers), it is an important market mechanism that guides the location and timing of development, which have a series of associated benefits that are outlined in the subsequent table.
The wider community will face a cost of a more dispersed urban form through the effective spatial expansion of the Auckland and Hamilton housing markets.	Low	Low to moderate	Marginal	Low	Non-market	In part	Objective 4.1.1(b); Policies 4.1.5(b-c); Rules 16.4.1(RD1)(a); 16.4.2(RD1)(a); 16.4.3(RD1)(a). A large amount of additional capacity will be provided across a number of the Waikato District's urban settlements, particularly in northern towns of Pokeno and Tuakau, adjacent to the edge of Auckland. It is likely that a significant share of the capacity within these towns will be meeting spill-over demand from the Auckland region (and south, for Hamilton). The large amount of capacity within Pokeno and Tuakau will be likely to function as a spatial expansion of the Auckland housing market, encouraging a more dispersed urban form. Analysis undertaken for the NPS-UDC modelled a current capacity of 3,000 dwellings for greenfield urban expansion within Pokeno and Tuakau (excluding any lifestyle properties) and a further 1,000 dwelling infill capacity. The proposed growth areas add a further 10,000 dwelling capacity to these townships, bringing the total greenfield capacity to 13,000 dwellings. This compares to a long-term medium-series demand of 4,500 dwellings. Analysis undertaken for the Waikato District Future Urban Land Supply Strategy contains a further Auckland-driven growth scenario which sees an additional 4,000 dwelling demand in Pokeno and Tuakau (relative to the medium-series projection). If added to the medium-series projection, this would result in a total demand of 8,500 to 10,000 dwellings, compared to a capacity for 13,000 dwellings (excluding lifestyle blocks). Part of this cost will be mitigated by the requirement to provide infrastructure, which will limit the scale and rate of urban expansion.
Households locating within Waikato townships at the edges of Auckland/Hamilton and commuting to Auckland/Hamilton face higher travel costs relative to an alternative location within the Auckland/Hamilton spatial boundaries.	Low to moderate	Moderate	Marginal to meaningful	Low to moderate	Market	Yes	Objective 4.1.1(b).

Developers, home buyers and the wider community (through the effects on urban form) will experience additional cost through potential inconsistencies between the minimum per hectare density policies and the minimum lot sizes policy.	Low to moderate	Moderate	Meaningful	Moderate	Market	Yes	Policies 4.1.5(b-c); Rules 16.4.1(RD1)(a); 16.4.2(RD1)(a); 16.4.3(RD1)(a), 24.4.2(RD2)(a). The policies set a <i>minimum</i> density of 12-15 households per ha (assuming one household per dwelling) within the Residential Zone. However, the rules requiring larger minimum lot sizes (combined with <i>average minimum</i> site sizes of 875m2) in parts of Te Kauwhata mean that it is only possible to achieve a dwelling density below the specified range in those locations (excluding any potential for multiunit developments or retirement villages). The Village Zone <i>minimum</i> density is 8-10 households per ha, with the <i>minimum</i> site size of 1,000m2 within infrastructure-served areas of Tuakau and Te Kowhai. This means it is only possible to achieve a maximum density of 8.5 dwellings per ha (also, with only a small allowance — 15% - for roads and reserves, etc). Achieving a density of 10 households per ha in the Village Zone would be unlikely with the proposed minimum lot sizes given <i>some</i> allowance for roads/reserves.
Productive agricultural uses surrounding new areas of residential greenfield expansion will have costs from the reverse sensitivities with residential uses. These may cause constraints to the productive operation of farms.	Low to moderate	Moderate	Marginal to meaningful	Moderate	Non-market	In part	Objective 4.1.1(b). Residential expansion may cause reverse sensitivity issues with surrounding agricultural uses as the townships expand outward. Part of this effect will be limited by policies which aim to discourage these effects and protect productive rural uses (Policies 4.1.3(b); 4.1.10(a)(ii); 4.1.15(a)(i-ii); 5.2.2(a-b); 5.2.3(a). It is likely that many of the agricultural uses in the growth areas will be smaller operations. This is seen where the growth areas contain 1.5% of the district's total agricultural employment (incl. forestry), but only cover 0.2% of the district's agricultural land (incl. forestry). Nearly all (86%) of the growth areas have been upzoned from Rural zoned land within the ODP (970ha out of 1,125ha). There is likely to be some effect on rural uses, however, it is likely that a significant share (around 1/3) is likely to be occupied by lifestyle properties (as seen in the LINZ land use summary table), which partly offsets this effect.
Significant expansion to a number of Waikato District's main urban settlements is likely to change the nature and character of townships. This will represent a cost to residents who prefer the previous nature and character to the future nature and character of the townships.	Low	Low	Marginal to meaningful	Low	Non-market	No	Objectives 4.1.1(b); 4.1.2(a); Policies 4.1.3(c); 4.1.5(a); 4.1.10(a); 4.1.11(a); 4.1.12(a); 4.1.13(a); 4.1.14(a); 4.1.15(a); 4.1.16(a); 4.1.17(a); 4.1.18(a).
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 4.7.4; Rules 16.4.1(RD1)(a); 16.4.2(RD1)(a); 16.4.3(RD1)(a). 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	Moderate	Moderate	Meaningful	Moderate	Non-Market	In part	Policy 4.7.4; Rules 16.4.1(RD1)(a); 16.4.2(RD1)(a); 16.4.3(RD1)(a).
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.				to high			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.
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).
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).
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).
Council will have administrative costs through processing	Moderate	Moderate	Marginal to	Moderate	Market	Yes	Rule 16.4.4(RD1)(a).
land use consents.	to high	to high	meaningful				
Social Costs							
Biophysical/Environmental Costs							
Residential expansion of urban settlements will adversely affect high class soils as residential uses occupy previously-rural areas.	Moderate	Moderate	Marginal to meaningful	Moderate	Non-market	In part	Objective 4.1.1(b). Around 50% of the growth areas contain high class soils (569ha). Over half (57%) of these soils are located around Tuakau (326ha). Growth in this area is likely to occur over the medium to longer-term. Significant shares are also located in Te Kowhai (13%; 75ha), Pokeno (11%; 62ha), Ngaruawahia (8%; 43ha) and Onewhero (7%; 37ha). Overall however, the growth areas represent a long term loss of just 1% of the district's high class soils. The loss in the Tuakau community area is 13% of total high class soils. In other areas, the loss represents a smaller share (6% in the Pokeno community area, and 3% each in the Ngaruawahia and Te Kowhai communities.

Additional travel demand through households commuting to	Low to	Low to	Marginal to	Moderate	Non-market	In part	Objective 4.1.1(b); Policies 4.1.10(a); 4.1.11(a); 4.1.14(a)(i); 4.1.15(a);
the Auckland and Hamilton employment markets will have	moderate	moderate	meaningful				4.1.16(a).
environmental costs through vehicle emissions and							
pollutants runoff from roads.							
The environment will be adversely affected through further	Moderate	Moderate	Meaningful	Moderate	Non-Market	In part	Rules 16.4.1(RD1)(a); 16.4.2(RD1)(a); 16.4.3(RD1)(a).
urban expansion. Restrictions on density in the main	to high			to high			
residential areas will result in greater land areas required to							Approximately 36% of the Residential Zone land area qualifying for
cater for growth (relative to no restrictions). This will have							further subdivision has been identified as containing high class soils.
environmental costs.							The main areas are in Tuakau, Pokeno, Ngaruawahia and Te
							Kauwhata.
Cultural Costs							

Benefits	Certainty	Sufficiency	Consequence	Probability	Market or Non-Market Value	Practicable to Quantify or Monetise	Comments/Notes
Economic Benefits					Value	Of Worlday	
Future households will benefit from a range of housing location choices across the Waikato District's main urban settlements.	Moderate	Moderate	Meaningful	Moderate to high	Market	Yes	Objective 4.1.1(b); Policies 4.1.5(a); 4.1.11(a)(i); 4.1.12(a)(iii); 4.1.13(a)(i); 4.1.14(a)(i); 4.1.14(a)(iii); 4.1.15(a)(v); 4.1.17(a)(i-ii); 4.1.18(a)(i-ii); 4.3.3(a); 4.7.14(a).
Enabling sufficient growth to meet future demand within the main urban settlements benefits future home buyers where housing supply is not restricted by capacity enabled by the Plan.	Moderate	Moderate	Meaningful	Moderate	Market	Yes	Objective 4.1.1(b).
A higher share of growth is encouraged to locate within Waikato District's main urban settlements rather than as dispersed lots throughout the rural and semi-rural areas. This will have benefits for the more efficient provision of infrastructure, and will benefit households and the wider community through a more efficient urban form.	Low to moderate	Moderate	Meaningful	Moderate	Market and Non-market	In part	
Rural areas surrounding the main urban settlements, and the edges of the larger economies of Auckland and Hamilton will benefit from less fragmentation of rural land through household growth being encouraged to locate within the main urban settlements.	Low to moderate	Low to moderate	Marginal to meaningful	Low to moderate	Non-market	In part	Agricultural uses cover over half (57%) of the land area contained within the growth areas, amounting to 640ha. A further 449ha is currently in lifestyle property uses.
Future home buyers will benefit from competitiveness in land markets where there are likely to be a range of different land owners and developers, meaning that supply is not concentrated within one owner.	Low to moderate	Low to moderate	Marginal to meaningful	Low to moderate	Market	Yes	Objective 4.1.1(b). It is important to recognise that any effect on final home prices is likely to be relatively small where the cost of raw rural land makes up only a small portion of the fully-serviced build-ready land and final house prices. The main effect will come about through land supply not being concentrated into 1-2 owners. There are 255 properties contained within the growth cells. Two-thirds of these are lifestyle properties, with the remaining third spread across a range of uses. The effect of competitiveness may be limited though to eventual home buyers as of the land (57% of ,1125ha) that is in agricultural uses, it is only made up of only 34 properties. The high share of land in smaller lifestyle properties are likely to get bought collectively by developers for large scale subdivision (particularly where new infrastructure is required to be provided) rather than developed individually by current land holders.
Rural land owners within the proposed growth areas are likely to benefit from an uplift in the value of their land to reflect the difference in value between future rural and urban uses. They will benefit from the sale of land to developers for residential development.	Moderate to high	Moderate to high	Meaningful to 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. Lifestyle block owners and rural land owners are likely to have significant benefits on a per household basis in some locations where land has been upzoned to urban uses. In the higher growth areas of Pokeno and Te Kauwhata, a Residential Zone has been applied (meaning a higher density of development than Village Zoned areas), where there is currently an average land area of 11.1ha and 5.9ha of land per household respectively which will be upzoned. This means the benefits of a land value increase on a per household basis from upzoning will be substantial.

The wider community will benefit from better urban form where new residential growth must be aligned with planned and funded infrastructure, or must provide infrastructure and servicing. Better urban form will be encouraged through both higher density development and more efficient <i>locations</i> of development.	Moderate	Moderate	Meaningful	Moderate	Non-market	In part	This benefit occurs to the extent that spatial patterns of planned infrastructure and Structure Plans represent efficient urban form. The requirement to provide infrastructure discourages lower density development (less efficient urban form) and encourages densities that are sufficient to sustain infrastructure provision. The overall scale of this benefit is partly offset in the medium to long-term by minimum site size limitations which may prevent higher density standalone houses in some locations.
Surrounding farmers will benefit from lower land fragmentation and lower levels of urban expansion than may occur in the absence of policies requiring the staging and integration of development with infrastructure.	Low to moderate	Low to moderate	Marginal to meaningful	Low to moderate	Non-market	In part	
Existing home owners will benefit from increases to house prices within the main urban settlements as they become larger.	Moderate	Moderate	Meaningful	Moderate	Market	Yes	This benefit is likely to be greatest in the largest urban settlements along SH1 and those that are closest to Auckland and Hamilton.
New households and existing households seeking a change in dwelling 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	Policy 4.1.10(a).
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	Policy 4.1.10(a). 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)(ii); 4.1.12(a)(iii); 4.1.13(a)(i); 4.1.15(a)(v); 4.1.18(a)(i-ii); 4.2.17(a).
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); 4.1.14(a)(iii); 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.
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).
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).
Property owners of sites 900m2 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 16.4.1.1(1)(a).
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 16.4.1.1(1)(a).
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). This benefit, while small to each household individually, becomes large in aggregate for the community and environment overall.
Social Benefits	Ι, .					T.,	
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).

The wider community will benefit from having more active	Low to	Low	Marginal	Moderate	Non-Market	No	Rule 16.4.3(RD1)(a).
street frontages from properties in new subdivisions through	moderate						
reduced crime and greater social cohesion among residents							
in the Te Kauwhata West Residential Area.							
Households and communities will benefit from increased	Low to	Low to	Marginal to	Low to	Non-market	No	
social cohesion from growth being encouraged to	moderate	moderate	meaningful	moderate			
concentrated into the main urban settlements.							
Biophysical/Environmental Benefits							
The environment will benefit from having lower dwelling	Low to	Low to	Meaningful	Moderate	Non-Market	In part	Rules 16.4.2(RD1)(a-b); 16.4.3(RD1)(a-b).
densities within the Te Kauwhata Ecological and West	moderate	moderate		to high			
Residential Areas relative to the rest of the Residential Zone.							
The wider community will benefit from having better	Low to	Low to	Meaningful	Moderate	Non-Market	In part	Rules 16.4.2(RD1)(a-b); 16.4.3(RD1)(a-b).
environmental outcomes within the Te Kauwhata Ecological	moderate	moderate					
and West Residential Areas.							
Environmental benefits will occur through land use consent	Moderate	Moderate	Meaningful	Moderate	Non-Market	No	Rule 16.4.4(RD1)(a).
requirements generating the potential for better	to high	to high	to critical	to high			
environmental outcomes.							
Cultural Benefits							

Appendix 1 – Growth Areas (Combined) Tables

Figure 0.1: Preferred Option - LINZ Land Use Detailed Summary – part one

			Policy Are	ea of Ef	fect			Total Di	strict			Polic	cy Area of Effec	t as Share of Di	strict
Land Use Summary	Land Use Detailed	Hectares of Properties	Count of Properties	Pro	perties	Capital Value of Properties	Hectares of Properties	Count of Properties	and Value of Properties		Properties	Hectares of Properties	Count of Properties	Properties	Capital Value of Properties
		. roperties	·		\$m)	(\$m)			(\$m)		(\$m)			(\$m)	(\$m)
Commercial	COMMERCIAL-ACCOMMODATION	-	-	\$		\$ -	53.7	24	•		31.02	0%	0%		
Commercial	COMMERCIAL-CHILD CARE CENTRE	-	-	\$		\$ -	11.3	30	-		23.66	0%	0%		-
Commercial	COMMERCIAL-COMMERCIAL GENERAL	-	-	\$		\$ -	42.0	72	•		40.77	0%	0%		-
Commercial	COMMERCIAL-HEALTH/DOCTORS (INCL ANIMAL BREEDING/GENETICS)	-	-	\$		\$ -	5.8	7 :	•		6.82	0%	0%		
Commercial	COMMERCIAL-LIQUOR	-	-	\$		\$ -	6.2	15	•		18.46	0%	0%		
Commercial	COMMERCIAL-MOTOR VEHICLES	-	-	\$		\$ -	3.0	10	•		5.44	0%	0%		-
Commercial	COMMERCIAL-OFFICE	-	-	\$		\$ -	4.8	40	•		32.42	0%	0%		
Commercial	COMMERCIAL-PARKING	-	-	\$		\$ -	0.3	4 :	•		0.65	0%	0%		
Commercial	COMMERCIAL-REST HOMES	-	-	\$		\$ -	19.5	5	•		40.90	0%	0%	0%	6 0%
Commercial	COMMERCIAL-RETAIL	0.2	1	\$	0.33	\$ 0.69		201	\$ 51.80) \$	108.73	1%	0%	1%	6 1%
Commercial	COMMERCIAL-SERVICE STATION	-	-	\$	-	\$ -	2.6	10	\$ 4.39	\$	10.24	0%	0%	0%	6 0%
Commercial	COMMERCIAL-TOURIST ATTRACTIONS	-	-	\$	-	\$ -	39.8	3	\$ 1.84	\$	10.17	0%	0%	0%	6 0%
Commercial	COMMERCIAL-VACANT	-	-	\$	-	\$ -	9.2	45	\$ 17.16	\$	17.53	0%	0%	0%	6 0%
Dairying	DAIRYING-FACTORY	426.3	13	\$	38.31	\$ 43.61	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%	6 0%
Forestry	FORESTRY-INDIGENOUS	-	-	\$	-	\$ -	2,671.4	36	\$ 4.35	\$	4.46	0%	0%	0%	6 0%
Forestry	FORESTRY-PROTECTED	-	-	\$	-	\$ -	1,459.7	7	\$ 3.28	\$	3.35	0%	0%	0%	6 0%
Horticulture	HORTICULTURE-BERRY	-	-	\$	-	\$ -	124.2	4	\$ 3.99	\$	7.42	0%	0%	0%	6 0%
Horticulture	HORTICULTURE-CITRUS	-	-	\$	-	\$ -	29.6	4	\$ 1.60) \$	2.94	0%	0%	0%	6 0%
Horticulture	HORTICULTURE-FLOWERS	2.9	2	\$	1.14	\$ 1.89	58.0	10	\$ 6.58	3 \$	12.14	5%	20%	17%	16%
Horticulture	HORTICULTURE-GLASSHOUSES	1.8	1	\$	0.42	\$ 1.00	132.3	36			65.08	1%	3%	2%	
Horticulture	HORTICULTURE-KIWIFRUIT	15.8	2	\$	1.71	\$ 2.99	243.9	20	\$ 19.66	5 \$	45.93	6%	10%	9%	
Horticulture	HORTICULTURE-MARKET GARDEN	117.1	6	\$	10.25	\$ 11.37	4,861.2	194	\$ 299.07	7 \$	349.62	2%	3%	3%	
Horticulture	HORTICULTURE-OTHER LIFESTOCK	-	-	\$		\$ -	496.2	27	\$ 35.96	5 \$	55.32	0%	0%	0%	
Horticulture	HORTICULTURE-VINEYARD	25.8	1	\$	11.50	\$ 11.50		3	•		13.01	58%	33%	94%	
Industrial	INDUSTRIAL-HEAVY	-	-	\$		\$ -	186.7	10	•		64.11	0%	0%		
Industrial	INDUSTRIAL-LIGHT	-	-	\$	_	\$ -	175.2	143	•		127.52	0%	0%		
Industrial	INDUSTRIAL-NOXIOUS	-	_	Ś		\$ -	18.4	5			7.29	0%	0%		
Industrial	INDUSTRIAL-NZ GROWERS		_	Ś		\$ -	1.7	1			6.95	0%	0%		
Industrial	INDUSTRIAL-OTHER	0.6	1	\$		\$ 0.31		28	•		91.04	2%	4%		
Industrial	INDUSTRIAL-SERVICE			Ś	-	\$ -	26.7	81	-	- :	52.29	0%	0%	-	
Industrial	INDUSTRIAL-VACANT		_	\$		\$ -	220.4	102	•		111.51	0%	0%		
Industrial	INDUSTRIAL-WAREHOUSE		_	\$		\$ -	9.5	17			15.96	0%	0%		
Lifestyle	LIFESTYLE-BARE/CROPS		_	\$		\$ -	62.6	10			25.73	0%	0%		
Lifestyle	LIFESTYLE-IMPROVED	413.2	147	-	86.00	-		10,304			9,606.95	2%	1%		
Lifestyle	LIFESTYLE-VACANT	35.7	16		7.58			2,739			1,402.07	0%	1%		
Mining	MINING-COAL	- 33.7	-	\$		\$ 7.71	1,457.3	9			8.49	0%	0%		
Mining	MINING-COAL		-	\$		\$ -	1,457.3	1			0.22	0%	0%		
Mining	MINING-LINESTONE MINING-OTHER	<u> </u>	-	\$			14.7	1 1				0%	0%		
				\$			48.6				0.35				
Mining	MINING-PRECIOUS METALS	-	-	-		·		1 1			1.79	0%	0%		
Mining	MINING-ROCK	-	-	\$		т	457.3	12			13.26	0%	0%		
Not Classified	NOT CLASSIFIED	-	-	\$		\$ -	1,309.9	44			104.18	0%	0%		
Other	OTHER-ASSEMBLY HALLS	-	-	\$		\$ -	56.3	58			37.39	0%	0%		
Other	OTHER-EDUCATION	4.3	3	\$	0.72	\$ 12.23	218.8	81	\$ 46.76	5 \$	231.80	2%	4%	2%	6 59

Figure 0.2: Preferred Option - LINZ Land Use Detailed Summary – part two

			Policy Are	a of Effect				Total Di	strict			Polic	y Area of Effect	as Share of Dis	strict
Land Use Summary	Land Use Detailed	Hectares of Properties	Count of Properties	Land Value Propertie (\$m)		Capital Value of Properties (\$m)	Hectares of Properties	Count of Properties	and Value o Properties (\$m)			Hectares of Properties	Count of Properties		Capital Value of Properties (\$m)
Other	OTHER-HEALTH	-	-	\$ -		\$ -	4.1	1	\$ 1.03	\$	4.73	0%	0%	0%	0%
Other	OTHER-MAORI SITES	6.5	1	\$ 3.	33	\$ 14.16	3,860.2	124	\$ 16.17	7 \$	55.40	0%	1%	21%	26%
Other	OTHER-OTHER	2.3	2	\$ 6	75	\$ 32.97	2,103.6	112	\$ 58.22	\$	466.00	0%	2%	12%	7%
Other	OTHER-PASSIVE RESERVE	0.0	1	\$ 2.	65	\$ 2.65	21,467.5	526	\$ 91.83	\$	101.32	0%	0%	3%	3%
Other	OTHER-RELIGOUS	-	-	\$ -		\$ -	31.0	57	\$ 16.71	\$	33.96	0%	0%	0%	0%
Other	OTHER-SPORTS	3.3	2	\$ 1.	31	\$ 1.80	1,378.9	77	\$ 55.54	\$	108.39	0%	3%	2%	2%
Other	OTHER-UTILITIES	-	-	\$ -		\$ -	10,270.3	1	\$ 13.57	7 \$	169.27	0%	0%	0%	0%
Other	OTHER-VACANT	5.4	5	\$ 0.	03	\$ 0.10	5,760.7	794	\$ 39.82	2 \$	40.93	0%	1%	0%	0%
Pasture & Speciality Livestock	PASTURE-FATTENING	33.6	4	\$ 7.	53	\$ 8.37	123,016.9	916	\$ 1,439.26	\$	1,691.65	0%	0%	1%	0%
Pasture & Speciality Livestock	PASTURE-GRAZING	0.0	1	\$ 2.	52	\$ 2.95	61,850.2	318	\$ 324.60) \$	387.60	0%	0%	1%	1%
Residential	RESIDENTIAL-BARE BLOCK	8.7	3	\$ 11.	62	\$ 11.62	157.4	28	\$ 112.44	\$	113.68	6%	11%	10%	10%
Residential	RESIDENTIAL-CONVERTED HOUSES	-	-	\$ -	.	\$ -	0.4	4	\$ 0.79	\$	1.56	0%	0%	0%	0%
Residential	RESIDENTIAL-DWELLING	3.0	25	\$ 8.	21	\$ 15.07	949.0	9,673	\$ 2,314.23	\$	4,483.18	0%	0%	0%	0%
Residential	RESIDENTIAL-2+ DWELLING UNITS	-	-	\$ -		\$ -	7.2	59	\$ 15.66	\$	34.11	0%	0%	0%	0%
Residential	RESIDENTIAL-FLATS	-	-	\$ -		\$ -	136.9	971	\$ 202.19	\$	401.76	0%	0%	0%	0%
Residential	RESIDENTIAL-HOME AND INCOME	-	-	\$ -		\$ -	7.2	59	\$ 19.43	\$	37.54	0%	0%	0%	0%
Residential	RESIDENTIAL-RENTAL FLATS	-	-	\$ -		\$ -	6.6	41	\$ 12.98	\$	25.15	0%	0%	0%	0%
Residential	RESIDENTIAL-VACANT SINGLE	1.7	13	\$ 1.	27	\$ 1.28	139.6	1,168	\$ 238.63	\$	250.72	1%	1%	1%	1%
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	2 \$	140.11	0%	3%	2%	2%
Pasture & Speciality Livestock	SPECIALITY LIVESTOCK-OTHER LIFESTOCK	-	-	\$ -		\$ -	776.2	12	\$ 47.07	7 \$	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	0.1	1	\$ 0.	16	\$ 0.64	4.7	9		_	2.90	2%	11%	10%	22%
Utility	UTILITY-WIND TURBINE/POWER STATION	-	-	\$ -		\$ -	2,218.5	5	\$ 11.72	2 \$	196.33	0%	0%	0%	0%
Total		1,125.3	255	\$ 207.	02	\$ 328.21	431,243.1	31,129	\$ 16,595.16	\$	26,426.91	0%	1%	1%	1%

Figure 0.3: Preferred Option - LINZ Land Use Summary

		Policy Are	a of I	Effect			Total I	Dist	rict		Polic	cy Area of Effect	as Share of Dis	trict
Land Use Summary	Hectares of Properties	Count of Properties		d Value of operties (\$m)	pital Value Properties (\$m)	Hectares of Properties	Count of Properties		nd Value of Properties (\$m)	pital Value Properties (\$m)	Hectares of Properties	Count of Properties	Land Value of Properties (\$m)	Capital Value of Properties (\$m)
Commercial	0.2	1	\$	0.33	\$ 0.69	216.5	466	\$	148.76	\$ 346.80	0%	0%	0%	0%
Industrial	0.6	1	\$	0.18	\$ 0.31	678.7	387	\$	247.96	\$ 476.65	0%	0%	0%	0%
Mining	-	-	\$	-	\$ -	1,993.6	24	\$	20.04	\$ 24.11	0%	0%	0%	0%
Utility	0.1	1	\$	0.16	\$ 0.64	2,228.4	41	\$	17.26	\$ 206.53	0%	2%	1%	0%
Residential	13.4	41	\$	21.09	\$ 27.96	1,404.3	12,003	\$	2,916.34	\$ 5,347.70	1%	0%	1%	1%
Lifestyle	448.8	163	\$	93.58	\$ 145.15	44,746.0	13,053	\$	6,476.14	\$ 11,034.75	1%	1%	1%	1%
Forestry	-	-	\$	-	\$ -	20,998.3	222	\$	59.71	\$ 70.51	0%	0%	0%	0%
Horticulture	163.3	12	\$	25.02	\$ 28.75	5,989.5	298	\$	403.86	\$ 551.45	3%	4%	6%	5%
Pasture & Speciality Livestock	50.6	9	\$	13.58	\$ 17.21	188,360.9	1,374	\$	1,965.59	\$ 2,431.33	0%	1%	1%	1%
Dairying	426.3	13	\$	38.31	\$ 43.61	118,165.8	1,386	\$	3,933.88	\$ 4,583.72	0%	1%	1%	1%
Other	21.9	14	\$	14.77	\$ 63.90	45,151.4	1,831	\$	354.48	\$ 1,249.18	0%	1%	4%	5%
Not Classified	-	-	\$	-	\$ -	1,309.9	44	\$	51.15	\$ 104.18	0%	0%	0%	0%
Total	1,125.3	255	\$	207.02	\$ 328.21	431,243.1	31,129	\$	16,595.16	\$ 26,426.91	0%	1%	1%	1%

Figure 0.4: Preferred Option - Operative District Plan Zone Summary

Operative	Operative			Policy Are	a of Effect				Total D	Distr	rict		Pol	icy Area of Effe	t as Share of Dist	rict
Plan Section	Zone Sub- Category	Operative DP Zone	Hectares of Properties	Count of Properties	Land Valu Propert (\$m)		Capital Value of Properties (\$m)	Hectares of Properties	Count of Properties			Capital Value of Propertie (\$m)	Hactares of	Count of Properties	Land Value of Properties (\$m)	Capital Value of Properties (\$m)
Franklin	Industrial	Aggregate Extraction	-	-	\$	-	\$ -	226.3	6	\$	3.75	\$ 5.2	0%	0%	0%	0%
Franklin	Commercial	Business	3.4	2	\$	6.82	\$ 41.76	313.8	644	\$	232.85	\$ 438.8	. 1%	0%	3%	10%
Franklin	Rural	Coastal	0.2	2	\$	2.18	\$ 2.73	15,173.0	510	\$	268.09	\$ 346.3	. 0%	0%	1%	1%
Waikato	Rural	Country Living	47.1	22	\$ 1	0.25	\$ 19.68	3,387.7	2,496	\$	1,183.99	\$ 2,362.6	1%	1%	1%	1%
Franklin	Rural	Forest Conservation	-	-	\$	-	\$ -	11,519.4	4	\$	16.47	\$ 172.2	. 0%	0%	0%	0%
Waikato	Rural	Formed Road	0.4	2	\$	-	\$ -	242.1	12	\$	3.98	\$ 5.9	0%	17%	0%	0%
Waikato	Industrial	Heavy Industrial	-	-	\$	-	\$ -	239.8	26	\$	19.37	\$ 154.2	0%	0%	0%	0%
Franklin	Industrial	Industrial	-	-	\$	-	\$ -	100.2	18	\$	26.31	\$ 32.7	0%	0%	0%	0%
Franklin	Industrial	Industrial 2	-	-	\$	-	\$ -	52.8	5	\$	20.89	\$ 21.0	0%	0%	0%	0%
Waikato	Industrial	Industrial Park	14.7	1	\$	0.71	\$ 0.74	175.0	25	\$	64.16	\$ 78.5	8%	4%	1%	1%
Franklin	Industrial	Industrial Services	-	-	\$	-	\$ -	1.7	1	\$	1.53	\$ 6.9	0%	0%	0%	0%
Waikato	Industrial	Light Industrial	8.0	7	\$	1.74	\$ 3.66	254.9	213	\$	84.97	\$ 202.8	3%	3%	2%	2%
Waikato	Urban	Living	10.4	3	\$	4.66	\$ 5.77	1,066.6	7,614	\$	1,697.83	\$ 3,201.3	1%	0%	0%	0%
Waikato	Urban	Living Rangatahi	-	-	\$	-	\$ -	119.9	8	\$	5.43	\$ 7.0	0%	0%	0%	0%
Waikato	Urban	Living Zone Te Kauwhata Ecological	-	-	\$	-	\$ -	42.3	4	\$	8.69	\$ 9.2	0%	0%	0%	0%
Waikato	Urban	Living Zone Te Kauwhata West	-	-	\$	-	\$ -	41.3	67	\$	31.06	\$ 36.6	0%	0%	0%	0%
Franklin	Industrial	Maioro Mining	-	-	\$	-	\$ -	1,448.5	4	\$	6.02	\$ 11.0	0%	0%	0%	0%
Waikato	Urban	New Residential	26.9	3	\$ 1	0.62	\$ 10.84	282.8	696	\$	221.16	\$ 390.1	10%	0%	5%	3%
Waikato	Other	Pa	10.9	4	\$	4.86	\$ 15.71	276.0	192	\$	43.71	\$ 96.1	4%	2%	11%	16%
Franklin	Public space	Queens Redoubt Heritage	-	-	\$	-	\$ -	1.8	1	\$	0.60	\$ 0.9	0%	0%	0%	0%
Franklin	Public space	Recreation	4.0	8	\$	2.26	\$ 2.75	2,133.7	163	\$	43.85	\$ 65.8	0%	5%	5%	4%
Franklin	Urban	Residential	-	-	\$	-	\$ -	140.1	1,414	\$	456.15	\$ 781.0	0%	0%	0%	0%
Franklin	Urban	Residential 2	26.0	3	\$ 1	1.50	\$ 11.50	227.6	923	\$	351.69	\$ 635.5	11%	0%	3%	2%
Franklin	Rural	Rural	970.3	195	\$ 14	6.97	\$ 207.44	387,779.4	14,966	\$	11,465.43	\$ 16,795.7	. 0%	1%	1%	1%
Franklin	Urban	Rural-Residential	-	-	\$	-	\$ -	114.1	298	\$	91.44	\$ 160.1	0%	0%	0%	0%
Franklin	Industrial	Timber Processing	-	-	\$	-	\$ -	13.8	1	\$	1.14	\$ 4.9	. 0%	0%	0%	0%
Franklin	Urban	Village	2.8	2	\$	4.13	\$ 4.95	3,903.4	771	\$	233.24	\$ 388.4	0%	0%	2%	1%
Franklin	Commercial	Village Business	0.2	1	\$	0.33	\$ 0.69	4.0	9	\$	2.41	\$ 4.5	6%	11%	14%	15%
Franklin	Rural	Wetland Conservation	-	-	\$	-	\$ -	1,961.5	38	\$	8.99	\$ 10.3	0%	0%	0%	0%
Total			1,125.3	255	\$ 20	7.02	\$ 328.21	431,243.1	31,129	\$	16,595.16	\$ 26,426.9	. 0%	1%	1%	1%

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

Figure 0.5: Preferred Option - Operative District Plan Zone Sub Category Summary

Operative		Policy Are	a of	Effect			Total I	Dist	ict		Polic	cy Area of Effec	t as Share of Dis	trict
Zone Sub- Category	Hectares of Properties	Count of Properties		nd Value of Properties (\$m)	pital Value Properties (\$m)	Hectares of Properties	Count of Properties		nd Value of roperties (\$m)	pital Value Properties (\$m)	Hectares of Properties	Count of Properties	Land Value of Properties (\$m)	Capital Value of Properties (\$m)
Industrial	22.6	8	\$	2.45	\$ 4.40	2,512.9	299	\$	228.14	\$ 517.56	1%	3%	1%	1%
Commercial	3.6	3	\$	7.15	\$ 42.45	317.7	653	\$	235.26	\$ 443.31	1%	0%	3%	10%
Rural	1,018.0	221	\$	159.40	\$ 229.85	420,063.0	18,026	\$	12,946.94	\$ 19,693.17	0%	1%	1%	1%
Urban	66.1	11	\$	30.91	\$ 33.05	5,938.1	11,795	\$	3,096.67	\$ 5,609.87	1%	0%	1%	1%
Other	10.9	4	\$	4.86	\$ 15.71	276.0	192	\$	43.71	\$ 96.17	4%	2%	11%	16%
Public space	4.0	8	\$	2.26	\$ 2.75	2,135.5	164	\$	44.44	\$ 66.84	0%	5%	5%	4%
Total	1,125.3	255	\$	207.02	\$ 328.21	431,243.1	31,129	\$	16,595.16	\$ 26,426.91	0%	1%	1%	1%

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

Figure 0.6: Preferred Option - Operative District Plan Section Summary

Operative		Policy Are	a of E	ffect			Total	Dist	rict		Polic	y Area of Effec	t as Share of Dis	trict
Plan Section	Hectares of Properties	Count of Properties		d Value of operties (\$m)	Capital Value of Properties (\$m)	Hectares of	Count of Properties		nd Value of Properties (\$m)	pital Value Properties (\$m)	Hectares of Properties	Count of Properties	Land Value of Properties (\$m)	Capital Value of Properties (\$m)
Franklin	1,006.8	213	\$	174.18	\$ 271.82	425,114.9	19,776	\$	13,230.83	\$ 19,881.92	0%	1%	1%	1%
Waikato	118.4	42	\$	32.84	\$ 56.39	6,128.3	11,353	\$	3,364.33	\$ 6,544.99	2%	0%	1%	1%
Total	1,125.3	255	\$	207.02	\$ 328.21	431,243.1	31,129	\$	16,595.16	\$ 26,426.91	0%	1%	1%	1%

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

Figure 0.7: Preferred Option - Proposed District Plan Zone Summary

_			Policy Are	a of Effec	t			Total	Dist	rict		Polic	cy Area of Effec	t as Share of Dis	trict
Proposed Zone Sub- Category	Proposed DP Zone	Hectares of Properties	Count of Properties	Land Val Proper (\$m	ties	Capital Valu of Propertie (\$m)	Hectares of	Count of Properties		nd Value of Properties (\$m)	pital Value Properties (\$m)	Hectares of Properties	Count of Properties	Land Value of Properties (\$m)	Capital Value of Properties (\$m)
Public Space	Reserve	-	-	\$	-	\$ -	13,541.3	184	\$	72.13	\$ 257.24	0%	0%	0%	0%
Urban	Residential	342.8	82	\$	59.15	\$ 88.3	7 1,878.1	8,789	\$	2,269.46	\$ 4,165.87	18%	1%	3%	2%
Other	Paa	12.0	5	\$	11.31	\$ 48.3	1 627.6	209	\$	58.09	\$ 146.17	2%	2%	19%	33%
Rural	Country Living	4.6	2	\$	2.51	\$ 2.8	4 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	638.7	156	\$ 1	12.00	\$ 163.0	6 10,060.8	4,551	\$	1,898.64	\$ 3,119.25	6%	3%	6%	5%
Industrial	Industrial	-	-	\$	-	\$ -	450.2	243	\$	160.17	\$ 307.19	0%	0%	0%	0%
Urban	Business	-	-	\$	-	\$ -	71.4	294	\$	87.26	\$ 170.35	0%	0%	0%	0%
Rural	Rural	127.2	10	\$	22.06	\$ 25.6	1 400,814.2	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		1,125.3	255	\$ 2	07.02	\$ 328.2	1 431,243.1	31,129	\$	16,595.16	\$ 26,426.91	0%	1%	1%	1%

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

Figure 0.8: Preferred Option - Proposed District Plan Zone Sub Category Summary

Proposed		Policy Are	a of	Effect			Total I	Distr	ict		Polic	cy Area of Effec	as Share of Dis	trict
Zone Sub- Category	Hectares of Properties	Count of Properties		nd Value of Properties (\$m)	pital Value Properties (\$m)	Hectares of Properties	Count of Properties		nd Value of roperties (\$m)	pital Value Properties (\$m)	Hectares of Properties	Count of Properties	Land Value of Properties (\$m)	Capital Value of Properties (\$m)
Industrial	-	-	\$	-	\$ -	726.2	261	\$	199.9	\$ 509.2	0%	0%	0%	0%
Commercial	-	-	\$	-	\$ -	-	-	\$	-	\$ -	0%	0%	0%	0%
Rural	131.8	12	\$	24.6	\$ 28.5	403,968.2	16,489	\$	11,893.7	\$ 17,835.1	0%	0%	0%	0%
Urban	981.5	238	\$	171.1	\$ 251.4	12,159.3	13,888	\$	4,335.5	\$ 7,592.8	8%	2%	4%	3%
Other	12.0	5	\$	11.3	\$ 48.3	848.0	307	\$	93.9	\$ 232.5	1%	2%	12%	21%
Public space	-	-	\$	-	\$ -	13,541.3	184	\$	72.1	\$ 257.2	0%	0%	0%	0%
Total	1,125.3	255	\$	207.0	\$ 328.2	431,243.1	31,129	\$	16,595.2	\$ 26,426.9	0%	1%	1%	1%

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

Natural Assets and Resources Directly Affected

Figure 0.9: Preferred Option - High Class Soils by Community Summary

			Policy Are	a of Effect			Total	District		Policy	Area of Effect	as Share of Dist	rict
Ward	Community	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	1	0%	0%	0%
Awaroa ki Tuakau Ward	Pokeno Community	-	62.44	-	62.44	19.54	1,028.94	-	1,048.48	0%	6%	0%	6%
Awaroa ki Tuakau Ward	Tuakau Community	-	326.13	-	326.13	445.53	1,997.95	-	2,443.48	0%	16%	0%	13%
Awaroa ki Tuakau Ward	Waiuku-Karioitahi Community	-	-	-	-	25.18	633.15	-	658.33	0%	0%	0%	0%
Whangamarino Ward	Mangatangi Community	-	0.63	-	0.63	-	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	-	14.94	-	14.94	-	2,723.26	-	2,723.26	0%	1%	0%	1%
Onewhero Ward	Glen Murray Community	-	-	-	-	-	571.58		1,436.64	0%	0%	0%	0%
Onewhero Ward	Onewhero Community	-	37.02	-	37.02	81.22	2,835.69	257.52	3,174.43	0%	1%	0%	1%
Onewhero Ward	Port Waikato Community	-	-	-	-	-	34.96		190.92	0%	0%	0%	0%
Onewhero Ward	Pukekawa-Opuatia Community	0.22	-	-	0.22	844.07	2,670.17	29.41	3,543.65		0%	0%	0%
Onewhero Ward	Waikaretu Community	-	-	-	-	-	-	1,069.45	1,069.45		0%	0%	0%
Huntly Ward	Huntly Community	-	-	-	-	-	2,243.96	· · · · · · · · · · · · · · · · · · ·	2,243.96		0%	0%	0%
Huntly Ward	Ohinewai Community	-	-	-	-	-	2,026.87		2,026.87	0%	0%	0%	0%
Hukanui-Waerenga Ward	Gordonton Community	-	-	-	-	1,072.06	7,754.56		8,976.80	0%	0%	0%	0%
Hukanui-Waerenga Ward	Orini-Tauhei Community	-	-	_	-	148.26	13,622.97		13,772.63	0%	0%	0%	0%
Hukanui-Waerenga Ward	Waerenga Community	-	_	_	_	-	5,485.29	_	5,485.29		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	-	_	_	_	246.25	2,199.46		2,445.71	0%	0%	0%	0%
Ngaruawahia Ward	Ngaruawahia Community	7.70	35.47	-	43.17	117.56	1,078.22		1,308.60	7%	3%	0%	3%
Ngaruawahia Ward	Taupiri Community	2.36	7.34	_	9.70	221.28	2,085.15		2,306.43		0%	0%	0%
Whaingaroa Ward	Naike Community	-	-	-	-	-	248.47	796.16	1,044.63	0%	0%	0%	0%
Whaingaroa Ward	Pukemiro Community	-	_	_	_	-	59.39		79.00	0%	0%	0%	0%
Whaingaroa Ward	Rotongaro-Ruawaro Community	-	_	_	_	_	2,780.56		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		636.76		0%	0%	0%
Whaingaroa Ward	Waitetuna Community	_	_	_	_	-	1,517.75		1,873.24		0%	0%	0%
Newcastle Ward	Horotiu Community	-	-	_	_	96.98	471.31		568.29		0%	0%	0%
Newcastle Ward	Rotokauri Community	-	-	_	_	116.83	686.43		803.26		0%	0%	0%
Newcastle Ward	Te Kowhai Community	-	74.72	_	74.72	498.30	2,382.00		2,880.30		3%	0%	3%
Newcastle Ward	Whatawhata-Koromatua Community	-	_	_	_	205.05	1,291.30		1,496.35		0%	0%	0%
Eureka Ward	Eureka Community	-	-	_	_	118.67	4,560.27		4,678.94	0%	0%	0%	0%
Eureka Ward	Matangi Community	-	_	_	_	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%
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%
Tamahere Ward	Tamahere Community	_	_	_	_	1,026.53	14.35		1,040.88		0%	0%	0%
Raglan Ward	Raglan Community	_	-	_	_	-	-	117.01	117.01	0%	0%	0%	0%
Raglan Ward	Waitetuna-Te Uku Community	_	_	_	_	_	108.41		877.00		0%	0%	0%
Total	The state of the second	10.28	558.70	_	568.98		81,752.43	6,478.09	98,075.77		1%	0%	1%

Figure 0.10: Preferred Option - High Class Soils by Ward Summary

		Policy Are	a of Effect			Total	District		Poli	cy Area of Effect	t as Share of Dis	trict
Ward	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	-	388.58	-	388.58	872.08	4,232.14	-	5,104.22	0%	9%	0%	8%
Whangamarino Ward	-	15.57	-	15.57	-	9,687.69	364.63	10,052.32	0%	0%	0%	0%
Onewhero Ward	0.22	37.02	-	37.24	925.29	6,112.40	2,377.40	9,415.09	0%	1%	0%	0%
Huntly Ward	-	-	-	-	-	4,270.83	-	4,270.83	0%	0%	0%	0%
Hukanui-Waerenga Ward	-	-	-	-	1,220.32	31,731.65	151.58	33,103.55	0%	0%	0%	0%
Ngaruawahia Ward	10.06	42.81	-	52.87	585.09	5,362.83	112.82	6,060.74	2%	1%	0%	1%
Whaingaroa Ward	-	-	-	-	13.85	5,142.33	2,586.06	7,742.24	0%	0%	0%	0%
Newcastle Ward	-	74.72	-	74.72	917.16	4,831.04	-	5,748.20	0%	2%	0%	1%
Eureka Ward	-	-	-	-	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	10.28	558.70	-	568.98	9,845.25	81,752.43	6,478.09	98,075.77	0%	1%	0%	1%

Figure 0.11: Preferred Option - Natural Areas by Community Summary

			Po	licy Area of Effe	ct				Total District				Policy Area	of Effect as Share	of District	
Ward	Community	Hectares of SNA	Hectares of ONL	Hectares of ONE	Hectares of	Hectares of SAL	Hectares of SNA	Hectares of ONI	Hectares of ONE	Hectares of	Hectares of SAL	Hectares of SNA He	ectares of ONI	Hectares of ONF	Hectares of	Hectares of SAL
		(PDP)	(PDP)	(PDP)	Natural Character (PDP)	(PDP)	(PDP)	(PDP)	(PDP)	Natural Character (PDP)	(PDP)	(PDP)	(PDP)	(PDP)	Natural Character (PDP)	(PDP)
Awaroa ki Tuakau Ward	Otaua-Aka Aka Community	-	-	-	-	-	1,909.22	-	1,944.20	-	851.97	0%	0%	0%	0%	6 09
Awaroa ki Tuakau Ward	Pokeno Community	3.38	-	-	-	-	638.02	-	-	-	127.39	1%	0%	0%	0%	6 09
Awaroa ki Tuakau Ward	Tuakau Community	7.34	-	-	-	0.07	312.58	-	-	-	644.78	2%	0%	0%	0%	
Awaroa ki Tuakau Ward	Waiuku-Karioitahi Community	-	-	-	-	-	121.12	-	-	-	-	0%	0%	0%	0%	6 09
Whangamarino Ward	Mangatangi Community	-	-	-	-	-	12,054.39	12,315.24	-	-	-	0%	0%	0%	0%	6 09
Whangamarino Ward	Mangatawhiri Community	-	-	-	-	-	1,928.42	6.11	1,474.55	-	-	0%	0%	0%	0%	
Whangamarino Ward	Maramarua Community	-	-	-	-	-	1,385.71	-	157.08	-	2,576.43	0%	0%	0%	0%	
Whangamarino Ward	Meremere Community	-	-	-	-	-	3,834.58	-	3,777.89	-	109.86	0%	0%	0%	0%	
Whangamarino Ward	Te Kauwhata	0.80	-	2.04	-	-	2,376.53	-	2,255.01	-	114.47	0%	0%	0%	0%	
Onewhero Ward	Glen Murray Community	-	-	-	-	-	881.98	-	5.53	-	29.34	0%	0%	0%	0%	
Onewhero Ward	Onewhero Community	-	-	-	-	-	844.31	-	96.73	-	736.09	0%	0%	0%	0%	
Onewhero Ward	Port Waikato Community	-	-	-	-	-	3,846.93	-	122.85	630.51	958.06	0%	0%	0%	0%	
Onewhero Ward	Pukekawa-Opuatia Community	-	-	-	-	-	1,171.01	-	-	-	396.09	0%	0%	0%	0%	
Onewhero Ward	Waikaretu Community	-	-	-	-	-	752.81	-	-	88.61	89.68	0%	0%	0%	0%	
Huntly Ward	Huntly Community	-	-	-	-	0.47	3,241.02	-	2,410.06	-	190.24	0%	0%	0%	0%	
Huntly Ward	Ohinewai Community	-	-	-	-	-	607.95	-	547.81	-	143.74	0%	0%	0%	0%	
Hukanui-Waerenga Ward		-	-	-	-	-	23.97	-	-	-	-	0%	0%	0%	0%	
	Orini-Tauhei Community	-	-	-	-	-	188.80	-	-	-	-	0%	0%	0%	0%	
Hukanui-Waerenga Ward		-	-	-	-	-	674.25	-	0.02	-	644.76	0%	0%	0%	0%	
	Waiterimu-Te Hoe Community	-	-	0.01	-	-	2,306.75	-	5,204.29	-	2,223.87	0%	0%	0%	0%	
Ngaruawahia Ward	Horsham Downs Community	-	-	-	-	0.48	28.42	-	-	-	60.29	0%	0%	0%	0%	
Ngaruawahia Ward	Ngaruawahia Community	-	-	-	-	0.58	173.24	-	126.71	-	40.38	0%	0%	0%	0%	
Ngaruawahia Ward	Taupiri Community	0.08	-	-	-	-	101.96	-	-	-	6.61	0%	0%	0%	0%	
Whaingaroa Ward	Naike Community	-	-	-	-	-	409.90	-	-	-	-	0%	0%	0%	0%	
Whaingaroa Ward	Pukemiro Community	-	-	-	-	-	351.14	-	233.03	-	-	0%	0%	0%	0%	
Whaingaroa Ward	Rotongaro-Ruawaro Community	-	-	-	-	-	1,694.64	-	2,011.95	-	563.98	0%	0%	0%	0%	
Whaingaroa Ward	Rotowaro Community	-	-	-	-	-	177.51	-	-	-	-	0%	0%	0%	0%	
Whaingaroa Ward	Te Akau Community	-	-	-	-	-	1,891.08	-	197.09	975.15	561.19	0%	0%	0%	0%	
Whaingaroa Ward	Waingaro Community	-	-	-	-	-	5,749.13	-	4,146.72	299.22	-	0%	0%	0%	0%	
Whaingaroa Ward	Waitetuna Community	-	-	-	-	-	11,152.66	6,563.19	2,835.88	109.98	-	0%	0%	0%	0%	
Newcastle Ward	Horotiu Community	-	-	-	-	-	29.90	-	-	-	-	0%	0%	0%	0%	
Newcastle Ward	Rotokauri Community	-	-	-	-	-	23.94	-	-	-	-	0%	0%	0%	0%	
Newcastle Ward	Te Kowhai Community	0.90	-	-	-	-	128.11	-	-	-	-	1%	0%	0%	0%	
Newcastle Ward	Whatawhata-Koromatua Community	-	-	-	-	-	61.14	-	-	-	-	0%	0%	0%	0%	
Eureka Ward	Eureka Community	-	-	-	-	-	-	-	-	-	-	0%	0%	0%	0%	
Eureka Ward	Matangi Community	-	-	-	-	-	33.91	-	-	-	-	0%	0%	0%	0%	
Eureka Ward	Puketaha Community	-	-	-	-	-	38.64	-	-	-	-	0%	0%	0%	0%	
Eureka Ward	Tauwhare Community	-	-	-	-	-	127.17	-	-	-	-	0%	0%	0%	0%	
Tamahere Ward	Hautapu Community	-	-	-	-	-	160.13	-	-	-	41.59	0%	0%	0%	0%	
Tamahere Ward	Tamahere Community	-	-	-	-	-	167.95	-	-	-	23.62	0%	0%	0%	0%	
Raglan Ward	Raglan Community	-	-	-	-	0.17	939.76	776.00	-	330.05	440.86	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%	
Total		12.50	-	2.05	-	1.77	69,949.69	23,222.83	28,978.47	5,079.21	13,113.02	0%	0%	0%	0%	6 09

Figure 0.12: Preferred Option - Natural Areas by Ward Summary

		Po	olicy Area of Effe	ect				Total District				Policy Area	of Effect as Shar	e of District	
Ward	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	10.72	-	-	-	0.07	2,980.94	-	1,944.20	-	1,624.14	0%	0%	0%	0%	0%
Whangamarino Ward	0.80	-	2.04	-	-	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	-	-	-	-	0.47	3,848.97	-	2,957.87	-	333.98	0%	0%	0%	0%	0%
Hukanui-Waerenga Ward	-	-	0.01	-	-	3,193.77	-	5,204.31	-	2,868.63	0%	0%	0%	0%	0%
Ngaruawahia Ward	0.08	-	-	-	1.06	303.62	-	126.71	-	107.28	0%	0%	0%	0%	1%
Whaingaroa Ward	-	-	-	-	-	21,426.06	6,563.19	9,424.67	1,384.35	1,125.17	0%	0%	0%	0%	0%
Newcastle Ward	0.90	-	-	-	-	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	-	-	-	-	0.17	8,348.77	4,338.29	1,431.07	2,975.74	1,978.59	0%	0%	0%	0%	0%
Total	12.50	-	2.05	-	1.77	69,949.69	23,222.83	28,978.47	5,079.21	13,113.02	0%	0%	0%	0%	0%

Figure 0.13: Preferred Option - Environment and Aggregate Extraction by Community Summary

		Po	olicy Area of Effe	ect		Total District		Policy Area	of Effect as Shar	e of District
Ward	Community	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	-	-	-	30.58	13.90	-	0%	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		-	-	-	-	59.79	-	0%	0%	0%
Hukanui-Waerenga Ward	·	-	-	-	-	41.76	-	0%	0%	0%
Hukanui-Waerenga Ward		-	-	_	-	-	-	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	Waingaro Community	_	_	_	_	_	_	0%	0%	0%
Whaingaroa Ward	Waitetuna Community	_	_	_	_	0.72	_	0%	0%	0%
Newcastle Ward	Horotiu Community	_	_	_	_	- 0.72	_	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	-	-	_	_	70.43		0%	0%	0%
Eureka Ward	Eureka Community	_	-	_	_	-	<u> </u>	0%	0%	0%
Eureka Ward	Matangi Community		<u> </u>	_	_			0%	0%	0%
Eureka Ward	Puketaha Community	-	-		_	-	<u>-</u>	0%	0%	0%
Eureka Ward	Tauwhare Community	_	_		_	_		0%	0%	0%
	·				_	0F 2C		0%	0%	
Tamahere Ward	Hautapu Community	-	-	-		85.36	-			0%
Tamahere Ward	Tamahere Community	-	-	<u>-</u>	-	-	-	0%	0%	0%
Raglan Ward	Raglan Community	-	-	-	-	12.02	-	0%	0%	0%
Raglan Ward	Waitetuna-Te Uku Community	-	-	-	- 20.50	13.03	70.55	0%	0%	0%
Total		-	-	-	30.58	2,112.66	70.55	0%	0%	0%

Figure 0.14: Preferred Option - Environment and Aggregate Extraction by Ward Summary

	Po	olicy Area of Effe	ect		Total District		Policy Area	of Effect as Shar	e of District
Ward	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	-	-	-	30.58	70.01	-	0%	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	-	-	-	30.58	2,112.66	70.55	0%	0%	0%

Communities or Groups and Cultural/Heritage Assets Directly Affected

Figure 0.15: Preferred Option - Community Property Summary

			Policy Are	ea of Effect			Total	District		Polic	y Area of Effec	t as Share of Dist	rict
Ward	Community	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	188.63	14	48	17	4,711.15	1,667	2,337	832	4%	1%	2%	2%
Awaroa ki Tuakau Ward	Tuakau Community	472.27	121	372	134	5,475.69	2,563.00	6,742	2,418	9%	5%	6%	6%
Awaroa ki Tuakau Ward	Waiuku-Karioitahi Community	-	-	-	-	2,519.28	362	764	295	0%	0%	0%	0%
Whangamarino Ward	Mangatangi Community	0.63	1	11	4	17,589.56	114	298	111	0%	1%	4%	4%
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	-	-	-	-	7,364.42	430	802	275	0%	0%	0%	0%
Whangamarino Ward	Te Kauwhata	82.68	8	40	14	13,446.95	1,486	3,031	1,032	1%	1%	1%	1%
Onewhero Ward	Glen Murray Community	-	-	-	-	18,148.00	178	362	135	0%	0%		0%
Onewhero Ward	Onewhero Community	57.33	4	10	4	18,763.09	672	1,600	601	0%	1%		1%
Onewhero Ward	Port Waikato Community	-	-	-	-	13,658.20	582	777	293	0%	0%		0%
Onewhero Ward	Pukekawa-Opuatia Community	0.22	1	-	-	13,202.27	675	1,356	511	0%	0%		0%
Onewhero Ward	Waikaretu Community	-	-	-	_	7,978.06	56	99	37	0%	0%		0%
Huntly Ward	Huntly Community	20.67	9	14	5	16,404.50	3,808	8,722	3,168	0%	0%		0%
Huntly Ward	Ohinewai Community	-	-		-	4,998.47	167	439	127	0%	0%		0%
·	·	-	-	-	-	10,755.18	563	2,034	653	0%	0%		0%
	Orini-Tauhei Community	_	<u>-</u>	_	_	17,796.13	541	1,620	556	0%	0%		0%
Hukanui-Waerenga Ward	·	_		_	_	17,983.40	351	971	273	0%	0%		0%
	Waiterimu-Te Hoe Community	0.02	1	_	_	22,337.64	270	736	211	0%	0%		0%
Ngaruawahia Ward	Horsham Downs Community	11.12	11	32	12	3,831.74	760	1,766	636	0%	1%		2%
Ngaruawahia Ward	Ngaruawahia Community	101.75	36	268	93	2,575.22	2,431	6,869	2,392	4%	1%		4%
Ngaruawahia Ward	Taupiri Community	16.04	11	19	7	2,896.17	436	986	376	1%	3%		2%
Whaingaroa Ward	Naike Community	- 10.04				11,120.79	87	185	71	0%	0%		0%
Whaingaroa Ward	Pukemiro Community	0.14	2	12	5	5,608.75	264	473	177	0%	1%		3%
Whaingaroa Ward	Rotongaro-Ruawaro Community	-		-		13,499.61	314	529	200	0%	0%		0%
Whaingaroa Ward	Rotowaro Community	-		-	_	2,087.83	104	223	83	0%	0%		0%
Whaingaroa Ward	Te Akau Community	-		_	<u> </u>	112,760.99	358	397	153	0%	0%		0%
-			- 8	3	1	-	483	877	327		2%		0%
Whaingarea Ward	Waitatura Community	1.62	8	3	1	21,242.43			653	0% 0%			0%
Whaingaroa Ward	Waitetuna Community	-	-	-	-	28,121.13	839 157	1,749 351	131	0%	0% 0%		0%
Newcastle Ward	Horotiu Community		-	-	-	1,104.67							
Newcastle Ward	Rotokauri Community	120.00	-	-	-	1,626.09	355	1,000	350	0%	0%		0%
Newcastle Ward	Te Kowhai Community	136.88	21	60	23	4,858.01	810		736	3%	3%		3%
Newcastle Ward	Whatawhata-Koromatua Community	-	-	-	-	2,848.96	564	1,534	535	0%	0%		0%
Eureka Ward	Eureka Community	-	-	-	-	6,607.11	447	1,376	487	0%	0%		0%
Eureka Ward	Matangi Community	-	-	-	-	2,717.20	727	2,106	739	0%	0%		0%
Eureka Ward	Puketaha Community	-	-	-	-	4,720.69	343	1,055	374	0%	0%		0%
Eureka Ward	Tauwhare Community	-	-	-	-	6,332.56	410	-	396	0%	0%		0%
Tamahere Ward	Hautapu Community	-	-	-	-	3,790.18	894	2,505	862	0%	0%		0%
Tamahere Ward	Tamahere Community	-	-	-	-	1,584.68	1,215		1,103	0%	0%		0%
Raglan Ward	Raglan Community	4.58	5	10	4	3,805.21	2,326		1,592	0%	0%		0%
Raglan Ward	Waitetuna-Te Uku Community	-	-	-	-	29,007.92	651		370	0%	0%		0%
Other not specified	Other not specified	14.65	1	897	-	1,173.37 523,231.83	20	-	<u>-</u> 25,686	1% 0%	5%	0%	0%

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: Preferred Option - Ward Property Summary

		Policy Are	a of Effect			Total I	District		Polic	y Area of Effect	as Share of Dist	trict
Ward	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	676.92	136	419	151	26,569.17	5,377	11,797	4,264	3%	3%	4%	4%
Whangamarino Ward	83.31	9	51	18	60,716.41	2,894	6,023	2,115	0%	0%	1%	1%
Onewhero Ward	57.55	5	10	4	71,749.62	2,163	4,194	1,577	0%	0%	0%	0%
Huntly Ward	20.67	9	14	5	21,402.97	3,975	9,162	3,295	0%	0%	0%	0%
Hukanui-Waerenga Ward	0.02	1	-	-	68,872.35	1,725	5,361	1,693	0%	0%	0%	0%
Ngaruawahia Ward	128.91	58	318	113	9,303.13	3,627	9,621	3,404	1%	2%	3%	3%
Whaingaroa Ward	1.76	10	15	6	194,441.53	2,449	4,433	1,664	0%	0%	0%	0%
Newcastle Ward	136.88	21	60	23	10,437.73	1,886	4,861	1,752	1%	1%	1%	1%
Eureka Ward	-	-	-	-	20,377.56	1,927	5,687	1,996	0%	0%	0%	0%
Tamahere Ward	-	-	-	-	5,374.86	2,109	5,679	1,965	0%	0%	0%	0%
Raglan Ward	4.58	5	10	4	32,813.13	2,977	4,783	1,961	0%	0%	0%	0%
Other not specified	14.65	1	-	-	1,173.37	20	-	-	1%	5%	0%	0%
Total	1,125.25	255	897	322	523,231.83	31,129	71,601	25,686	0%	1%	1%	1%

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: Preferred Option - Maaori Properties by Community Summary

			Policy Ar	ea of Effect			Total	District		Polic	y Area of Effe	ct as Share of Distric	ct
Ward	Community		Hectares of	Count of Maaori	Count of Maaori		Hectares of	Count of Maaori	Count of Maaori		Hectares of	Count of Maaori Co	ount of Maaor
		Count of Maaori Land Properties	Maaori Land		Site of Sig. Other	Count of Maaori Land Properties	Maaori Land	Site of Sig. Paa	Site of Sig. Other	Count of Maaori Land Properties	Maaori Land	Site of Sig. Paa Sit	te of Sig. Othe
		Land Properties	Properties	(PDP)	(PDP)	Land Properties	Properties	(PDP)	(PDP)		Properties	(PDP)	(PDP)
Awaroa ki Tuakau Ward	Otaua-Aka Aka Community	-	-	-	-	16	285.40	18	-	0%	0%		0%
Awaroa ki Tuakau Ward	Pokeno Community	-	-	-	-	-		6	-	0%	0%		09
Awaroa ki Tuakau Ward	Tuakau Community	-	-	-	-	3	36.54	1	-	0%	0%		09
Awaroa ki Tuakau Ward	Waiuku-Karioitahi Community	-	-	-	-	-	-	4	-	0%	0%		09
Whangamarino Ward	Mangatangi Community	-	-	-	-	15	151.51	10	-	0%	0%		09
Whangamarino Ward	Mangatawhiri Community	-	-	-	-	3	179.41	7	1	0%	0%		09
Whangamarino Ward	Maramarua Community	-	-	-	-	7	125.29	7	-	0%	0%		09
Whangamarino Ward	Meremere Community	-	-	-	-	2	116.65	7	6	0%	0%	6 0%	09
Whangamarino Ward	Te Kauwhata	-	-	-	-	37	170.04	3	8	0%	0%	6 0%	09
Onewhero Ward	Glen Murray Community	-	-	-	-	8	115.98	-	-	0%	0%	0%	09
Onewhero Ward	Onewhero Community	-	-	-	-	92	1,193.87	6	-	0%	0%	0%	09
Onewhero Ward	Port Waikato Community	-	-	-	-	56	10,245.09	32	-	0%	0%	0%	09
Onewhero Ward	Pukekawa-Opuatia Community	-	-	-	-	29	446.09	12	-	0%	0%	0%	09
Onewhero Ward	Waikaretu Community	-	-	-	-	25	3,491.17	14	-	0%	0%	0%	09
Huntly Ward	Huntly Community	-	-	-	-	105	430.93	12	4	0%	0%	0%	09
Huntly Ward	Ohinewai Community	-	-	-	-	9	145.73	1	11	0%	0%	0%	09
Hukanui-Waerenga Ward	Gordonton Community	-	-	-	-	29	91.34	1	-	0%	0%	0%	09
Hukanui-Waerenga Ward	Orini-Tauhei Community	-	-	-	-	17	94.97	3	-	0%	0%	6 0%	09
Hukanui-Waerenga Ward	Waerenga Community	-	-	-	-	14	161.38	8	-	0%	0%	6 0%	09
Hukanui-Waerenga Ward	Waiterimu-Te Hoe Community	-	-	1	26	36	1,609.91	8	26	0%	0%	13%	1009
Ngaruawahia Ward	Horsham Downs Community	-	-	-	-	-	-	2	2	0%	0%	6 0%	09
Ngaruawahia Ward	Ngaruawahia Community	-	-	-	-	18	69.59	1	3	0%	0%	6 0%	09
Ngaruawahia Ward	Taupiri Community	-	-	1	-	10	3.86	2	-	0%	0%	50%	09
Whaingaroa Ward	Naike Community	-	-	-	-	3	28.74	_	-	0%	0%	0%	09
Whaingaroa Ward	Pukemiro Community	-	-	-	-	3	84.03	_	-	0%	0%	0%	09
Whaingaroa Ward	Rotongaro-Ruawaro Community	-	-	-	-	51	411.46	7	1	0%	0%	0%	09
Whaingaroa Ward	Rotowaro Community	-	-	-	-	-	-	-	-	0%	0%	0%	09
Whaingaroa Ward	Te Akau Community	-	-	-	-	46	2,961.64	38	4	0%	0%	0%	09
Whaingaroa Ward	Waingaro Community	-	-	-	-	56	3,271.36			0%	0%	6 0%	09
Whaingaroa Ward	Waitetuna Community	-	-	-	-	107	3,828.25	8	-	0%	0%		0%
Newcastle Ward	Horotiu Community	-	-	-	-	8	13.71	-	-	0%	0%		09
Newcastle Ward	Rotokauri Community	-	-	-	-	-	-	1	-	0%	0%		09
Newcastle Ward	Te Kowhai Community	-	-	-	-	15	74.65	4	-	0%	0%		0%
Newcastle Ward	Whatawhata-Koromatua Community	-	_	-	-	19	18.75	_	-	0%	0%		09
Eureka Ward	Eureka Community	-	_	_	-		-	1	-	0%	0%		09
Eureka Ward	Matangi Community	-	-	_	-	16	57.07	1	_	0%	0%		09
Eureka Ward	Puketaha Community	-	_	_	-	_	-	_	-	0%	0%		09
Eureka Ward	Tauwhare Community	_	_	_	_	56	1,105.99		1	0%	0%		09
Tamahere Ward	Hautapu Community	_	_	_	_	1	0.10		4	0%	0%		09
Tamahere Ward	Tamahere Community	_	_	_	_	1	4.31	6		0%	0%		09
Raglan Ward	Raglan Community	3.00	4.41		_	57	740.03	12		5%	1%		09
Raglan Ward	Waitetuna-Te Uku Community	3.00		-	_	62	2,674.39			0%	0%		09
Other not specified	Other not specified	_	_	_	_	- 52	2,077.33			0%	0%		09
Total	other not specified	3	4.41		26	1,032	34,439.23	302	78	the second secon	0%		33%

Figure 0.18: Preferred Option - Maaori Properties by Ward Summary

		Policy Are	ea of Effect			Total	District		Polic	y Area of Effect	as Share of Dis	trict
Ward	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. 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	-	-	1	26	96	1,957.60	20	26	0%	0%	5%	100%
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	3	4.41	-	-	119	3,414.42	47	6	3%	0%	0%	0%
Other not specified	-	-	-	-	-	-	-	_	0%	0%	0%	0%
Total	3	4.41	2	26	1,032	34,439.23	302	78	0%	0%	1%	33%

Figure 0.19: Preferred Option - Heritage and Trees by Community Summary

			Policy Are	a of Effect			Total [District		Poli	cy Area of Effect	as Share of Dist	rict
Community	Community	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	3	-	-	5	27	7	-	6	11%	0%	0%	83%
Awaroa ki Tuakau Ward	Tuakau Community	-	2	-	-	24	14	-	2	0%	14%	0%	0%
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	-	1	31	12	2	2	0%	8%	0%	50%
Onewhero Ward	Glen Murray Community	-	-	-	-	1	-	-	-	0%	0%	0%	0%
Onewhero Ward	Onewhero Community	-	1	-	-	11	4	-	-	0%	25%	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	_	_	_	-	67	28	1	17	0%	0%	0%	0%
Huntly Ward	Ohinewai Community	_	_	_	-	15	_	_		0%	0%	0%	0%
Hukanui-Waerenga Ward	·	_	_	_	_	21	6	_	6	0%	0%	0%	0%
Hukanui-Waerenga Ward		_	_		_	7	_	_	_	0%	0%	0%	0%
Hukanui-Waerenga Ward		_	_	_	_	11	4	_	1	0%	0%	0%	0%
Hukanui-Waerenga Ward		3	_		_	16	-	_		19%	0%	0%	0%
Ngaruawahia Ward	Horsham Downs Community		_		_	35	1	_	_	0%	0%	0%	0%
Ngaruawahia Ward	Ngaruawahia Community	4	10		_	34	47	_	9	12%	21%	0%	0%
Ngaruawahia Ward	Taupiri Community	7	_		1	28	7	_	4	25%	0%	0%	25%
Whaingaroa Ward	Naike Community	,	_		_	3	-	_	1	0%	0%	0%	0%
Whaingaroa Ward	Pukemiro Community	2	_	_	_	23	1	_	_	9%	0%	0%	0%
Whaingaroa Ward	Rotongaro-Ruawaro Community		_	_	_	23	_	_	_	0%	0%	0%	0%
Whaingaroa Ward	Rotowaro Community	-	-		_	23	_	-	-	0%	0%	0%	0%
Whaingaroa Ward	Te Akau Community	_	_		_	318	3	_	_	0%	0%	0%	0%
Whaingaroa Ward	Waingaro Community				-	_	8		_		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	-	-	-	-				2	0%	0%	0%	0%
		-	-	-	-	1	-	-	-	0%	0%	0%	0%
Newcastle Ward	Te Kowhai Community	-	-	-	-	11	2	-	-			0%	
Newcastle Ward	Whatawhata-Koromatua Community	-	-	-	-	7	1	-	-	0%	0%		0%
Eureka Ward	Eureka Community	-	-	-	-	1	1 12	-	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	-	-	-	-	71	16	-	5	0%	0%	0%	0%
Raglan Ward	Waitetuna-Te Uku Community	-	-	-	-	191	9	-	-	0%	0%	0%	0%
Other Not Specified	Other not specified	-	-	-	-	-	-	-	-	0%	0%	0%	0%
Total		19	14	-	7	1,481	205	3	80	1%	7%	0%	9%

Figure 0.20: Preferred Option - Heritage and Trees by Ward Summary

		Policy Are	a of Effect			Total D	istrict		Poli	cy Area of Effect	as Share of Dist	trict
Ward	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	3	2	-	5	105	23	-	8	3%	9%	0%	63%
Whangamarino Ward	-	1	-	1	137	17	2	4	0%	6%	0%	25%
Onewhero Ward	-	1	-	-	219	9	-	-	0%	11%	0%	0%
Huntly Ward	-	-	-	-	82	28	1	17	0%	0%	0%	0%
Hukanui-Waerenga Ward	3	-	-	-	55	10	-	7	5%	0%	0%	0%
Ngaruawahia Ward	11	10	-	1	97	55	-	13	11%	18%	0%	8%
Whaingaroa Ward	2	-	-	-	400	12	-	1	1%	0%	0%	0%
Newcastle Ward	-	-	-	-	24	3	-	2	0%	0%	0%	0%
Eureka Ward	-	-	-	-	2	19	1	7	0%	0%	0%	0%
Tamahere Ward	-	-	-	-	98	4	-	16	0%	0%	0%	0%
Raglan Ward	-	-	-	-	262	25	-	5	0%	0%	0%	0%
Other not specified	-	-	-	-	-	-	-	-	0%	0%	0%	0%
Total	19	14	-	7	1,481	205	3	80	1%	7%	0%	9%

Figure 0.21: Preferred Option - Area of Effect Other Property Categories by Community Summary

					Po	olicy Area of Eff	ect			
Ward	Community	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	-	-	-	-	-	-	-	-	2
Awaroa ki Tuakau Ward	Pokeno Community	-	-	-	-	-	-	-	-	21
Awaroa ki Tuakau Ward	Tuakau Community	2	-	-	-	-	-	-	-	224
Awaroa ki Tuakau Ward	Waiuku-Karioitahi Community	-	-	-	-	-	-	-	-	-
Whangamarino Ward	Mangatangi Community	-	-	-	-	-	-	-	-	1
Whangamarino Ward	Mangatawhiri Community	-	-	-	-	-	-	-	-	-
Whangamarino Ward	Maramarua Community	-	-	-	-	-	-	-	-	-
Whangamarino Ward	Meremere Community	-	-	-	-	-	-	-	-	-
Whangamarino Ward	Te Kauwhata	-	-	-	-	-	-	-	-	10
Onewhero Ward	Glen Murray Community	-	-	-	-	-	-	-	-	-
Onewhero Ward	Onewhero Community	-	-	-	-	-	-	-	-	4
Onewhero Ward	Port Waikato Community	-	-	-	-	-	-	-	-	-
Onewhero Ward	Pukekawa-Opuatia Community	-	-	-	-	-	-	-	-	2
Onewhero Ward	Waikaretu Community	-	-	-	-	-	-	-	-	-
Huntly Ward	Huntly Community	1	-	-	-	-	-	-	-	12
Huntly Ward	Ohinewai Community	-	-	-	-	-	-	-	-	-
Hukanui-Waerenga Ward	Gordonton Community	-	-	-	-	-	-	-	-	-
Hukanui-Waerenga Ward	Orini-Tauhei Community	-	-	-	-	-	-	-	-	-
Hukanui-Waerenga Ward	Waerenga Community	-	-	-	-	-	-	-	-	-
Hukanui-Waerenga Ward	Waiterimu-Te Hoe Community	-	-	-	-	-	-	-	-	1
Ngaruawahia Ward	Horsham Downs Community	-	-	-	-	-	-	-	2	16
Ngaruawahia Ward	Ngaruawahia Community	1	-	1	-	-	-	-	-	51
Ngaruawahia Ward	Taupiri Community	6	-	-	-	-	-	-	-	13
Whaingaroa Ward	Naike Community	-	-	-	-	-	-	-	-	-
Whaingaroa Ward	Pukemiro Community	-	-	-	-	-	-	-	-	3
Whaingaroa Ward	Rotongaro-Ruawaro Community	-	-	-	-	-	-	-	-	-
Whaingaroa Ward	Rotowaro Community	-	-	-	-	-	-	-	-	-
Whaingaroa Ward	Te Akau Community	_	-	_	-	-	-	-	-	_
Whaingaroa Ward	Waingaro Community	_	-	-	-	-	-	-	-	9
Whaingaroa Ward	Waitetuna Community	_	_	_	-	_	-	-	-	_
Newcastle Ward	Horotiu Community	-	_	_	_	-	-	-	-	_
Newcastle Ward	Rotokauri Community	-	-	_	_	-	-	-	-	_
Newcastle Ward	Te Kowhai Community	_	_	_	_	-	-	-	_	40
Newcastle Ward	Whatawhata-Koromatua Community	_	_	_	_	_	_	_	_	
Eureka Ward	Eureka Community	_	_	_	_	_	_	_	_	_
Eureka Ward	Matangi Community	_	_	_	_	_	_	_	_	_
Eureka Ward	Puketaha Community	_	_	_	_	_	_	_	_	_
Eureka Ward	Tauwhare Community	_	_	_	_	_	_	_	_	_
Tamahere Ward	Hautapu Community	_	_	_	_	_	_	_	_	_
Tamahere Ward	Tamahere Community	_	_	_	_	_	_	_	_	_
Raglan Ward	Raglan Community	-	<u> </u>	-	_	-	_	-	-	28
Raglan Ward	Waitetuna-Te Uku Community	-	_	_	_		-	_	_	
nagian wara	Other not specified	_	_	_	_	_	_	_	_	1
Total	Other not specified	10	-	1	-	-	-	-	2	

Figure 0.22: Preferred Option - Area of Effect Other Property Categories by Ward Summary

				Po	olicy Area of Eff	ect			
Ward	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	2	-	-	-	-	-	-	-	247
Whangamarino Ward	-	-	-	-	-	-	-	-	11
Onewhero Ward	-	-	-	-	-	-	-	-	6
Huntly Ward	1	-	-	-	-	-	-	-	12
Hukanui-Waerenga Ward	-	-	-	-	-	-	-	-	1
Ngaruawahia Ward	7	-	1	-	-	-	-	2	80
Whaingaroa Ward	-	-	-	-	-	-	-	-	12
Newcastle Ward	-	-	-	-	-	-	-	-	40
Eureka Ward	-	-	-	-	-	-	-	-	-
Tamahere Ward	-	-	-	-	-	-	-	-	-
Raglan Ward	-	-	-	-	-	-	-	-	28
Other not specified	-	-	-	-	-	-	-	-	1
Total	10	-	1	-	-	-	-	2	438

Figure 0.23: Preferred Option - Property Categories by Community Summary

						Total District				
Ward	Community	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	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
. 0	Other not specified	3	_	-	-	_	1	3	-	20
Total		820	67	354	122	109	176	230	74	51,941

Figure 0.24: Preferred Option - Area of Effect Other Property Categories by Ward Summary

					Total District				
Ward	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	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

Figure 0.25: Preferred Option - Policy Area Effect as Share of District, Other Property Categories by Community Summary

					Policy Area	of Effect as Shar	e of District			
Ward	Community	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%	09
Awaroa ki Tuakau Ward	Pokeno Community	0%	0%	0%	0%	0%	0%	0%	0%	19
Awaroa ki Tuakau Ward	Tuakau Community	5%	0%	0%	0%	0%	0%	0%	0%	59
Awaroa ki Tuakau Ward	Waiuku-Karioitahi Community	0%	0%	0%	0%	0%	0%	0%	0%	09
Whangamarino Ward	Mangatangi Community	0%	0%	0%	0%	0%	0%	0%	0%	19
Whangamarino Ward	Mangatawhiri Community	0%	0%	0%	0%	0%	0%	0%	0%	09
Whangamarino Ward	Maramarua Community	0%	0%	0%	0%	0%	0%	0%	0%	09
Whangamarino Ward	Meremere Community	0%	0%	0%	0%	0%	0%	0%	0%	09
Whangamarino Ward	Te Kauwhata	0%	0%	0%	0%	0%	0%	0%	0%	09
Onewhero Ward	Glen Murray Community	0%	0%	0%	0%	0%	0%	0%	0%	09
Onewhero Ward	Onewhero Community	0%	0%	0%	0%	0%	0%	0%	0%	09
Onewhero Ward	Port Waikato Community	0%	0%	0%	0%	0%	0%	0%	0%	09
Onewhero Ward	Pukekawa-Opuatia Community	0%	0%	0%	0%	0%	0%	0%	0%	09
Onewhero Ward	Waikaretu Community	0%	0%	0%	0%	0%	0%	0%	0%	09
Huntly Ward	Huntly Community	1%	0%	0%	0%	0%	0%	0%	0%	09
Huntly Ward	Ohinewai Community	0%	0%	0%	0%	0%	0%	0%	0%	09
•	Gordonton Community	0%	0%	0%	0%	0%	0%	0%	0%	09
	Orini-Tauhei Community	0%	0%	0%	0%	0%	0%	0%	0%	09
	Waerenga Community	0%	0%	0%	0%	0%	0%	0%		
Hukanui-Waerenga Ward	Waiterimu-Te Hoe Community	0%	0%	0%	0%	0%	0%	0%		
Ngaruawahia Ward	Horsham Downs Community	0%	0%	0%	0%	0%	0%	0%		
Ngaruawahia Ward	Ngaruawahia Community	1%	0%	1%	0%	0%	0%	0%		
	Taupiri Community	22%	0%	0%	0%	0%	0%	0%		
Whaingaroa Ward	Naike Community	0%	0%	0%	0%	0%	0%	0%		
Whaingaroa Ward	Pukemiro Community	0%	0%	0%	0%	0%	0%	0%		
Whaingaroa Ward	Rotongaro-Ruawaro Community	0%	0%	0%	0%	0%	0%	0%		
Whaingaroa Ward	Rotowaro Community	0%	0%	0%	0%	0%	0%	0%		
Whaingaroa Ward	Te Akau Community	0%	0%	0%	0%	0%	0%	0%	0%	
Whaingaroa Ward	Waingaro Community	0%	0%	0%	0%	0%	0%	0%		
Whaingaroa Ward	Waitetuna Community	0%	0%	0%	0%	0%	0%			
Newcastle Ward	Horotiu Community	0%	0%	0%	0%	0%	0%			
Newcastle Ward	Rotokauri Community	0%	0%	0%	0%	0%	0%			
	Te Kowhai Community	0%	0%	0%	0%	0%	0%			
Newcastle Ward	Whatawhata-Koromatua Community	0%	0%	0%	0%	0%	0%			
Eureka Ward	Eureka Community	0%	0%	0%	0%	0%	0%			
Eureka Ward	Matangi Community	0%	0%	0%	0%	0%	0%			
Eureka Ward	Puketaha Community	0%	0%	0%	0%	0%	0%			-
Eureka Ward	Tauwhare Community	0%	0%	0%	0%	0%	0%	0%		
	,									
Tamahere Ward	Hautapu Community	0%	0%	0%	0%	0%	0%	0%		
	Tamahere Community	0%	0%	0%	0%	0%	0%			
Raglan Ward	Raglan Community	0%	0%	0%	0%	0%	0%			
Raglan Ward	Waitetuna-Te Uku Community	0%	0%	0%	0%	0%	0%			
Total	Other not specified	0% 1%	0% 0%	0% 0%	0% 0%	0% 0%	0% 0%		•	·

Figure 0.26: Preferred Option - Policy Area Effect as Share of District, Other Property Categories by Ward Summary

				Policy Area	of Effect as Shar	e of District			
Ward	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	2%	0%	0%	0%	0%	0%	0%	0%	3%
Whangamarino Ward	0%	0%	0%	0%	0%	0%	0%	0%	0%
Onewhero Ward	0%	0%	0%	0%	0%	0%	0%	0%	0%
Huntly Ward	1%	0%	0%	0%	0%	0%	0%	0%	0%
Hukanui-Waerenga Ward	0%	0%	0%	0%	0%	0%	0%	0%	0%
Ngaruawahia Ward	6%	0%	1%	0%	0%	0%	0%	20%	1%
Whaingaroa Ward	0%	0%	0%	0%	0%	0%	0%	0%	0%
Newcastle Ward	0%	0%	0%	0%	0%	0%	0%	0%	1%
Eureka Ward	0%	0%	0%	0%	0%	0%	0%	0%	0%
Tamahere Ward	0%	0%	0%	0%	0%	0%	0%	0%	0%
Raglan Ward	0%	0%	0%	0%	0%	0%	0%	0%	1%
Other not specified	0%	0%	0%	0%	0%	0%	0%	0%	5%
Total	1%	0%	0%	0%	0%	0%	0%	3%	1%

Industries/Economic Sectors Directly Affected

Figure 0.27: Preferred Option - Policy Area of Effect Business Count 2016 by Community and Ward Summary

	Α	В	С	D	E	F	G	н	1	J	K	L	М	N	0	Р	Q	R	S	
	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 Telecommunicat ions	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	-	- 1	-	-	-	-	-	-	-	-	-	-	-	- 1	-	-	0
Pokeno Community	6	-	1	-	1	-	-	-	0	-	-	1	0	-	-	0	-	_	0	10
Tuakau Community	16	-	2	1	7	1	1	1	1	-	5	15	7	1	1			-	2	
Waiuku-Karioitahi Community	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Mangatangi Community	1	-	-	-	-	-	-	-	-	-	_	-	_	-	-	-	-	_	-	1
Mangatawhiri Community	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	_	-	-	-	_
Maramarua Community	-	-	-	-	-	-	-	-	_	-	-	-	_	_	-	-	-	_	-	-
Meremere Community	-	_	_	_	-	_	-	-	_	-	_	_	_	_	-	_	_	_	-	_
Te Kauwhata	3	-	2	-	1	0	0	-	0	-	0	1	0	-	0	0	0	0	0	9
Glen Murray Community	-	_		_			_	_		_		_		_		_	-		-	-
Onewhero Community	1	-	0		0	-	0	-	_	-	0	0	-	-	-	0		-	0	
Port Waikato Community	-	_	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	_	-	-
Pukekawa-Opuatia Community	_	_	_	_	-	_	_	-	_	-	<u>-</u>	0	_	_	_	_	_	_	0	
Waikaretu Community	-		_	-	-	_	_	-	_	-	-	-	-	_	-	-	_	_	-	-
Huntly Community	0	_	0	_	1	_	0	0	0	-		1	-	_	_	0	_	_	_	3
Ohinewai Community	-		-	_		-	-	-	-	-	-	-	-	-	_	-	-	-	-	-
Gordonton Community	-	-	-	-	-	-	-	-	_	-	-	-	-	-	-	-	-	-	-	-
Orini-Tauhei Community	-		-	_	-	-	-	-	_	-	-	-	_	-	_	-	-	-	-	_
Waerenga Community	-		-	_	-	_	-	-	_	-	-	-	-	_	_	-	-		-	-
Waiterimu-Te Hoe Community	-		-	-	-	-	_	-	_	-	_	-	-	-	-	-	-	_	-	-
Horsham Downs Community	1	_	0		_	_	0	_	_	_	0	_	0	_	_	1	0	_	_	3
Ngaruawahia Community	7		0			1	1	1	2	1	-	3	0	1	0	2		4	2	
Taupiri Community	1		- 0	-	0		0	-				2	0		- 0	0		- 4		4
Naike Community	-		-		-	-		_	_	-		-	-		_	-	-		-	
Pukemiro Community	5		0		0	-		-	-	-	- 0	-	-	-	-	-	-		-	5
Rotongaro-Ruawaro Community			-	<u> </u>	-				-	-	-	_	<u> </u>		_	-	-		-	
Rotowaro Community	-		-	-	-			-		-	-	_	-		_	-	-	-	-	
Te Akau Community	-		-	<u> </u>	-	-		-	-	-		_	-		_	-	-		-	-
Waingaro Community	0				0		0		-	-	0	_		_	_	0			-	1
Waitetuna Community	- 0		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1
Horotiu Community	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Rotokauri Community	-		-	-	-	-	_		-	-	-	-	-	-	_	-	-		-	-
Te Kowhai Community	7		1		0	- 0	1	0	- 0	- 0	1	3	1	0		0		- 0		16
Whatawhata-Koromatua Community	-			-	-	-		-	-	- 0	-	-	-	-	-	-	-	-	-	- 16
Eureka Community	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Matangi Community	-		-	-	-	-	-	-	-	-	-	-		-	-	-	-		-	-
Puketaha Community	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Tauwhare Community	-	-	-	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-
·	-		-	-			-					-		-	-		-	-		-
Hautapu Community					-	-		-	-	-	-		-			-			-	
Tamahere Community	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	- 1
Raglan Community	0	-	0		0	-	-	0	-	-	0	0	0	0	-	0	0	-	0	1
Waitetuna-Te Uku Community	- 40	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Total	48			1	14	2	3	3	3	1	7	25	10	2	1		1	4	6	144

Source: WDC Baseline Database, Statistics NZ Business Frame, M.E (July 2017 Property Snapshot). 2016 business and employment counts and destributions across properties in all cases. Employment includes employees and estimated counts of working propriet

	Α	В	С	D	E	F	G	Н	1	J	K	L	M	N	0	Р	Q	R	S	
	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 Telecommunicat ions	Incurance	Rental, Hiring and Real Estate Services	Professional, Scientific and Technical Services	Administrative and Support Services	Public Administration and Safety		Health Care and Social Assistance	Arts and Recreation Services	Other Services	Total
Awaroa ki Tuakau Ward	23	-	3	1	8	1	1	1	1		5	16	7	1	1	1	0	-	2	72
Whangamarino Ward	3	-	2	-	1	0	0	-	0	-	0	1	0	-	0	0	0	0	0	10
Onewhero Ward	1	-	0	-	0	-	0	-	-	-	0	0	-	-	-	0	-	-	0	2
Huntly Ward	0	-	0	-	1	-	0	0	0	-	-	1	-	-	-	0	-	-	-	3
Hukanui-Waerenga Ward	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Ngaruawahia Ward	9	-	1	0	4	1	2	1	2	1	0	4	1	1	0	3	0	4	2	35
Whaingaroa Ward	5	-	0	-	0	-	0	-	-	-	0	-	-	-	-	0	- 1	-	-	5
Newcastle Ward	7	-	1	-	0	0	1	0	0	0	1	3	1	0	-	0	- 1	0	1	16
Eureka Ward	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Tamahere Ward	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Raglan Ward	0	-	0	-	0	-	-	0	-	-	0	0	0	0	-	0	0	-	0	1
Total	48	-	7	1	14	2	3	3	3	1	7	25	10	2	1	5	1	4	6	144

Source: WDC Baseline Database, Statistics NZ Business Frame, M.E (July 2017 Property Snapshot). 2016 business and employment counts at the property level are estimated counts of working proprietors.

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

	Α	В	С	D	E	F	G	Н	1	J	K	L	M	N	0	Р	Q	R	S	
	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 Telecommunicat ions	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		9	15	9	25	567
Waiuku-Karioitahi Community	52	-	2	-	20	-	1	2	6	-	4	23	6	2	-	-	1	2	-	124
Mangatangi Community	32	2			5	-	-	-	-	-	4		2		-	2		-	3	62
Mangatawhiri Community	72	-	11			1	_	3	4	_	8		10		1	7		1	-	172
Maramarua Community	73	3	4	-	8	2	3	3	7	-	5	26	2	-	1	3	1	2	4	147
Meremere Community	18	1				2	4	2	2		2		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		3	1	-	1		3	1				1	-	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		1	3	-	-	1	-	1	36
Rotokauri Community	27	-	7		20	6	6	-	2	2	11	34	14	1	-	1	8	3		142
Te Kowhai Community	89	-	13	-	22	5		3	10	3	13	41	16	3				1	-	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				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		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.

	А	В	С	D	E	F	G	Н	I I	J	К	L	M	N	0	P	Q	R	S	
	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 Telecommunicat ions	Insurance	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 of working proprietors.

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

	A	В	С	D	E	F	G	Н	100	1	K	L	M	N	0	P	Q	R	S	
	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 Telecommunicat ions	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%	6 0%	0%	0%	0%	0%	0
Pokeno Community	7%	0%	6%	0%	2%	0%	0%	0%	4%	0%	0%	2%	2%	0%	6 0%	22%	0%	0%	3%	4
Tuakau Community	15%	0%	4%	20%	9%	6%	2%	11%	6%	0%	17%	14%	17%	7%	20%	8%	0%	0%	8%	11
Waiuku-Karioitahi Community	0%	0%				0%	0%		0%		0%		0%			0%		0%		0
Mangatangi Community	2%	0%				0%	0%		0%		0%		0%			0%		0%		1
Mangatawhiri Community	0%	0%				0%	0%		0%		0%		0%			0%		0%		0
Maramarua Community	0%	0%				0%	0%		0%		0%		0%			0%		0%		0
Meremere Community	0%	0%				0%	0%		0%		0%		0%	-		0%		0%		0
Te Kauwhata	3%	0%				0%	0%		2%		3%		5%			6%		3%		3
Glen Murray Community	0%	0%				0%	0%		0%		0%		0%			0%		0%		0
Onewhero Community	1%	0%				0%	3%		0%		1%		0%			1%		0%		1
Port Waikato Community	0%	0%				0%	0%		0%		0%		0%			0%		0%		0
Pukekawa-Opuatia Community	0%	0%				0%	0%		0%		0%		0%			0%		0%		0
Waikaretu Community	0%	0%				0%	0%		0%		0%		0%			0%		0%		0
Huntly Community	0%	0%			-	0%	1%		1%		0%		0%					0%		1
Ohinewai Community	0%	0%				0%	0%		0%		0%		0%			0%		0%		0
Gordonton Community	0%	0%				0%	0%		0%		0%		0%			0%		0%		0
Orini-Tauhei Community	0%	0%				0%	0%		0%		0%		0%			0%		0%		0
Waerenga Community	0%	0%				0%	0%		0%		0%		0%			0%		0%		0
Waiterimu-Te Hoe Community	0%	0%				0%	0%		0%		0%		0%			0%		0%		0
Horsham Downs Community	1%	0%				0%	3%		0%		2%		1%	-		13%		0%		1
Ngaruawahia Community	12%	0%				10%	3%		18%		0%		2%					24%		7
Taupiri Community	2%	0%			-	0%	13%		0%		0%		3%					0%		3
Naike Community	0%	0%				0%	0%		0%		0%		0%					0%		0
Pukemiro Community	28%	0%				0%	0%		0%		1%		0%			0%		0%		12
Rotongaro-Ruawaro Community	0%	0%				0%	0%		0%		0%		0%			0%		0%		0
Rotowaro Community	0%	0%				0%	0%		0%		0%		0%			0%		0%		0
Te Akau Community	0%	0%				0%	0%		0%		0%		0%			0%		0%		0
Waingaro Community	0%	0%				0%	1%		0%		3%		0%			10%		0%		0
Waitetuna Community	0%	0%				0%	0%		0%		0%		0%			0%		0%		0
Horotiu Community	0%	0%				0%	0%		0%		0%		0%			0%		0%		0
Rotokauri Community	0%	0%				0%	0%		0%		0%		0%			0%		0%		0
Te Kowhai Community	8%	0%				5%	16%		2%		8%		8%			5%		11%		7
Whatawhata-Koromatua Community	0%	0%				0%	0%		0%		0%		0%			0%		0%		0
Eureka Community	0%	0%				0%	0%		0%		0%		0%			0%		0%		0
Matangi Community	0%	0%				0%	0%		0%		0%		0%					0%		0
Puketaha Community	0%	0%				0%	0%		0%		0%		0%					0%		0
Tauwhare Community	0%	0%	-			0%	0%		0%		0%		0%	-		0%		0%		0
Hautapu Community	0%	0%				0%	0%		0%		0%		0%			0%		0%		0
Tamahere Community	0%	0%				0%	0%		0%		0%		0%			0%		0%		0
Raglan Community	0%	0%				0%	0%		0%		0%		0%			0%		0%		0
Waitetuna-Te Uku Community	0%	0%	6 0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	6 0%	0%	0%	0%	0%	0

Source: WDC Baseline Database, Statistics NZ Business Frame, M.E. (July 2017 Property Snapshot). 2016 business and employment counts and distributions across properties in all cases. Employment includes employees and estimated counts of working proprietors.

	Α	В	С	D	E	F	G	H	1	J	К	L	M	N	0	Р	Q	R	S	
	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 Telecommunicat ions	Insurance	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%	09	4%	17%	5%	3%	1%	7%	4%	0%	8%	6%	9%	3%	10%	7%	0%	0%	6%	6%
Whangamarino Ward	1%	09	6 5%	0%	2%	0%	0%	0%	1%	0%	1%	6 0%	2%	0%	8%	2%	4%	2%	1%	1%
Onewhero Ward	0%	09	% 2%	0%	0%	0%	1%	0%	0%	0%	0%	6 0%	0%	0%	0%	0%	0%	0%	0%	0%
Huntly Ward	0%	09	% 0%	0%	1%	0%	1%	1%	1%	0%	0%	1%	0%	0%	0%	2%	0%	0%	0%	0%
Hukanui-Waerenga Ward	0%	09	% 0%	0%	0%	0%	0%	0%	0%	0%	0%	6 0%	0%	0%	0%	0%	0%	0%	0%	0%
Ngaruawahia Ward	5%	09	% 2%	1%	3%	6%	4%	4%	11%	7%	1%	3%	2%	10%	2%	10%	1%	17%	9%	4%
Whaingaroa Ward	1%	09	% 0%	0%	0%	0%	0%	0%	0%	0%	1%	6 0%	0%	0%	0%	3%	0%	0%	0%	1%
Newcastle Ward	4%	09	% 3%	0%	0%	2%	3%	7%	1%	3%	3%	3%	3%	1%	0%	3%	0%	2%	5%	3%
Eureka Ward	0%	09	% 0%	0%	0%	0%	0%	0%	0%	0%	0%	6 0%	0%	0%	0%	0%	0%	0%	0%	0%
Tamahere Ward	0%	09	% 0%	0%	0%	0%	0%	0%	0%	0%	0%	6 0%	0%	0%	0%	0%	0%	0%	0%	0%
Raglan Ward	0%	09	6 0%	0%	0%	0%	0%	0%	0%	0%	0%	6 0%	0%	0%	0%	0%	0%	0%	0%	0%
Total	2%	0%	% 2%	2%	2%	1%	1%	2%	2%	2%	2%	1 %	2%	1%	3%	3%	0%	3%	2%	2%

Source: WDC Baseline Database, Statistics NZ Business Frame, M.E (July 2017 Property Snapshot). 2016 business and employment counts of working proprietors.

Figure 0.30: Preferred Option - Policy Area of Effect Employment Count 2016 by Community and Ward Summary

	Α	В	С	D	E	F	G	H		J	K	L	M	N	0	Р	Q	R	S	
	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 Telecommunicat ions	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	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Pokeno Community	3	-	3		8	-	-	-	0	-	-	0	0	-	-	4		-	1	1
Tuakau Community	25	-	36	6	33	0	0	5	1	-	0	6	6	1	6	35	0	-	3	16
Waiuku-Karioitahi Community	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Mangatangi Community	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Mangatawhiri Community	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Maramarua Community	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Meremere Community	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Te Kauwhata	2	-	3	-	2	0	0	-	1	-	1	1	2	-	1	3	1	-	1	1
Glen Murray Community	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Onewhero Community	1	-	0	-	1	-	0	-	-	-	0	0	-	-	-	0	-	-	-	
Port Waikato Community	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Pukekawa-Opuatia Community	-	-	-	-	-	-	-	-	-	-	-	0	-	-	-	-	-	-	-	(
Waikaretu Community	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Huntly Community	0	-	1	-	1	-	2	1	0	-	-	0	-	-	-	0	-	-	-	1
Ohinewai Community	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Gordonton Community	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Orini-Tauhei Community	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Waerenga Community	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Waiterimu-Te Hoe Community	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Horsham Downs Community	0	-	13	-	-	-	0	-	-	-	0	-	0	-	-	7	0	-	-	2:
Ngaruawahia Community	50	-	0	0	21	0	1	1	7	0	-	1	2	1	5	46	-	1	. 2	137
Taupiri Community	1	-	-	-	0	-	0	-	-	-	-	0	0	-	-	0	-	-	-	
Naike Community	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Pukemiro Community	2	-	0	-	0	-	-	-	-	-	0	-	-	-	-	-	-	-	-	
Rotongaro-Ruawaro Community	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Rotowaro Community	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Te Akau Community	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Waingaro Community	0	-	-	-	0	-	0	-	-	-	0	-	-	-	-	1	-	-	-	
Waitetuna Community	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Horotiu Community	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Rotokauri Community	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Te Kowhai Community	11	-	1	-	0	1	2	2	2	5	0	0	1	0	-	2	-	0	2	29
Whatawhata-Koromatua Community	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Eureka Community	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Matangi Community	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Puketaha Community	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Tauwhare Community	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Hautapu Community	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Tamahere Community	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Raglan Community	0	-	0	-	0	-	-	1	-	-	0	0	0	0	-	0	0	-	-	
Waitetuna-Te Uku Community	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	97		58	_6	66	2	6	9	12	5	1	9	12	2	11	99	2	1	. 8	405

A 1988 H A-1 A-19 MB L B 1988 H A-
Source: WDC Baseline Database, Statistics NZ Business Frame, M.E. (July 2017 Property Snapshot). 2016 business and employment counts of working proprietors.

	А	В	С	D	E	F	G	Н	I	J	K	L	M	N	0	Р	Q	R	S	
	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 Telecommunicat ions	Insurance	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	28	-	39	6	41	0	0	5	1	-	0	6	6	1	6	39	0	-	4	185
Whangamarino Ward	2	-	3	-	2	0	0	-	1	-	1	1	2	-	1	3	1	-	1	19
Onewhero Ward	1	-	0	-	1	-	0	-	-	-	0	0	-	-	-	0	-	-	-	3
Huntly Ward	0	-	1	-	1	-	2	1	0	-	-	0	-	-	-	0	-	-	-	7
Hukanui-Waerenga Ward	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Ngaruawahia Ward	51	-	13	0	21	0	1	1	7	0	0	1	2	1	5	53	0	1	2	159
Whaingaroa Ward	2	-	0	-	0	-	0	-	-	-	0	-	-	-	-	1	-	-	-	3
Newcastle Ward	11	-	1	-	0	1	2	2	2	5	0	0	1	0	-	2	-	0	2	29
Eureka Ward	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Tamahere Ward	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Raglan Ward	0	-	0	-	0	-	-	1	-	-	0	0	0	0	-	0	0	-	-	1
Total	97		58	6	66	2	6	9	12	5	1	9	12	2	11	99	2	1	8	405

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 distributions across properties in all cases. Employment includes employees and estimated counts of working proprieta

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

	Α	В	С	D	Е	F	G	Н	1	J	K	L	M	N	0	Р	Q	R	S	
	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 Telecommunicat ions	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			117	4	51	24	8	-	0	20	26	12	19	22	1	11		
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	- 1	0	3	5	3	-	-	1	1	2	
Mangatangi Community	31	0	1	-	10	-	-	-	-	-	0	5	2	-	-	13	-	-	-	63
Mangatawhiri Community	124	-	95	4	79	0	3	9	9	- 1	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
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
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		3	1		22	-	57		219
Waingaro Community	65	-	9	_	29	1	2	1	4	-	0	3	4	3		10	3	0	6	
Waitetuna Community	110	-	13	-	46	19	9	4	6	-	2	13	12			13	14	1	-	266
Horotiu Community	23	-	1		3	-	0	-	1		0		7	5		-	1	-	-	42
Rotokauri Community	17	-	5	· ·	44	11	8	-	19		1	-	32			15	17	10		195
Te Kowhai Community	111	-	21		55	5		-	67	55	1		22	5		63	6	0	7	
Whatawhata-Koromatua Community	42	-	5			1	54		1	1	1	-	10			18	2	3		220
Eureka Community	332	-	10		30	6	2	0	1	0	0	15	14			25	4	0	-	
Matangi Community	332	-	20	-	80	11	5	8	6	-	2	28	23	16		16	20	6	20	
Puketaha Community	793	-	2		113	17	4	-	9	4	1		284	5		16	25	1		
Tauwhare Community	66	-	2		12	-	1	0	1	-	0	5	4	7		33	-	10	-	
Hautapu Community	278	11	19	-	115	19	5		0	-	1	-	64			2	22	14		
Tamahere Community	51	-	4	-	179	12	24		174	3	6	21	66	40		87	225	1	-	
Raglan Community	50	-	94			11	137		13	14	9		72			121	119	22		
Waitetuna-Te Uku Community	165	3	7	-	25	3	2	1	7	-	0	12	6	10	-	39	3	5	6	294

Source: WDC Baseline Database, Statistics NZ Business Frame, M.E. (July 2017 Property Snapshot). 2016 business and employment counts and distributions across properties in all cases. Employment includes employees and estimated counts of working proprietors.

	Α	В	С	D	E	F	G	н	1	J	K	L	M	N	0	P	Q	R	S	
	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 Telecommunicat ions	Financial and Insurance Services	Rental, Hiring and Real Estate Services	Professional, Scientific and Technical Services	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 of working proprietors.

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

	Α	В	С	D	E	F	G	н	1	1	K	L	M	N	0	Р	Q	R	S	
	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 Telecommunicat ions	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%	6 0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Pokeno Community	5%	0%	1%	0%	7%	0%	0%	0%	3%	0%	0%	1%	1%	0%	0%	17%	0%	0%	7%	3%
Tuakau Community	4%	0%	13%	37%	15%	2%	1%	6%	4%	0%	7%	12%	12%	2%	22%	25%	0%	0%	7%	9%
Waiuku-Karioitahi Community	0%	0%	6 0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Mangatangi Community	1%	0%	6 0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	1%
Mangatawhiri Community	0%	0%		0%		0%	0%		0%	0%	0%	0%	0%					0%		0%
Maramarua Community	0%	0%	6 0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Meremere Community	0%	0%				0%	0%		0%	0%	0%	0%	0%			0%	0%	0%		0%
Te Kauwhata	1%	0%	6%	0%	2%	0%	0%	0%	4%	0%	16%	4%	7%	0%	0%	3%	1%	0%	4%	2%
Glen Murray Community	0%	0%				0%	0%		0%	0%	0%	0%	0%					0%		0%
Onewhero Community	1%	0%		0%		0%	2%		0%	0%	1%	0%	0%			0%	0%	0%	0%	1%
Port Waikato Community	0%	0%				0%	0%		0%	0%	0%	0%	0%			0%		0%		0%
Pukekawa-Opuatia Community	0%	0%	6 0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Waikaretu Community	0%	0%	6 0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Huntly Community	0%	0%	1%	0%	0%	0%	1%	0%	0%	0%	0%	1%	0%	0%	0%	0%	0%	0%	0%	0%
Ohinewai Community	0%	0%	6 0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Gordonton Community	0%	0%	6 0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Orini-Tauhei Community	0%	0%	6 0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Waerenga Community	0%	0%	6 0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Waiterimu-Te Hoe Community	0%	0%	6 0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Horsham Downs Community	0%	0%	1%	0%	0%	0%	1%	0%	0%	0%	1%	0%	1%	0%	0%	12%	3%	0%	0%	1%
Ngaruawahia Community	39%	0%	6 0%	2%	11%	2%	1%	1%	26%	2%	0%	3%	5%	13%	2%	18%	0%	1%	11%	9%
Taupiri Community	1%	0%	6 0%	0%	0%	0%	10%	0%	0%	0%	0%	2%	1%	0%	0%	1%	0%	0%	0%	1%
Naike Community	0%	0%	6 0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Pukemiro Community	10%	0%	6 0%	0%	0%	0%	0%	0%	0%	0%	1%	0%	0%	0%	0%	0%	0%	0%	0%	1%
Rotongaro-Ruawaro Community	0%	0%	6 0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Rotowaro Community	0%	0%	6 0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Te Akau Community	0%	0%	6 0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Waingaro Community	0%	0%	6 0%	0%	0%	0%	2%	0%	0%	0%	3%	0%	0%	0%	0%	10%	0%	0%	0%	1%
Waitetuna Community	0%	0%				0%	0%		0%	0%	0%	0%	0%			0%	0%	0%		0%
Horotiu Community	0%	0%	6 0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Rotokauri Community	0%	0%	6 0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Te Kowhai Community	10%	0%	7%	0%	0%	9%	16%	31%	3%	9%	3%	4%	5%	1%	0%	3%	0%	11%	23%	7%
Whatawhata-Koromatua Community	0%	0%	6 0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Eureka Community	0%	0%	6 0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Matangi Community	0%	0%	6 0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Puketaha Community	0%	0%	6 0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Tauwhare Community	0%	0%	6 0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Hautapu Community	0%	0%	6 0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Tamahere Community	0%	0%	6 0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Raglan Community	0%	0%	6 0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Waitetuna-Te Uku Community	0%	0%	6 0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Total	2%	0%	2%	1%	3%	0%	1%	1%	2%	4%	2%	2%	1%	0%	1%	6%	0%	0%	3%	2%

Source: WDC Baseline Database, Statistics NZ Business Frame, M.E. (July 2017 Property Snapshot). 2016 business and employment counts at the property level are estimated counts of working proprietors.

	Α	В	С	D	Ε	F	G	Н	1	J	K	L	M	N	0	Р	Q	R	S	
	Agriculture, Forestry and Fishing	Mining	Manufacturing	Electricity, Gas, g Water and Waste Services	Construction	Wholesale Trade	Retail Trade	Accommodation and Food Services	Transport, Postal and Warehousing	Information Media and Telecommunicat ions	Insurance	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	3%	0%	7%	37%	10%	1%	0%	4%	2%	0%	6%	8%	4%	1%	12%	19%	0%	0%	6%	6%
Whangamarino Ward	0%	0%	2%	0%	1%	0%	0%	0%	2%	0%	9%	2%	5%	0%	0%	2%	1%	0%	2%	1%
Onewhero Ward	0%	0%	2%	0%	1%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Huntly Ward	0%	0%	0%	0%	0%	0%	1%	0%	0%	0%	0%	1%	0%	0%	0%	0%	0%	0%	0%	0%
Hukanui-Waerenga Ward	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Ngaruawahia Ward	16%	0%	1%	1%	7%	1%	1%	1%	14%	1%	0%	2%	2%	0%	1%	16%	0%	1%	5%	5%
Whaingaroa Ward	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	2%	0%	0%	0%	0%
Newcastle Ward	6%	0%	5%	0%	0%	3%	2%	10%	3%	9%	1%	1%	2%	0%	0%	2%	0%	0%	23%	3%
Eureka Ward	0%	0%	0%	0%	0%	0%	0%	0%	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	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Total	2%	0%	2%	1%	3%	0%	1%	1%	2%	4%	2%	2%	1%	0%	1%	6%	0%	0%	3%	2%

Source: WDC Baseline Database, Statistics NZ Business Frame, M.E (July 2017 Property Snapshot). 2016 business and employment counts of working proprietors.