

Assessment of social effects of the Ohinewai Masterplan

for Ambury Properties Limited

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Table of Contents

Executive summary	5
1 Introduction	10
1.1 Purpose and objectives of the report	11
1.2 The site.....	11
1.2 The masterplan	11
1.2.1 The primary tenant and approximate timing	11
1.2.2 Other industrial tenants	12
1.2.3 Retail and other businesses.....	12
1.2.4 Housing	13
1.2.5 Support services	13
1.2.6 Recreation	13
1.2.7 Connections to Huntly	13
2. Approach and methodology	14
2.1 Statutory framework	14
2.2 Conceptual framework	14
2.3 Geographic study area.....	15
2.4 Potentially affected groups and key assessment questions	15
2.5 Consultation	16
2.6 Assessment of effects	16
3. Community profiles	17
3.1 Introduction	17
3.2 Population	18
3.3 Te Kauwhata, Waerenga, Huntly East and Huntly West	19
4. Population and employment – context and potential effects	21
5. Construction	23
5.1 Construction context	23
5.2 Construction – potential effects.....	23
6. Housing	24
6.1 Housing introduction	24
6.2 Housing context	24
6.3 Housing – potential effects.....	26
7. Education services	28
7.1 Early Childhood Education.....	28
7.11 Early childhood education introduction	28
7.12 Early childhood education context	28
7.13 Early childhood centre – potential effects	29

7.2 Schools.....	29
7.21 Schools introduction.....	29
7.22 Schools – potential effects.....	31
8. Children’s voice.....	35
9. Business.....	39
9.1 Business introduction.....	39
9.2 Business context.....	40
9.2 Business - potential effects.....	40
10. Health, social and emergency services.....	44
10.1 Health, social and emergency services introduction.....	44
10.2 Health, social and emergency services context.....	44
10.3 Health, social and emergency services - potential effects.....	46
11. Lumsden Road and Tahuna Road residents.....	48
11.1 Lumsden Road and Tahuna Road residents’ introduction.....	48
11.2 Lumsden Road and Tahuna Road residents’ context.....	48
11.3 Lumsden Road and Tahuna Road - potential effects.....	49
12. Community way of life.....	51
12.1 Ohinewai.....	51
12.2 Huntly.....	52
12.3 Te Kauwhata.....	52
13 Mitigation and monitoring.....	54
13.1 Construction.....	54
13.2 Housing.....	54
13.3 Education services.....	54
13.4 Children.....	54
13.5 Businesses.....	54
13.6 Health, social and emergency services.....	54
13.7 Lumsden Road and Tahuna Road residents.....	55
13.8 Community way of life.....	55
14. Conclusion.....	56
15. References.....	57
Appendix 1.....	58

Executive summary

Introduction

Ambury Properties Limited (APL) are proposing a mixed use, masterplanned industrial, residential and commercial development at Ohinewai. The masterplan site is adjacent to the village of Ohinewai and APL have requested a zone change from rural land to industrial, residential and commercial. Effectively, the masterplan proposes to create a small town within what is currently a largely rural area. The purpose of this report is the assessment of potential social effects of the masterplan.

By the end of 2022 the first stage of housing (about 150 homes) is expected to be complete, along with one-third of retail and one-third of industrial. As homes are constructed, a portion will first be offered to staff working at the factory. Some homes will be available for general purchase. The full 100,000 square metre factory of APL is dependent on four further stages (each of the four stages will be approximately 18 months in duration) and is expected to be fully completed by 2028. The remaining residential, light industrial and retail will be built to meet demand. The 1,100 homes are expected to house 2,797 people, while the employment created is expected to be about 1,650 from light industrial and 400 from retail.

Considering communities by place and identity, this assessment covers the townships of Huntly and Te Kauwhata, the settlements of Ohinewai and Rangiriri, and the residents of Lumsden Road and Tahuna Road. Considering communities of interest, the assessment covers businesses, social services, health services, emergency services, education, and housing. Using predominantly face to face interviews and focus group, with a few telephone interviews, 107 people/organisations were engaged by the social assessor:

- Health, social and emergency services e.g. General Practices, dentist, maternal health, Police, Ambulance, MSD, Matahuru Papakainga Marae, etc. (23)
- Childcare centres, primary schools, secondary schools and Wananga (17)
- Businesses (25)
- Huntly Community Board members (3), Te Kauwhata Community Committee members (2), Ohinewai Community Board members (3)
- Lumsden Road and Tahuna Road residents (10)
- Primary school children at Ohinewai School (8)
- Real estate agents, property managers, and campground managers (7)
- Mayor and senior staff from Waikato District Council (5)
- APL and associated team (4).

The social effects for each of the major topics assessed are below:

Population and employment

The total number of staff for the masterplan is projected to be approximately 2,072. With 300 existing staff potentially moving south from the Auckland-based NZ Comfort Group factories, this means an uplift of approximately 1,772 staff to be hired.

Of the approximately 1,772 staff to be hired, half are projected to be hired from within the Waikato District and 20% from within the local area, including Te Kauwhata and Huntly. Most of the balance are expected to be hired from outside the Waikato District, but this includes Hamilton city, the Waikato Region and the rest of New Zealand.

The social value of the jobs provided to individuals, their family and the community are positive. Most jobs provided by the masterplan are above the minimum wage and are likely to be permanent positions. Overall, the social effects of employment from each of the township's existing labour pool and from migration are projected to have a major positive social effect.

Construction

Overall, this assessment concludes that construction effects from the masterplan on local housing will be negligible, with respect to accommodation in the surrounding townships. Most construction workers are expected to travel from their existing homes to work at the site because of the central location of Ohinewai to Auckland and Hamilton, and the ease of access to the Expressway. For those construction workers who do need to live close to the site, there is potential for short term accommodation on-site, and potential for short-term accommodation at the Huntly Domain campground.

Housing

Overall, this assessment concludes that the masterplan will likely have a neutral effect on the housing market in Huntly. While workers at Ohinewai may settle in Huntly, the proportion expected to do so is small. In contrast, Te Kauwhata has ample land zoned for residential growth and is viewed positively by people moving to the Waikato District. As such, the slower-growing-than-expected Te Kauwhata housing market is projected to be positively supported by Ohinewai workers who don't want to live in the masterplan site.

Effects on Ohinewai housing are projected to be positive for residents on the western side of the expressway due to the reduced likelihood of industrial land use changes in what is desired to be a rural residential.

Education

For early childhood education centres, this assessment concludes that the masterplan will have negligible social effect on centres within the study area. All centres welcomed the prospect of new families moving into the area and looked forward to local employment opportunities taking pressure off families (who otherwise commute long distances for work). Two centres have expressed initial interest in opening an early childhood education centre in the masterplan site, should demand require it.

For primary schools, the assessment concludes the proposed masterplan will have a minor positive effect on schools in the study area. This arises from local families gaining employment and consequently being able to work locally and so spend more time with their family and in their community (and school). The moderate positive effect is also projected to arise from masterplan families migrating into communities, bringing their diverse skills and resources to schools and the wider communities. For primary schools where roll growth is desired, the families moving into the area may help stabilize and grow rolls.

For Ohinewai School, when taking a 'highest case' assessment, their roll may grow from 152 to either 300 or 400 (depending on zoning decisions). The principal and deputy principal are positive about the masterplan and the opportunities that it offers the school, students and community. They believe the rural character of Ohinewai School will be maintained and they welcome the short to medium term growth for the school. They look forward to benefiting from the potable water and sewage system. The principal is wary about potential delays for new classrooms, though delays are measured in months not years. They acknowledge that long term (i.e. whether the school reaches the full 400 students) relies on decisions by the Ministry of Education, which has recently stated its plan is to expand Ohinewai School. As such, the social effect on Ohinewai School is assessed as moderate positive.

Secondary school principals also recognized the direct benefits for their students, offering hope and providing opportunities to students to work and live locally once they become adults. Similar to primary school principals, secondary principals also see substantial benefit to parents, students and the wider community arising from the opportunity for parents to live and work locally, rather than spend their time on long commutes. The effect on all secondary schools is assessed as moderate positive due to the potential relationships with employers for transition to work programmes. Potential roll growth at Huntly College and Te Wharekura O Rakaumangamanga arising from the masterplan is projected to be small. Roll growth at Te Kauwhata College is projected to be about 150 students, well within the 10-year growth plans for the College (+500). The principal of Te Kauwhata College welcomes the masterplan.

Children's voice

This assessment concludes the masterplan will have a moderate positive effect on local children. The children clearly articulated how the masterplan would lead to positive effects for themselves and others related to employment, housing, an increased population, retail, and recreational opportunities. The children had a sharper focus on environmental issues than adults and were clear there should be no pollution arising from the masterplan. One child commented on the apparent lack of facilities dedicated to older adults. Finally, for one child, the masterplan meant she would have to '*move house*'.

Businesses

Overall, this assessment concludes the proposed masterplan will have a major positive effect on local businesses, especially within the context of past decreases in businesses in these towns.

Business owners foresaw employment for local families and the consequent improvement in their own businesses, and the hope for additional businesses setting up in their towns. This was true for Huntly, Te Kauwhata and Rangiriri. For Te Kauwhata especially, there is also a potential influx of employees into their township. This is further supported by business owners who did not see Huntly as a shopping destination, and local retailers who had business models which meant sales came from multiple channels.

For the District, Huntly and Te Kauwhata, interviewees saw the masterplan as a solution to the limited options for zoning further land as industrial within Te Kauwhata or Huntly. The masterplan was therefore seen as critical for supporting growth in employment district wide, especially given the context of declining business numbers in Te Kauwhata and Huntly.

Businesses were confident of the quality and size of labour pool that might be available to NZ Comfort Group, especially in Huntly. Interviewees talked about the hope that the masterplan would provide for the majority of people in the District. For the minority of people for whom unemployment is driven by deep social issues, the additional jobs arising from the masterplan will not alleviate their situation. Collaborative working would be required, beyond the scope of the masterplan.

Ohinewai businesses were either neutral; or for the same reasons as above: highly supportive.

Regional interviewees wish to engage with NZ Comfort Group to maximise local employment opportunities, particularly for people in Huntly.

Health, social and emergency services

Overall, this assessment concludes the proposed masterplan will have a neutral effect on health and emergency services, and a minor positive effect on social services.

St John, who provide ambulance services from their services in Huntly and Te Kauwhata are rapidly expanding and have capacity for substantial growth. NZ Police also have capacity to cover an expanded population in Ohinewai from their Huntly base, along with additional capacity for growth should it be required.

Four of the Huntly GP services have some capacity for growth within their rolls. GP services in Te Kauwhata and Huntly have expressed interest in providing services in Ohinewai. This would likely look like a satellite clinic running at reduced hours, and as the population grows, the service would expand to match demand.

Employment and housing opportunities arising from the masterplan align with Matahuru Papakainga Marae aims for employment and housing for their people. NZ Comfort Group and marae are in discussions about how to work together for these shared goals. Employment opportunities, especially for young people not engaged in employment, education or training, presents a substantial opportunity. This is a challenging space to work with numerous agencies working to improve outcomes for these young people. NZ Comfort

Group has the potential to provide hope for employment, and via work with the marae, iwi, MSD, schools and other stakeholders, make a positive difference.

Emergency services, health, social services and Matahuru Papakainga Marae were supportive of the masterplan.

Lumsden Road and Tahuna Road residents

This assessment concludes the proposed masterplan will have a neutral to minor negative effect on Lumsden Road residents (western side of road). These residents will experience social effects arising from the change of their rural outlook to massed plantings (to the east only).

For Lumsden Road residents (eastern side), the potential purchase of their properties is judged to lead to a minor negative social effect because the residents will need to resettle elsewhere but this is judged by the residents themselves to be offset by the financial compensation of purchase. If not purchased, the social effects are judged to be moderate negative for Lumsden road residents (eastern side) because of changes in their immediate living environment.

For Tahuna Road residents, due to the distance from the development, the social effect is assessed as neutral.

Community way of life

Overall, this assessment concludes that the proposed expansion will have a positive social effect on the western side of Ohinewai, providing future zoning decisions support aspirations for rural living on that side of the Expressway and environmental compliance is managed. For residents on Lumsden Road (western side), there would be a neutral effect as they perceive little change to how they would live their life. For Lumsden Road residents (eastern side) there would be a moderate negative effect because they believe they will have to move.

For Huntly, the masterplan is projected to complement the community's aspirations. The masterplan is projected to provide a source of hope regarding local employment and business confidence. This is particularly true for those who are currently unemployed or under employed. Appropriate public transport is required for much of the employment benefit to accrue.

For Te Kauwhata, the masterplan is projected to complement the community's growth aspirations by providing a source of employment for people who might purchase within the substantial subdivisions already consented. Being locally employed, these people have a greater chance of contributing positively to Te Kauwhata, supporting the existing, well-formed social structures.

Mitigation and monitoring

Several situations exist to continue sharing information with interested parties. However no mitigation or monitoring is required.

Conclusion

It is projected the masterplan has potential District-wide social benefits arising from employment. Local people look forward to the jobs and income from the masterplan, especially those in Huntly. The employment is within an environment of low median incomes and declining numbers of businesses in Huntly and Te Kauwhata. Furthermore, the social benefits of employment are substantial, at the individual, family and community level.

Similarly, it is projected the masterplan has potential District-wide social benefits arising from housing. The masterplan will provide affordable housing, allowing people to live, work and play in the same township. The employment-led masterplan is projected to help maintain the population of Huntly (which is declining) and support the housing-led development in Te Kauwhata (which has not grown at the rate expected).

One potential minor negative social effect relates to the three houses on the eastern side of Lumsden Road who may sell/move. Negotiations are currently underway with respect to the purchase of those properties that are within the proposed rezoning area.

Overall, the masterplan is projected to positively contribute to the way of life of local communities.

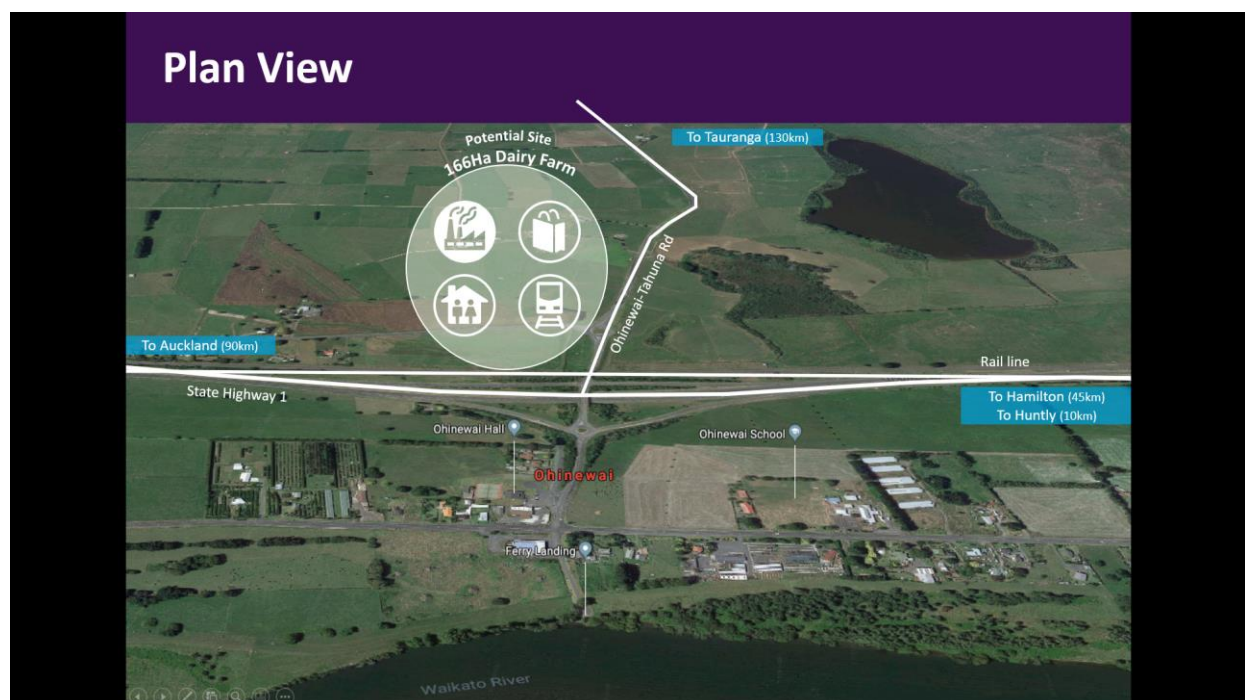
1 Introduction

Ambury Properties Limited (APL) is seeking the rezoning of current rural zoned land in Ohinewai to enable a masterplan of mixed use, industrial, commercial and residential community. The re-zoning is being sought via the Proposed Waikato District Plan (PWDP) planning process, with APL lodging submissions to the PWDP to support their objectives for their subject property.

The Ohinewai Masterplan (Figure 1) (hereafter 'masterplan') site is adjacent to the existing township of Ohinewai and includes 178 hectares with:

- 100,000 square metre (GFA) factory to house a large primary tenant with direct rail siding access
- Other industrial buildings with direct rail siding access
- Further light industrial buildings within approximately 30.3 hectares (approximately 133,000 square metres GFA) without direct rail siding access
- All Industrial buildings will have access to the rail siding via a road at the back of the APL factory
- Approximately 1,100 homes comprising a mix of semi-detached and detached (stand-alone) houses
- A Business Zone of approximately 43,440 square metres GFA including:
 - Service centre with truck stop and convenience retail
 - Emergency services building
 - Bus depot
 - Factory outlet stores (as a shopping destination)
- Road access to feeder roads onto State Highway 1 (SH1) (Waikato Expressway)
- Community hall/facility/hub
- Community corner shop
- Sports fields
- Market garden, processing area and café
- Orchard, beehives, processing area
- Parks, wetlands and shared pathways/connections to DOC Reserve.

Figure 1. The masterplan site



The primary tenant is proposed to be NZ Comfort Group Limited (NZ Comfort Group), whose brands include Sleepyhead, SleepMaker and Dunlop Foams. The existing NZ Comfort Group factories are in South Auckland and Avondale. Up to 1,500 staff are expected to be employed at the new state of the art factory in Ohinewai, greatly expanding from current operations in Auckland. A rent-to-own scheme (or similar) for staff housing is being considered, and discussions with Waikato-Tainui are underway regarding training/local employment.

1.1 Purpose and objectives of the report

The purpose of this report is the assessment of potential social effects of the proposed masterplan, including both potential positive and negative effects. The assessment will identify and recommend mitigation to minimise potential effects and maximise the uptake of potential social benefits.

The objectives are to:

- Draw from and build upon the outputs of the regulatory planning and assessment process (e.g. other assessments) and collect bespoke data from stakeholders
- Identify and describe any potential social effects (positive or negative) from the proposed masterplan
- Make evidence-based recommendations to maximise positive effects and minimise negative effects
- Work with key social stakeholders to explore potential monitoring strategies for any potential social effects identified.

The potential social effects have been assessed by considering the difference between the proposed increase in housing, retail and light industrial businesses and social/recreational services against a no-change scenario.

1.2 The site

The site for the proposed Sleepyhead Estate is currently agricultural land including a few farmhouses, bounded at the north by Balemi Road, to the south by Tahuna Road, to the west by Lumsden Road and to the east by Department of Conservation land. The site is adjacent to 11 residential neighbours (41-85, 52 to 58 Lumsden Road). Further to the west, across SH1, is the village of Ohinewai.

Ohinewai is a village in the Waikato District within the Waikato Region. It is sited on the banks of the Waikato River and adjacent to SH1. Ohinewai is north of Huntly (8km), Ngaruawahia (24km), Hamilton CBD (39 km, 40-minute drive) and south of Pukekohe (47km) and Papakura (55 km, 40-minute drive).

The zoning for the site in the Operative and Proposed Waikato District Plans is presently Rural. The rezoning requested should come into effect in 2020. There are no local roads that dissect the masterplan site.

The existing dairy farm is operated by Graham and Sue Bower, employing two people and four people live on site.

1.2 The masterplan

Upon confirmation of the proposed zoning, APL will obtain consent to construct, operate and maintain the masterplan site. If confirmed, the additional activities would include the following.

1.2.1 The primary tenant and approximate timing

The primary industrial tenant is NZ Comfort Group. It is proposed to relocate existing NZ Comfort Group factories (including administration) from South Auckland and Avondale to this new site. The total number of staff (over time, annually last 5 years) is reflected in Table 1.

Table 1. Total number of NZ Comfort Group staff over past five years.

Year	Total number of staff (factory and administration)
April 2014- March 2015	418
April 2015 – March 2016	419
April 2016 to March 2017	445
March 2017 to April 2018	463
March 2018 to April 2019	447

Initial work by NZ Comfort Group estimates about 300 staff are considering moving to the new manufacturing site. The new factory is expected to be staffed by about 500 workers initially and could grow to 1500 as all manufacturing operations are consolidated onto the property. Therefore, taking a mid-point of 1,000 workers (in an expanded operation), a further 700 staff are expected to be hired, with some of those from Huntly and Te Kauwhata. NZ Comfort Group are entering discussions with Waikato-Tainui and other iwi organisations, to encourage local employment. Planning is underway for Huntly locals to be trained/employed in South Auckland factories first (staff are currently being bussed up/back each day) to be ready to begin operations in Ohinewai once the stage one factory opens.

It is envisaged the stage one factory (approximately 22,000 square metres, employing about thirty staff) will be operational first, by the end of 2021; potentially along with the service centre. Staff in Auckland will be offered the opportunity to work in the new stage one factory. Auckland staff will have the option of being able to travel from Auckland to work in Ohinewai by a company bus, until the first of the residential housing is complete. A small number of administrative staff will also be required to be employed on site for the stage one factory, and it is expected the balance of administrative staff will be employed on site in stages two and three.

By the end of 2022 the first stage of housing (about 150 homes) is expected to be complete, along with one-third of retail and one-third of light industrial. As homes are constructed, a portion will be offered to staff working at the factory. Other homes will be available for general purchase.

The full 100,000 square metre factory of NZ Comfort Group is expected to be operational by end of 2028. The remaining residential, light industrial and retail will be built to meet demand.

1.2.2 Other industrial tenants

Alongside the primary tenant, the masterplan allows for additional light industrial buildings within 30.3 hectares (approximately 133,000 square metres GFA), all with rail siding access. An average light industrial building is approximately 12,000 square metres and it is envisaged about one staff member per 200 square metres, and so it is projected that these businesses would (approximately) support the following:

- Projected number of businesses: 10
- Projected number of staff: 650.

1.2.3 Retail and other businesses

The masterplan projects approximately 43,000 square metres GFA of factory outlet stores, a community corner store, market garden and processing area, orchard and beehives, market garden café, and a 'fuel stop'/service centre for trucks and cars with convenience retail. With an average bulk retail store being about 5,000 square metres and an employee each 150 square metres, the GFA available equates to about 12 businesses with an estimated 400 employees in total.

1.2.4 Housing

The masterplan projects 1,100 homes comprising about 740 multi-units and 360 detached houses. Applying a housing density of 2.5 people per household, this presents a total population of 2,750, including 559 children under the age of 18 years.

1.2.5 Support services

To support the people in the residences and businesses an emergency service building (about 4 staff), bus depot (about 2 staff); possible reinstatement of historic train station (no staff projected in near future), and community centre/ hub/ agricultural projects (about 10 staff), caretaker/ security/ landscaping (about 6 staff) is proposed. These contribute an additional 22 staff.

1.2.6 Recreation

Along with retail shopping and community hall/facility/hub, the masterplan is proposing parks, wetlands and shared pathways/connections to the DOC Reserve; and sports fields.

1.2.7 Connections to Huntly

The Masterplan is proposing a cycleway down the old highway to connect Huntly, along with a bus station to support potential bus services. Connections by car (and bus) are rapid, via the Waikato Expressway, with a full cloverleaf interchange at Ohinewai to support vehicle travel to or from, north or south.

2. Approach and methodology

2.1 Statutory framework

For this project, the statutory framework for the assessment is provided by the Resource Management Act 1991 (RMA). Section 5 of the RMA states the purpose of the Act is “to promote the sustainable management of natural and physical resources.”

Sustainable management is defined by the RMA as “managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well-being and for their health and safety while—

- a) *sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and*
- b) *safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and*
- c) *avoiding, remedying, or mitigating any adverse effects of activities on the environment.”*

Accordingly, this assessment is necessary to assist the determination of whether the proposed masterplan will enable people and communities to provide for their social well-being while avoiding remedying or mitigating any adverse social effects on the people and communities surrounding the site.

2.2 Conceptual framework

Social impact assessment (SIA) is the most common framework used in New Zealand and internationally to analyse, monitor and manage the social consequences of development. SIA can inform the choice of options, design and resource consent applications of projects.

The International Association of Impact Assessment (2003; 2015) describes social impacts as impacts on one or more of the following:

- People’s way of life – that is, how they live, work, play and interact with one another on a day- to-day basis
- Their culture – that is, their shared beliefs, customs, values and language or dialect;
- Their community – its cohesion, stability, character, services and facilities
- Their political systems – the extent to which people are able to participate in decisions that affect their lives, the level of democratisation that is taking place, and the resources provided for this purpose
- Their environment – the quality of the air and water people use; the availability and quality of the food they eat, the level of hazard or risk, dust and noise they are exposed to; the adequacy of sanitation, their physical safety, and their access to and control over resources
- Their health and wellbeing – health is a state of complete physical, mental, social and spiritual wellbeing and not merely the absence of disease or infirmity
- Their personal and property rights – particularly whether people are economically affected, or experience personal disadvantage which may include a violation of their civil liberties
- Their fears and aspirations – their perceptions about their safety, their fears about the future of their community, and their aspirations for their future and the future of their children.

SIA cannot start with a checklist of potential impacts but must identify the social impacts from an awareness of the project and an understanding of how the project might affect what is important to the project’s stakeholders (IAIA, 2015). Fortunately, data is available on the masterplan, on the local communities of Te Kauwhata, Huntly and Ohinewai.

To complement the above information, site and stakeholder specific information was considered to further understand the proposed masterplan and what might be important to stakeholders. The new information was:

- Discussions with APL about existing stakeholders and stakeholder relationships
-

- Site visit to Ohinewai (27 June 2019)
- Discussions with economic impact assessors and consideration of their data
- Maps of the Waikato region (Google).

Taken together, the above information was used to provide a conceptual basis for this assessment, by answering whether there may be construction and operational social effects:

- 1) Arising from new businesses and employment
- 2) Arising from new staff and new residents
- 3) On community way of life, on sense of place, liveability and aspirations for the future
- 4) Arising from being a direct neighbour
- 5) Arising from the transport needs of staff, construction workforce, materials, etc.

This assessment focuses on items 1-4. Item 5 is covered in a transport impact assessment, though the social consequences of transport are covered in this report.

2.3 Geographic study area

There are several considerations in the study area. The first is to identify where new staff might live. Because the staff will build up over time, as will the housing in the masterplan, it is expected that many of the initial staff will be bussed down from Auckland and the balance hired locally. Initial discussions with NZ Comfort Group and the Waikato District Council suggested the following areas will provide labour:

- Ohinewai and the new masterplan area (extremely small until the residential area develops)
- Huntly
- Te Kauwhata
- Rangiriri (extremely small)
- Other areas within the Waikato Region e.g. rural townships and Hamilton
- Other areas in the Auckland Region e.g. Pokeno and Pukekohe.

Because any social effects on large urban areas such as Hamilton and Auckland would be less than minor, the study area is Ohinewai, Huntly, Te Kauwhata, and Rangiriri, all within the Waikato District.

As a second focus, when considering whether the study area should be the rural or urban areas, the Waikato District Council staff were adamant that if any effects were felt, it would be in the urban areas rather than rural because:

- The rural areas have stringent regulations regarding development whereas the urban areas (and the halo's around them) have more permissive planning regulations allowing development
- The rural areas have lightly trafficked roads and low population density.

A third consideration when considering the study area was to understand the potential effects on direct neighbours living close to the masterplan site (a rural area). Therefore, those who lived along the Lumsden Road (Lumsden Road residents) and Tahuna Road (Tahuna road residents) were included.

2.4 Potentially affected groups and key assessment questions

Drawing on the discussions above in Sections 2.2 and 2.3, the key assessment questions to be answered by this social impact assessment is: What are the potential social effects on the following potentially affected groups:

- Townships of Huntly and Te Kauwhata, and settlements of Ohinewai and Rangiriri and their associated social, health, emergency, and education services, and businesses
- Lumsden Road (east and west sides) and Tahuna Road residents.

2.5 Consultation

Beyond the information sources listed in Section 2.2 and 2.3 above, the predominant method of gathering information about the existing situation and potential social effects was to ask those with most experience in such matters, be they community members from the townships/settlements in the study area, or regional experts.

Consequently, a substantial consultation programme was planned and undertaken to seek out information on the above topics, and probe for any other potential impacts not already identified. Using predominantly face to face interviews and focus group, with a few telephone interviews, 107 people/organisations were engaged by the social assessor:

- Health, social and emergency services e.g. General Practices, dentist, maternal health, Police, Ambulance, MSD, Matahuru Papakainga Marae, etc. (23)
- Childcare centres, primary schools, secondary schools and Wananga (17)
- Businesses (25)
- Huntly Community Board members (3), Te Kauwhata Community Committee members (2), Ohinewai Area Committee members (3)
- Lumsden Road and Tahuna Road residents (10)
- Primary school children at Ohinewai School (8)
- Real estate agents, property managers, and campground managers (7)
- Mayor and senior staff from Waikato District Council (5)
- APL and associated team (4).

The in-person interviews were undertaken in the local villages of Ohinewai and Rangiriri, and townships of Te Kauwhata and Huntly, across six trips: 27th and 28th June; 3rd and 4th July; 18th and 19th July; 24th and 25th July; 31st July and 1st August; and 27th August 2019.

A public meeting was held in Ohinewai on 19th June 2019, attended by approximately 150 people to hear about the masterplan and ask questions.

Of those participants who represented community organisations, e.g. a school, many also lived locally. People speaking directly on behalf of community included community board members, plus the many community members who attended the public meeting.

2.6 Assessment of effects

Data were considered by the assessor to determine whether a social effect would occur or not. Both positive, negative and neutral effects were considered. Where effects were concluded to occur, the nature of the effect was characterised:

- Severity of effect (major, high, moderate, minor, neutral) (See Table 9 in Appendix 1 for further description)
- Magnitude of effect (many affected; moderate number; few affected)
- Permanence of effect (permanent; medium term, temporary)
- Inequity of effects (effect concentrated to particular groups; unsure but possible inequity; widely distributed, universal effect)
- Likelihood of effect occurring (almost certain; likely; unlikely)
- Ease of mitigation (very difficult, very costly; moderately able; easy to mitigate).

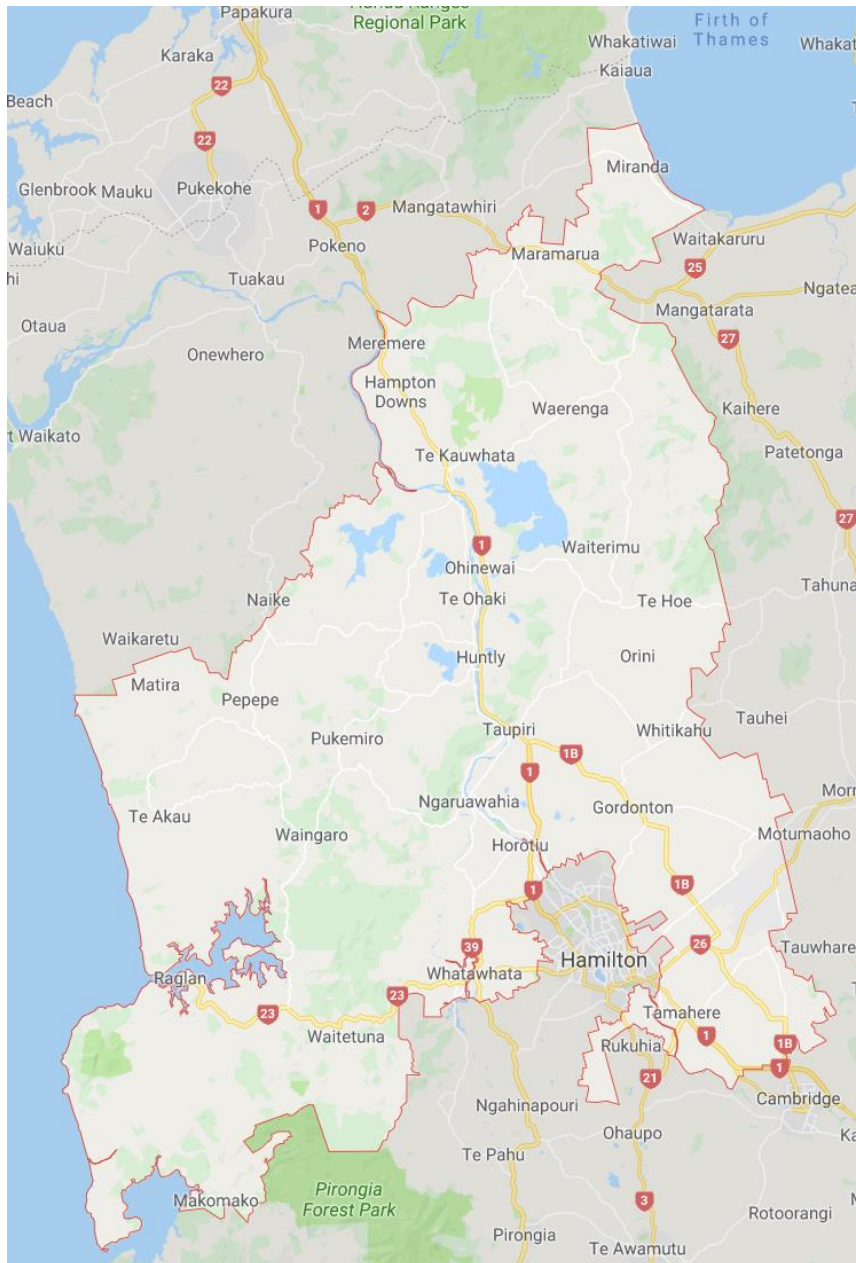
3. Community profiles

As described above, the study area is Ohinewai, Huntly, Te Kauwhata and Rangiriri. Data for the census area units relating to these areas are described below.

3.1 Introduction

The Waikato District (See Figure 2) has experienced continuous population growth to 63,381 people in 2013 (10.1 per cent growth since the 2006 census, and 22.3 per cent growth since the 2001 census)¹.

Figure 2. Map of Waikato District and townships



The Waikato District sits within the western boundary of the area described by economic commentators as ‘the golden triangle’: The geographic (triangular) area between Tauranga, Auckland and Hamilton. The

¹ All population data is taken from the 2013 Census. While it is acknowledged that the data has likely changed (increased) since that time, it is sufficient to inform the community profile for this report.

Hamilton to Auckland Growth corridor (State Highway 1 and main trunk rail line) also run through the District, and roughly matches this western boundary of the golden triangle.

Growth has come from servicing the rural Waikato economy, and being within commuting distance of Hamilton and Auckland employment/services.

Huntly is the largest township (population 6,954) in the Waikato District, followed by Ngaruawahia (population 5,127), Tuakau (population 4,182), Raglan (population 2,736) and Te Kauwhata (population 1,473). In contrast, Ohinewai and Rangiriri (populations of 159 and 63) are best described as villages.

Without a major urban centre, the District does not have a retail or hospitality destination. Like most rural areas in New Zealand, the land mass of the Waikato District is large. Therefore, access to quality services varies from excellent to poor, dependent on the service required and the geographic location lived in.

The rural areas surrounding each of the townships are those that can be experienced all over New Zealand. Lightly populated, zoned rural, and a patchwork-quilt of green grass. For the Waikato District, dairy farming and processing is the most significant industry.

3.2 Population

Population data is presented at two levels, Statistical Area 2 (SA2) level which is a larger geographic area and suitable for townships; and Census Area Unit (smallest geographic area) which is more suitable for villages such as Ohinewai and Rangiriri (Table 2).

The data covers 2001, 2006, and 2013. While 2018 estimates are available, at the SA2 level the accuracy is variable, and hence not reported. Te Kauwhata and the surrounding rural area: Waerenga (see Figure 4 in Appendix 1), which extends down to Ohinewai; have both experienced substantial growth between 2001 and 2013. At about 3 percent and 4 percent growth per annum, these would be considered 'high growth' if they were an urban area. For popular rural areas however, this is not uncommon, reflecting fewer people to begin with (i.e. growth off a low base), demand for more affordable housing options and demand for lifestyle block living.

In contrast, population decline in Huntly West and little growth for Huntly East is seen over the same twelve-year period.

The (much smaller) census area units around Ohinewai and Rangiriri present a mixed picture, albeit based on very small populations. Such small numbers mean that percentages are often over- or under-stated and use of percentage change is therefore not reported. Broadly however, Rangiriri is seeing a steady decrease in population (about two people per year), while the CAUs North of Lumsden Road and Around Ohinewai School show an increase in population of about one person per year. See Appendix 1 for Figures 5 and 6 displaying CAU images for Rangiriri and Ohinewai).

Table 2 – SA2 and Census Area Unit, population data

	Population (Number of dwellings) by Census			Per cent change
	2001	2006	2013	2001 to 2013
SA2s				
Te Kauwhata	1,095 (432)	1,194 (468)	1,473 (561)	+35%
Waerenga (large rural area which includes Ohinewai, and surrounds of Te Kauwhata)	1698 (582)	1,785 (615)	2,538 (672)	+49%
Huntly West (171400)	2,922 (876)	2,925 (918)	2,835 (906)	-3%
Huntly East (171500)	3,900 (1,446)	3,909 (1,479)	4,122 (1,557)	+6%

Ohinewai CAUs				
Rural living north of Ohinewai School (0939100)	45 (18)	42 (18)	48 (18)	(insufficient numbers)
Around Ohinewai School (0941700)	12 (3)	18 (6)	24 (9)	(insufficient numbers)
Rural living south of Ohinewai school (0940701)	30 (12)	33 (15)	33 (15)	(insufficient numbers)
North of Tahuna Road, including Lumsden Road area (0939302)	33 (15)	48 (15)	48 (15)	(insufficient numbers)
South of Tahuna Road area (0941600)	0	12 (0)	6 (3)	-
Rangiriri CAU				
Rangiriri (0938602)	90 (27)	75 (24)	63 (21)	(insufficient numbers)

3.3 Te Kauwhata, Waerenga, Huntly East and Huntly West

Te Kauwhata has a population of 1,473, and the town is sited 12 km north of Ohinewai and 39km south of Pukekohe (within Auckland Council). Waerenga (see Figure 4 in Appendix 1) is a large rural area surrounding Te Kauwhata and extending south to include Ohinewai. Huntly West and Huntly East (see Figure 8 in Appendix 1) are situated 32 km north of Hamilton and 8km south of Ohinewai. Huntly West and Huntly East are bisected by the Waikato River, with SH1 and the main trunk rail also running through Huntly East. Data from the relevant census area units is displayed below in Table 3.

Table 3 – Te Kauwhata, Waerenga, Huntly East and Huntly West

Census area unit	Aged 65+ (per cent)	Median income	Per cent Maori/European ²	House ownership (per cent)	NZ Deprivation Index ³
Te Kauwhata	25	\$25,000	21/82	64	7
Waerenga	9.5	\$25,500	23/70	61	6
Huntly East	17	\$22,800	33/70	56	9
Huntly West	10	\$19,100	70/39	43	10

² People can self-identify with more than one ethnic group so totals do not sum to 100

³ The NZ Deprivation Index combines census data relating to income, home ownership, employment, qualifications, family structure, housing, access to transport and communications. Meshblocks (the smallest geographic area from census data) are grouped into deciles, where 1 represents the areas least deprived and 10 the areas most deprived.

These data show that compared to the proportion of people greater than 65 years in New Zealand (14 percent), the populations of Waerenga and Huntly are younger, and Huntly East and Te Kauwhata older. In New Zealand, 15 percent of people belong to the Maori ethnic group. This compares with 21 percent in Te Kauwhata, 23 percent in Waerenga, 33 percent in Huntly East and 70 percent in Huntly West. Home ownership is lowest in Huntly West, followed by Huntly East and Waerenga, with only Te Kauwhata equalling the national average of home ownership of 64 percent. None of the areas profiled match the national average income of \$28,500, with the lowest being Huntly East (\$22,800) and Huntly West (\$19,100). Waerenga is rated about the national average (of five to six) on the NZ Index of Deprivation⁴ (Waerenga: 6), while Huntly East (9) and Huntly West (10) are some of the most deprived areas in New Zealand.

Ohinewai CAUs and Rangiriri CAU

The NZ Index of Deprivation data for each of the CAUs is presented below (Table 4). A graphical representation is in Appendix 1, Figure 7). Table 4 shows a slightly higher level of deprivation for the Ohinewai CAUs of seven, compared with the wider Waerenga SA2 area's deprivation value of six. Rangiriri is lower again at eight. The area in which the masterplan is proposed, which has a value of five, is an average area in New Zealand when Deprivation/Privilege is considered.

Table 4. NZ Deprivation Index for CAUs and SA2

CAUs and SA2	NZ Index of Deprivation
Ohinewai CAUs	-
Rural living north of Ohinewai School (0939100)	7
Around Ohinewai School (0941700)	7
Rural living south of Ohinewai school (0940701)	7
North of Tahuna Road, including Lumsden Road area (0939302)	5
South of Tahuna Road area (0941600)	7
Rangiriri CAU	-
Rangiriri (0938602)	8
Waerenga SA2 area	6

⁴ The NZ Deprivation Index combines census data relating to income, home ownership, employment, qualifications, family structure, housing, access to transport and communications. Meshblocks (the smallest geographic area from census data) are grouped into deciles, where 1 represents the areas least deprived and 10 the areas most deprived.

4. Population and employment – context and potential effects

As discussed in section 2.2, one way the proposed masterplan might create social effects is through local people being employed and/or staff moving to the townships/city nearest. Table 5 below describes the total number of staff that may be needed. This is an approximate number because staffing requirements may vary.

Table 5. Approximate number of additional staff needed

Employment	Additional employees
Proposed expansion to Sleepyhead factories (1,000 minus about 300 staff moving south)	700
Additional light industrial staff	650
Additional retail staff	400
Additional support service staff	22
Total staff to be hired (best estimate)	1,772

Hiring staff from Huntly is a stated aim of NZ Comfort Group. NZ Comfort Group is also entering discussions with Waikato-Tainui to encourage local employment. Planning is underway for Huntly locals to be trained/employed in South Auckland factories first (staff are being bussed up/back each day) to be ready to begin operations in Ohinewai once the stage one factory opens.

Other stakeholders also wish to work alongside NZ Comfort Group to maximise local employment. These include the Ministry of Social Development regional office, and both Te Kauwhata College and Huntly College.

The economic impact assessment (Property Economics, 2019) assumes:

- *No current Sleepyhead workers reside in the region (i.e. they all live in the Auckland Region)*
- *All future Sleepyhead workers will live in the Waikato Region, with up to 70 per cent of those future workers living within the local catchment (includes the townships of Huntly and Te Kauwhata) by 2031.*

Property Economics (2019) also projects half of the workforce will be hired from within the Waikato District, with 20% hired from within the local area. Most of the balance are expected to be hired from outside the Waikato District, but this includes Hamilton city, the Waikato Region and the rest of New Zealand.

It is projected that the staff moving for employment will mostly settle within the Waikato Region, with a small proportion who will drive substantial distances, living out of the region. Regarding where the hired migrant staff (and their families) might live, the best estimate is based on where the major accommodation markets are now (Hamilton, Te Kauwhata, Huntly and the proposed masterplan site).

Urban centres are desired by New Zealand families and given the growth experienced in Te Kauwhata and Hamilton City (driven by their popularity with migrant families and workers), it is expected these two (together with the masterplan site) will attract the bulk of workers who mover for employment. The many townships in the Waikato Region will also attract a modest proportion of the new migrant families, and Huntly will remain less popular as per the past, until/unless Huntly is able to shed the negative perception many outsiders hold about the town.

The social effects of this employment from within each township's existing labour pool and migration into each township, are potentially substantial. For example, further sections in this study consider the potential

effects of migration on the education system, the health system, housing, etc. Other sections do not consider the benefits of employment explicitly, so these are briefly described here.

The social effects of employment are substantial: for an individual, the individual's family including children, and community. At the individual and family level, employment contributes to outcomes such as living standards, health and wellbeing, mental health, social connection, personal identity and life satisfaction. At the community level, employment contributes money and resources to a community, social capital and social cohesion, and contributes more broadly to achieving societal goals. To sum up, employment and consequent income are the two largest determinants of a person's (and their household's) health and wellbeing. Further details are available in Social value of a job (Ministry for Primary Industries, 2016).

"This will be transformational for our clients. To be able to offer them a range of jobs will be excellent." (MSD Regional interviewee)

Of local relevance, the median income in most of the surrounding areas is low, reflecting the predominant low wage economy and relatively high proportions of people on benefits, be that superannuation in Te Kauwhata, or unemployment and sole parent benefit in Huntly. While the masterplan will also create some low wage jobs, most jobs will be at incomes substantially higher than experienced by many living in the study area. For example, an average factory worker at NZ Comfort Group earns approximately \$41,700. Twenty-seven percent higher than the minimum wage salary of \$32,760 (40-hour week, 52 weeks). Furthermore, NZ Comfort Group jobs are stable, permanent positions, which increase the likelihood of achieving the individual and family social benefits described above (in contrast to insecure, piecemeal employment).

Overall, the jobs provided by the masterplan are projected to have a 'major', positive effect on 'many' people. The likelihood of the effect occurring is 'almost certain'.

The total number of staff for the masterplan is projected to be approximately 2,072. With 300 existing staff potentially moving south from the Auckland-based NZ Comfort Group factories, this means an uplift of approximately 1,772 staff to be hired.

Of the approximately 1,772 staff to be hired, half are projected to be hired from within the Waikato District and 20% from within the local area, including Te Kauwhata and Huntly. Most of the balance are expected to be hired from outside the Waikato District, but this includes Hamilton city, the balance of the Waikato Region and the rest of New Zealand.

The social value of the jobs provided to individuals, their family and the community are positive. Most jobs provided by the masterplan are above the minimum wage and are likely to be permanent positions. Overall, the social effects of employment from each of the township's existing labour pool and from migration are projected to have a major positive social effect.

5. Construction

5.1 Construction context

Construction of the masterplan is expected to occur from 2019-2028, but may extend longer depending on demand. The total employment impact for the Waikato Region is projected, as an employment count, of 412 per year over the ten year period (Property Economics, 2019).

The Waikato is not without similarly large-scale construction projects (i.e. the Waikato Expressway, Waikeria Prison expansion and the Ruakura Inland Port). Ohinewai sits inside the so called 'golden triangle' of Hamilton, Tauranga and Auckland, where most growth in New Zealand has occurred (and is projected to occur). As such, the construction of the masterplan can draw on those resources, but either those resources will travel each day, or people will temporarily relocate while they work on the project.

Holiday park owners were interviewed in Huntly, and the un-staffed Te Kauwhata Domain site was visited, to assess the availability of short-term accommodation. The Huntly Domain Campground has 54 caravan sites (currently 48 are occupied) and cabin sites (2 of which are unoccupied). The campground is a council owned business and the Council owns the land and communal services. Everything else is what people bring (e.g. caravans) or is leased by Council (e.g. cabins). Previously, a construction company rented 34 cabins at the campground for their workers (involved in double bunking at Springhill). Trainees at The NZ School of Diving (sub-sea) rent many of the sites for when they are training in Huntly.

In contrast, the Te Kauwhata Domain site caters for overnight parking, with an honesty box system in place, though it is advertised as free. There are toilets, power, drinking water and outdoor wash up facilities. Campervans and non-self-contained vehicles can use the site. The site is large and can cater for about 100 vehicles. The maximum stay is three nights and is therefore popular with freedom campers stopping over for a night. In its present configuration, it is not suitable for construction workers.

5.2 Construction – potential effects

Most interviewees said the workforce would drive to the construction site from either Auckland or Hamilton. The excellent access to the Waikato Expressway, and the soon to be completed completion of the Longswamp and Huntly sections; and the Drury section; would further increase the likelihood of workers driving to the site.

In a similar project, a construction expert undertaking the Waikeria Prison Expansion⁵ stated that construction workers would travel for up to 1.5 hours for work, but not more. Travel times to Ohinewai, from Auckland (about 1 hour) and Hamilton (about 45 minutes) are therefore well within that margin, supporting Ohinewai interviewee's expectation.

Furthermore, investigations are underway for construction workers to be accommodated on-site. The workers would use the existing houses (of which there are five) for communal living, kitchens and showering, while sleeping in compact houses placed around each existing house.

The Huntly Domain Campground may also be a source of overflow accommodation should it be required.

Overall, this assessment concludes that construction effects from the masterplan on local housing will be negligible, with respect to accommodation in the surrounding townships. Most construction workers are expected to travel from their existing homes to work at the site because of the central location of Ohinewai to Auckland and Hamilton, and the ease of access to the Expressway. For those construction workers who do need to live close to the site, there is potential for short term accommodation on-site, and potential for short-term accommodation at the Huntly Domain campground.

⁵ The Waikeria Prison Expansion project is a 3.5 hour drive from Auckland.

6. Housing

6.1 Housing introduction

Within the study area, housing-specific interviews were held with real estate agents, rental property managers, short term accommodation providers such as holiday parks and bank managers:

- Harcourts Real Estate, Te Kauwhata
- Remax Estate Agent, Te Kauwhata
- LJ Hooker, Huntly (two interviewee's)
- Smart Choice Real Estate, Huntly
- Century 21, Huntly
- Huntly Domain Campground
- Waikato District Council
- BNZ, Huntly
- Westpac, Huntly
- ANZ, Huntly.

Questions predominantly related to how the masterplan might affect the housing market, and where employees might settle.

6.2 Housing context

Within the study area, Te Kauwhata and Huntly have distinct real estate services, and both serve Ohinewai.

Te Kauwhata is serviced by two real estate agents, supported by Huntly agencies as well. There are 561 dwellings in Te Kauwhata itself, with a further 672 in the wider Waerenga SA2 (surrounding Te Kauwhata and including Ohinewai). Te Kauwhata was viewed by all interviewee's as a good place to live.

Te Kauwhata real estate agents and other interviewees described the current market as "steady growth", but it is not growing at the higher rate which people have been expecting. For example, over the past five years about 60-70 new lots are being built each year in Te Kauwhata, whereas several thousand sections have been consented for development. Several very large developments, in excess of 2,250 residential sections, are consented, including:

- Blunt Road (63 completed)
- Swan Road (95 lots)
- Eccles Avenue (40 lots)
- Vineyard Road Estate (38 lots)
- Waikare Estate (91 lots)
- Wayside Road (163 lots)
- Lakeside, down Scott's Road (about 1800 lots).

Up to three-quarters of the new developments are being sold to workers/families who commute, mainly to Auckland. Real Estate agents, and many other interviewees, described this as a less than ideal scenario. This is because people work away, continue to school their children in Auckland, socialise away, and shop away. As such, interviewees see a dormitory effect from these new homes, with less flow on positive effects to participation in the local community or bolstering services in Te Kauwhata. Many interviewees now describe Te Kauwhata as a dormitory town. They see the new subdivisions as separate from the heart of Te Kauwhata.

Rental property in Te Kauwhata is typically tight and has been for many years, with an average rental about \$450 to \$550 per week, with the upper value to rent a new house. There were two rental properties available at the time of the interviews in one agency and none in the other. Both agencies said the normal state for rental properties is having to turn people away.

The Huntly housing market is different again, split into two distinct geographical areas by the Waikato River: Huntly West (about 900 homes) and Huntly East (about 1,500 homes). The housing market in Huntly attracts a strong negative perception from those who don't live there. It is particularly true for Huntly West, which attracts a strong negative perception, even from many who live in Huntly. Huntly West is seen as a 'very rough area'. Some geographic areas of Huntly West are not listed by one Real Estate agency as the owner does not feel safe working in the area. Also unhelpful is the subsidence issues faced by many residential properties, a remnant of past mining activity. Despite this negativity, many Huntly locals described lovely areas and streets within Huntly, appreciate the many small shops available (and supermarket), were proud of Huntly and were annoyed at the negative perception others hold of their town.

Despite this, real estate sales are tight and continue to sell at a good rate (and have done over the past five years) and at ever-increasing prices. There was a momentary slow-down in sales from December 2018 due to additional loan to value ratio (LVR) restrictions imposed by the Reserve Bank, and the Government's discussion about a capital gains tax. Since April 2019, real estate agents have described the tight market has resumed. Typical buyers include investors, first-home buyers, commuters and down-sizers. There are very few sections for sale in Huntly and those which are, are compromised by steep sections requiring retaining. Huntly homes remain substantially more affordable than elsewhere. For example, an average house in Huntly might sell for \$400,000 and a 'doer upper' in a less desirable area would sell for \$320,000. Existing Te Kauwhata housing is now selling for at least \$500,000, while new house/land packages begin at low \$500,000s and go far higher. In contrast, Hamilton is \$550,000 to \$700,000, and Pokeno is \$700,000. Similarly, the rental market in Huntly is strong, with most agencies turning away several rental property queries a week. Agents describe there's not enough reasonable quality housing. The average rent is \$350 per week, and a high-end rental is about \$500 per week (for a new house, ensuite etc). This tight rental market exists despite the high proportion of rental properties in Huntly West (57%) and Huntly East (44%), which is substantially higher than proportion of rental properties in Te Kauwhata (36%).

All participants said that housing in Ohinewai or Rangiriri has no stigma attached to it. If anything, both settlements 'fly under the radar' for most people in the region. For Ohinewai, there are 42 houses in the 'village', that is Ohinewai Road North, Ohinewai Road South and around Ohinewai School (all Western side of the Expressway), and another eleven on Lumsden Road (east side of Expressway). The catchment beyond that is wide and rural. Sales are therefore rare, and an average house would sell in the \$400,000 to low \$500,000 range. Rangiriri is similarly priced.

The above comments regarding property and rental prices are borne out by the increase in median property prices and rents across all towns in the study area (Quotable Value, August 2019) as seen in Table 6 below.

Table 6. Property and rental prices

Area	Median value August 2019	Increase in value in last 12 months	Median weekly rent (November 2016)
Huntly	\$358,000	+ 3%	\$360
Te Kauwhata	Insufficient data	Insufficient data	Insufficient data
Hamilton city, central	\$560,350	+4%	\$320
Pokeno	\$722,00	+2%	\$550

Housing and housing affordability are big issues in New Zealand at present. Councils across the country, and the government, are attempting to understand the drivers, and bring affordable housing options to the market. Bank managers in Huntly described that while \$400,000 to \$500,000 is considered 'affordable' and

OK for most, many bank customers would not be able to raise the necessary deposit or service a mortgage of that size. As such, Huntly remains the best option for affordable housing option for those people.

6.3 Housing – potential effects

The masterplan is proposing to create 1,100 new homes, some within an affordable price range (starting at less than \$500,000). In contrast to Te Kauwhata, these homes are located beside a substantial employment base which is also proposed in the masterplan. In contrast to Huntly, there is suitable land to build new homes. It is proposed that many of these homes will be made available, on a rent to lease option, for staff working at NZ Comfort Group.

Nearly all interviewees agreed the housing aspect of the masterplan was appropriate. People especially liked the potential for residents to be able to work and live in one place. Several mentioned the environmental and climate change benefits of such planning, with comments about the stark contrast with the new dormitory subdivisions in Te Kauwhata. Participants also agreed that not everyone who worked at Ohinewai, would live nearby, and that housing in Huntly and Te Kauwhata might appeal to some of the workers.

All stakeholders believed that housing and rental affordability would likely plateau or worsen in the future. This is due to many factors, the majority outside the control of anyone in the district i.e. loose global money supply, property investors, and the relative affordability of houses/land compared to Auckland and Hamilton. The only factor in control of Waikato District Council is zoning rules and processes for new housing/subdivisions. Some Council staff believed that adequate housing is available in Te Kauwhata and as such, housing was not needed in Ohinewai. Other council interviewees disagreed with this, describing the importance of providing affordable homes, and providing homes near to where people work.

The potential effect on Te Kauwhata housing is likely mixed. On one hand, Te Kauwhata housing will face increased competition from the well-designed masterplan which incorporates employment opportunities and social infrastructure. But this will be substantially countered by not all staff at Ohinewai wanting to live alongside their colleagues at the masterplan site. Te Kauwhata is seen as the most desirable residential location nearby, and as such will benefit via staff purchasing homes there. Te Kauwhata is already primed for substantial growth and the employment provided by the masterplan will support this. Additionally, Te Kauwhata residents who work nearby (in Ohinewai) will offset the currently larger number of Te Kauwhata residents who are commuting long distances to Hamilton and Auckland. As such the severity of effect on housing in Te Kauwhata is projected to be positive; the magnitude of effect is projected to be 'moderate'; and the likelihood of the effect is projected to be 'likely'.

The Huntly housing market (rental and sales) is tight. The likely sale price of new housing and land at the masterplan site, despite being 'affordable', is still over \$100,000 higher than Huntly. As such, it is projected that a proportion of first home buyers who work at Ohinewai will buy in Huntly. However, this proportion is expected to be small, unless or until the negative stigma associated with purchasing in Huntly is reversed. Similarly, the very low population growth in Huntly is expected to be maintained, due to the difficulty of developing residential land (steep on the hills, potential subsidence on the flat) and continued negative perceptions. As such, the effect on the Huntly housing market is expected to be negligible within what is already a dynamic market.

For Ohinewai, one housing-related concern was raised by two interviewees (as hearsay from what they'd heard from another local person). They described a concern where the masterplan site might become 'a slum' if NZ Comfort Group business folds and staff are made redundant. Such a scenario is considered highly unlikely. While NZ Comfort Group is the anchor tenant, a further 1000 jobs are projected to be created by other businesses, which is the same number of jobs created by NZ Comfort Group. Also, there is an acknowledged shortage of industrial land in the Waikato District, so in the unlikely event the NZ Comfort Group goes out of business, the land would remain desirable to other businesses due to its location within the golden triangle, and alongside State Highway 1 and the main trunk rail line. One Tahuna Road resident was unimpressed with the potential for working families to move into the area and believed they 'need to spread out the people'. Despite hearing that people who were unemployed would be unable

to afford the housing (as described by the banking interviewees), the resident maintained their view. Ohinewai interviewees suggested that if senior managers moved into the masterplan site that it would provide assurance.

A second concern raised by Ohinewai residents was the potential for future industrial land use on the Western side of the Expressway (i.e. Ohinewai North road and Ohinewai South Road). Residents were concerned the masterplan was the '*thin end of the wedge*', and that additional industrial development on the western side of the expressway (the opposite side to the masterplan) would affect the rural living experienced by the village residents. This is a good question; however, it would be unlikely that should the masterplan be approved, that additional industrial land be zoned on the western side of the expressway. Residents could see, and hoped, that any future planning decisions would group industrial uses together, on the eastern side of the expressway. This is also supported by the knowledge that Ohinewai School is on the western side, adjacent to the rural residential living zones, and it too would benefit from continued residential zoning, and no increase in heavy vehicles that would accompany an industrial land use change. As such, the potential effect on rural residential living on the western side of the expressway is assessed to be positive.

Overall, this assessment concludes that the masterplan will likely have a neutral effect on the housing market in Huntly. While workers at Ohinewai may settle in Huntly, the proportion expected to do so is small. In contrast, Te Kauwhata has ample land zoned for residential growth and is viewed positively by people moving to the Waikato District. As such, the slower-growing-than-expected Te Kauwhata housing market is projected to be positively supported by Ohinewai workers who don't want to live in the masterplan site.

Effects on Ohinewai housing are projected to be positive for residents on the western side of the expressway due to the reduced likelihood of industrial land use changes in what is desired to be a rural residential area.

7. Education services

7.1 Early Childhood Education

7.11 Early childhood education introduction

Within the study area, face to face interviews were held with head teachers, managers or owners at the following early childhood education centres:

- Central Kids Huntly Kindergarten
- Central Kids Huntly West Kindergarten
- Bizzy Bodz Educare Early Learning Centre, Huntly
- Imagine Early Learning Centre, Huntly
- Huntly Early Childhood Centre
- Te Kauwhata Childcare and Learning Centre
- Reach Forward, Te Kauwhata
- Suits and Gumboots country Daycare, Te Kauwhata.

7.12 Early childhood education context

Despite the distances between Huntly and Te Kauwhata, there is a some overlap between townships for early childhood education services. For example, Huntly Early Learning Centre is a parent-led and run centre who have parents who drive from as far away as Te Kauwhata, Taupiri and Ohinewai. Similarly, Te Kauwhata centres have also had children from Ohinewai in the past. The centres offered different philosophies of care, different daily hours of operation, and some were open all year whereas others closed for school holidays.

Only one of the eight centres had a full roll (i.e. were at their maximum licensed capacity), whereas most had unused capacity. At the centre with a full roll, the manager described how the waitlist was 'OK', that is, just a few children. The large waitlist of 40 places at the Te Kauwhata centre reflects a newly opened centre positioning itself for future population growth.

Three centres had a strong desire for growth/to expand, beyond their existing licensed numbers, if an expansion was required. See Table 7 for capacity details on each centre.

Table 7. Childcare centre capacity

Childcare centre	Maximum licensed capacity	Unused capacity
Centre 1 (H)	40	6
Centre 2 (H)	40	10
Centre 3 (H)	46	7
Centre 4 (H)	68	18
Centre 5 (H)	40	3
Centre 6 (TK)	39	0
Centre 7 (TK)	80	40
Centre 8 (TK)	46	3

7.13 Early childhood centre – potential effects

Given the existing spare capacity and the desire for growth from some centres, there is adequate forward capacity for early childhood centres in both Te Kauwhata and Huntly. Two centres also expressed interest in future opportunities to set up early childhood centres within the masterplan site. While the masterplan does not explicitly set aside space for an early childhood centre within the location, there will be locations which a private provider might lease, should they wish. A new centre had recently opened in Te Kauwhata, reflecting how private sector entrepreneurs (which many early childhood centres are) are willing to invest where they see demand increasing.

As such, the masterplan is projected to have a negligible social effect on early childhood education centres within the study area.

All centres were asked about their views on the masterplan in general. The response to this question was always positive, with interviewees talking about the employment offered for locals, the prospect of new families moving to the area for employment, and potential relief for parents/families who currently commute for long hours away for work. Several centres described how families had left Te Kauwhata and Huntly because they could not find appropriate work or could no longer manage the commute.

Overall, this assessment concludes that the masterplan will have negligible social effect on early childhood education centres within the study area. All centres welcomed the prospect of new families moving into the area and looked forward to local employment opportunities taking pressure off families (who otherwise commute long distances for work). Two centres have expressed initial interest in opening an early childhood education centre in the masterplan site, should demand require it.

7.2 Schools

7.21 Schools introduction

Within the study area, all primary school principals were offered an interview, two Huntly school principals declined and five agreed. All three College principals were offered an interview and agreed. The schools were:

- Ohinewai School (primary) (Principal and Deputy Principal)
- Te Kauwhata Primary School
- Kimihia School, Huntly (primary)
- St Anthony's Catholic School, Huntly (primary)
- Rangiriri Primary School (te reo Maori total immersion)
- Te Kauwhata college (secondary)
- Huntly college (secondary)
- Te Wharekura O Rakaumangamanga, Huntly (te reo Maori total immersion, years 1 to 13).

Primary schools: Context

The catchment area for primary schools in the townships of Te Kauwhata, Rangiriri, Ohinewai and Huntly sometimes overlap. This is particularly true for the total immersion Rangiriri Primary School which has a wide catchment area including north of Te Kauwhata and south to Huntly.

Ohinewai School is a full primary (years 1 to 8) with a growing roll (112 to 152 in five years) and has had an overlapping catchment. Three-quarters of students are from outside the enrolment zone, and recently, the school has closed to out of zone enrolments. Many of these out of zone student are from Huntly. The zone for Ohinewai School (both enrolment and transport) includes the masterplan location. Parents send their children to Ohinewai School for its rural character and its high-quality education. 'Calf day' is an important fixture on the school calendar, complementing the alpacas and hens kept on site. The school is 'older', and therefore retrofitted to bring the school up to modern standards. However, several structural issues remain which the Principal would like to deal with. Expansion is possible, but only through additional classrooms being moved onto the site (of which there is ample space). Potable water and sewage are

dealt with on site, which is a constraint for growth. However, the masterplan will include local and District upgrades to such infrastructure and the school hopes to benefit from these.

Rangiriri Primary School is a te reo Maori total immersion kura covering years 1 to 8. The current roll is 28, and previously it has been as low as 10. Growth is coming from Meremere, where several families have moved so they can commute to work in Auckland. Growth is also from Huntly's equivalent kura (Te Wharekura O Rakaumangamanga) which is at capacity in years 4 to 6. The kura has a transport initiative, vans driven by locals, to collect children from around the district (from Huntly to Meremere). Rangiriri settlement itself is very small, and no children from the settlement attend the kura now. The kura has classroom space for 60 students and there is ample green space if further classrooms are required.

Te Kauwhata primary is zoned, has only one child from out of zone, and has no desire to seek out of zone children. Te Kauwhata primary finishes at year 6, with intermediate age children (years 7 and 8) going to Te Kauwhata College (or elsewhere). In the past three years the roll has been growing slowly (an increase from 274 to 290 children). Ohinewai settlement is not in the Te Kauwhata Primary School zone. The substantial projected population growth in Te Kauwhata (from the many subdivisions available) has not yet materialized. Planning is underway to move the school to a new site where the roll could grow to 600. A second primary school, also with an (additional) eventual capacity of 600, is planned for Te Kauwhata.

Kimihia School is a full primary (years 1 to 8) and is the only zoned school in Huntly. There has been substantial roll growth in the past. Four years ago, the roll was 340 and it is now 396. There is less capacity for growth now, unless playing field space is used, which is not desired.

St Anthony's Catholic school is a full primary in Huntly. It also has a wide catchment area. If the child is from a Catholic family in the diocese (which includes Te Kauwhata, Ohinewai and Huntly), the child has a right to attend. Like most churches in New Zealand, immigrant families from countries in the Pacific, Philippines, Argentina and India now provide many of the parishioners. This is also reflected in the roll where approximately half the school are children with Pacific or Asian ethnicity. The roll over the past five years has been stable, and there is capacity to expand if required.

Secondary schools' context

The catchment area for secondary schools between the townships of Te Kauwhata and Huntly also overlap. None of the three colleges are zoned, meaning students from any of the townships/villages can attend any of the schools. Except, to attend Te Wharekura O Rakaumangamanga, the student must be fluent in te reo.

For the secondary schools, some students from Te Kauwhata, Ohinewai and Huntly go to Hamilton Boys or Girls, St Peter's, St Pauls, Diocesan Girls, etc. Such travel for secondary schooling is common throughout New Zealand, especially in rural areas.

Te Kauwhata College includes year 7 and 8 students (intermediate age) to year 13. The roll is 498, which has slowly grown by 35 students over the past six years. Up to 100 students (of all ethnic groups) commute to the College from Huntly each day. The Ministry of Education would prefer students from Huntly attended Huntly College and are therefore considering a zone for Te Kauwhata College. Whether Ohinewai might be within or outside the zone is speculation, just as whether a zone will eventuate or not. Even with the projected growth within Te Kauwhata from the consented subdivisions, the Ministry of Education does not support another secondary school in the area, and instead supports growth at the Te Kauwhata College, to about 1,000 students over the next ten years. Such growth has been projected to occur for several years now but has not yet happened. Such high growth is dependent on a substantial increase in house building in those subdivisions. Te Kauwhata College has asked, and previously received approval, for a performing arts centre. Such a centre would be a meeting place for the whole school, and for the community (which lacks a large community space). This has been put on hold by the Ministry of Education.

Huntly College has previously had a roll of over 1,000, but it is now 200. In 2012 the Education Review Office (ERO) identified serious concerns with the school. Until 2017, various measures were implemented but serious concerns remained for ERO. Since then, a new principal has been appointed and substantial

changes are underway. As the Principal herself says, ‘the turnaround is in its early days and we are slowly building the confidence the community has in us.’ Investment in new infrastructure is underway, new teachers have been hired and professional development is occurring. The school has substantial capacity for growth (having previously had a far larger roll), but many of the classrooms are old and suffer from underinvestment, hence the new buildings which are now underway. The location of the school is difficult, especially for children coming from the more populous Huntly East. Huntly College is located on the Western side of the Waikato River, meaning Huntly East children must cross Tainui Bridge and drive/walk/cycle through a ‘heavy, gang area’ to access the school. Many participants interviewed for this assessment (across all sectors interviewed) described the issues Huntly College was facing and acknowledged it was attempting change. A number of interviewee’s suggested the school should move to the eastern side of Huntly.

Te Wharekura O Rakaumangamanga is a year 1 to 13 te reo Maori total immersion kura, also in Huntly West. It has a wide geographical catchment. The current roll is 435, having grown by 79 students in the past six years. The kura is at capacity for year 4 to 6 students. Te Wharekura O Rakaumangamanga has limited capacity to expand because any growth would require additional classrooms be located on the playing fields. The kura is located in the heart of Kingitanga, has strong reciprocal relationships with Waikato Tainui, and welcomes students from all waka and ethnic groups, who speak fluent te reo. ERO reports of the kura are exemplary.

See Table 8 for details on primary and secondary school’s years catered for, student roll numbers and zoning.

Table 8. School years, roll and zoning

Name	Years	Roll	Zoned
Ohinewai School	0-8	152	Yes (just recently)
Te Kauwhata Primary School	1-6	290	Yes
Kimihia School, Huntly	1-8	396	Yes
St Anthony’s Catholic School, Huntly	1-8	83	Preference zoning
Rangiriri Primary School	1-8	26	No (te reo immersion)
Te Kauwhata College	7-13	490	No
Huntly College	9-13	200	No
Te Wharekura O Rakaumangamanga	1-13	435	No (te reo immersion)

All principals knew of families who have moved from Auckland or Hamilton to live in the study area but commute back to Auckland/Hamilton each day with their children to work/school.

7.22 Schools – potential effects

All Principals were asked about the potential effect on their schools, staff, students and families from the proposed masterplan.

Potential effect of working families moving or living in Te Kauwhata or Huntly

All principals were positive about the prospect of masterplan site employees living in Huntly or Te Kauwhata. Even for schools where the roll was tight, such as Te Kauwhata Primary and Kimihia School,

the prospect of new families moving into the area was welcomed. Both saw it as positive for the community, bringing employment to the parents and consequent flow on benefits to families, children and community. For the schools where there was capacity and desire to expand, again, principals welcomed the potential for new families to stabilize or grow rolls, alongside the social benefits that come from having a greater proportion of employed parents in the community.

Principals also commented on the potential for direct benefits for their students. This included the ability for students to grow up and live locally, rather than move from the area for work. The principal of Huntly College was excited about the hope the masterplan offered her students.

“These are good kids. All they want to do is get a job, earn some money and help their parents. This proposal gives them hope it can happen.”

Te Kauwhata Primary said getting staff was becoming harder but was still achievable. For example, in the past they had 20 applicants for a role, and more recently just four. The principal hoped that with the influx of employees at the masterplan site, that there might be some teachers who also move into the area (as partners of those workers). Increasing the diversity of skills in the area from the incoming parents is considered highly likely as the predominant industry is currently agricultural. The incoming workers will have a broad range of skills from light industrial, commercial, and management. The partners of these workers will also have a wide skill set. All of these people will be available to participate in school activities and for example, offer their skills to school boards.

Several principals also said that their parents were busy, many of whom commuted long distances to Hamilton or Auckland, with little time available for their family. In that respect, Principals believed that having local work would be good for the children, parents, school and community.

The principal of Te Wharekura O Rakaumangamanga said that employment for local families was warmly welcomed.

As per Section 4, working families are most likely to settle throughout the district and settle in Te Kauwhata instead of Huntly, while others will live in Hamilton and a small proportion in Huntly. Focusing on Te Kauwhata therefore, about 200 migrant staff are projected to move there. The migrant staff would equate to about 40 children (at any one time). This is a modest number relative to the 10-year growth projections for the local schools (+500 students for Te Kauwhata College; and +700 students across two primary schools).

Potential effect of working families living at the masterplan site

A second question to consider is where the new residents at the masterplan site might send their children for schooling? The 1,100 houses are projected to house 2,797 residents, including 559 children under the age of 18 years. Divided by eighteen, this equates to 31 children per year group.

Primary schools: potential effects of working families living at the masterplan site

The two zoned primary schools (Kimihia School in Huntly and Te Kauwhata Primary) do not include Ohinewai in their zone, and so do not expect the children at the masterplan site to affect their schools.

St Anthony’s Catholic School in Huntly do not expect a substantial increase in students from the masterplan site children if the workforce is largely pakeha (as the proportion of Pakeha Catholics is low). St Anthony’s only expect roll growth if there is a substantial migrant workforce. Regardless, the school has capacity and welcomed the opportunity to expand and teach more children, if required.

Ohinewai School is a full primary (years 1 to 8) and the proposed masterplan site is within their existing enrolment zone. Taking a ‘highest case’ approach, if all children within the masterplan site attended Ohinewai School, this would equate to 248 additional children, on top of an existing roll of 152, totalling 400. This is not an overly large roll for a primary school in New Zealand, with Balmoral primary’s roll in Auckland at 908, and another 40 primary schools with a roll over 600. However, it is a substantial change,

especially for a rural school. Despite this, the principal of Ohinewai School welcomes the growth of the school in the short and medium term, as the population of the masterplan site builds over time. There is ample greenspace for additional classrooms, though new classrooms would need to be sourced from the Ministry of Education. The principal has some concerns about the ability of the Ministry of Education to provide classrooms within a timely manner, though delays are usually measured in months and not years. Regarding the values and 'feel' of the school, the principal is confident the school can retain its rural character, especially if the western side of the expressway remains rural living. This is also supported by the fact that the school is surrounded by greenspace, and the zone of the school will still be a predominantly rural area (even with the masterplan). Despite looming issues with primary school teacher recruitment nationwide, Ohinewai School does not have a problem attracting staff to teach at the school. The potential for the school to get potable water and sewerage was strongly welcomed.

Long term, as the population of the masterplan site grows, decisions on Ohinewai School zoning will be made by the Ministry of Education. The Ministry's intention, after meeting with APL, is to expand Ohinewai School to accommodate future students.

The principal of Rangiriri School would like the kura to grow. She believes the development has potential to stabilise the kura's fluctuating roll. As she points out, the families who work at the masterplan site are far less likely to be transient, however the proportion of Maori families who migrate into the masterplan site jobs is not known, so the final effect on the kura is assessed to be small.

Secondary schools: Potential effects of working families living at the masterplan site

Future effects on Te Kauwhata College and Huntly College, arising from the children of the masterplan site residents, also depend on zoning decisions that will be made by the Ministry of Education. At present, neither College is zoned. Te Kauwhata College has substantial plans for growth (+500 students). Huntly College has substantial capacity (+500) based on past and current rolls. If both Colleges remain un-zoned, it is likely that parents living at the masterplan site would choose Te Kauwhata College over Huntly College, unless/until confidence in Huntly College is restored. However, because secondary students will have to travel for either College regardless, all non-zoned schools within commuting distance become options, e.g. Hamilton Boys and Hamilton Girls. It is therefore projected that Te Kauwhata College would attract about 70% of the students, and the balance would attend other schools in the region. This would equate to an additional 150 students at Te Kauwhata College, well within their 10-year growth projections (+500). The principal of Te Kauwhata College believes the school would be able to cope with growth from Ohinewai in the short to medium term, and further growth would be dependent on Te Kauwhata growth and Ministry of Education decisions.

However, if Te Kauwhata College is zoned, and Ohinewai is outside this zone, this has substantial implications for encouraging students toward Huntly College (Years 9 to 13), which would be welcomed by Huntly College. However, it is unlikely that the parents at the masterplan site would be comfortable with such an arrangement and it is projected most would choose to send their secondary school children elsewhere, unless/until confidence in Huntly College is restored. The principal and senior leadership at Huntly College are attempting just that.

The principal of Te Wharekura O Rakaumangamanga described that unless a large proportion of the workforce migrating to work at the masterplan site had children who spoke te reo fluently, there would be little impact on the te reo Maori kura.

Te Kauwhata College, Huntly College and Te Wharekura O Rakaumangamanga all have transition to work programmes within their curricula. It is a substantial component of Huntly College's mix (called Gateway Programme) and is very well run. For example, at Huntly College, students undertake work experience for one day a week, get NCEA credits, and show the employer they are work-ready. Te Wharekura O Rakaumangamanga also has a successful programme and is interested in working alongside NZ Comfort Group in a collaborative manner. The kura programmes include internships with ACC and Tainui Group, and placements at construction companies. The kura follows the career aspirations of students when deciding who to partner with. For Te Kauwhata College, there are few opportunities and so the programme

is limited, and what is undertaken relies on a small number of businesses who can become 'overloaded'. Also, for some types of work experience, Te Kauwhata College students need to travel to Taupo and Rotorua, and it would be preferable to gain such experience locally. All principals welcome the opportunity to work with NZ Comfort Group and other employers, if the masterplan is approved.

"Having more partnerships with employers, more employers for the kids to choose from would be fantastic." (School principal)

From the perspective of the masterplan site staff who might move into the study area, the schools had good ERO reports and are examples of New Zealand's high-quality education system. The exception is Huntly College. The new principal, senior leaders and many in the community are working hard to win back the trust of their community. Any support they can receive is greatly appreciated. This project is likely to provide further impetus to their efforts.

Overall, the assessment concludes the proposed masterplan will have a minor positive effect on primary schools in the study area. This arises from local families gaining employment and consequently being able to work locally and so spend more time with their family and in their community (and school). The moderate positive effect is also projected to arise from masterplan families migrating into communities, bringing their diverse skills and resources to schools and the wider communities. For primary schools where roll growth is desired, the families moving into the area may help stabilize and grow rolls.

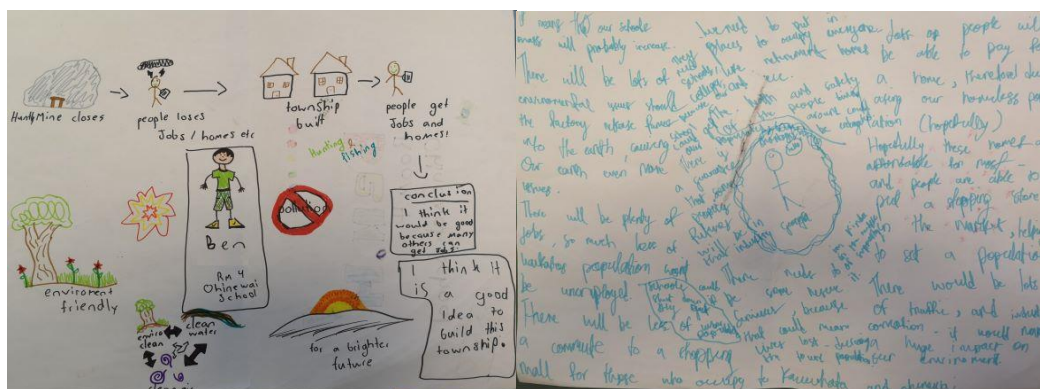
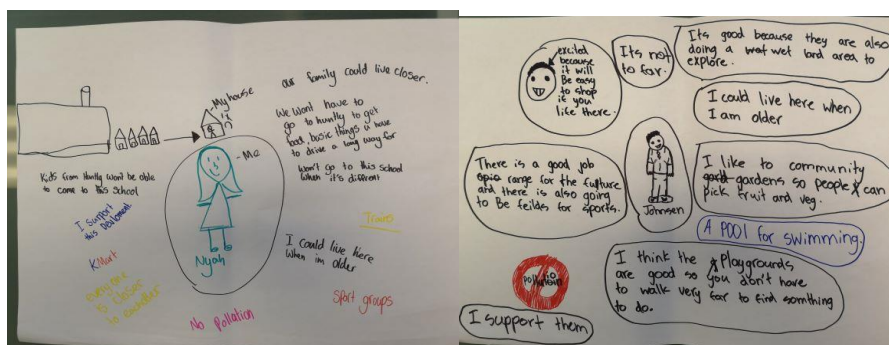
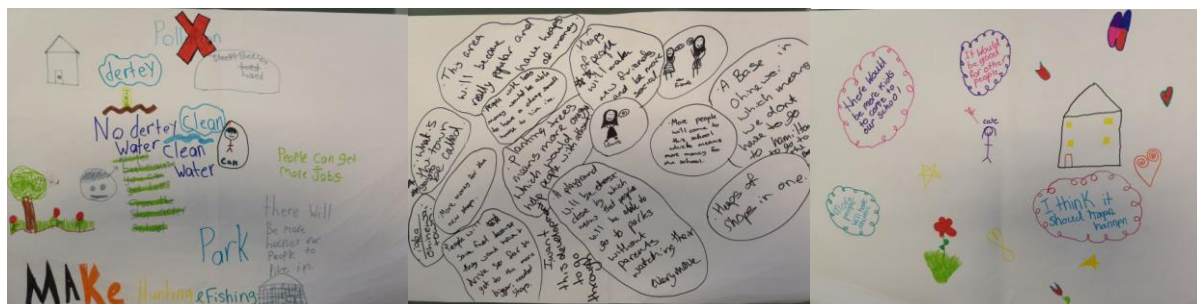
For Ohinewai School, when taking a 'highest case' assessment, their roll may grow from 152 to either 300 or 400 (depending on zoning decisions). The principal and deputy principal are positive about the masterplan and the opportunities that it offers the school, students and community. They believe the rural character of Ohinewai School will be maintained and they welcome the short to medium term growth for the school. They look forward to benefiting from the potable water and sewage system. The principal is wary about potential delays for new classrooms, though delays are measured in months not years. They acknowledge that long term (i.e. whether the school reaches the full 400 students) relies on decisions by the Ministry of Education, but remain supportive nonetheless. As such, the social effect on Ohinewai School is assessed as moderate positive.

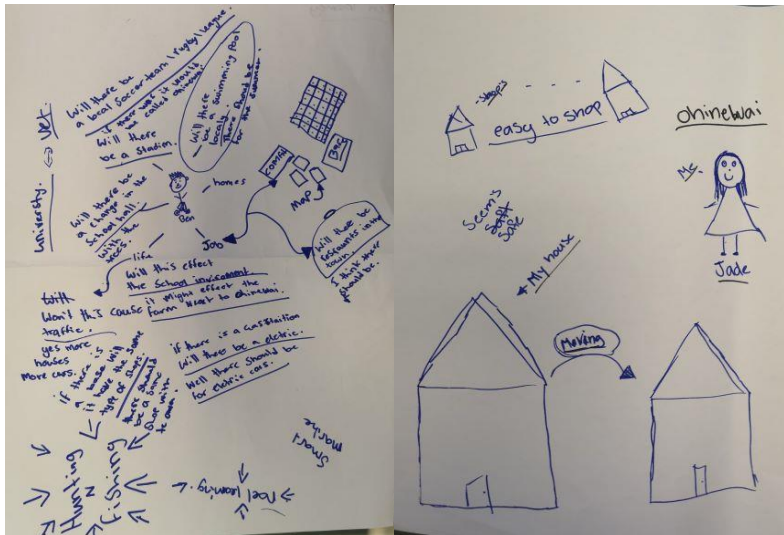
Secondary school principals also recognized the direct benefits for their students, offering hope and providing opportunities to students to work and live locally once they become adults. Similar to primary school principals, secondary principals also see substantial benefit to parents, students and the wider community arising from the opportunity for parents to live and work locally, rather than spend their time on long commutes. The effect on all secondary schools is assessed as moderate positive due to the potential relationships with employers for transition to work programmes. Potential roll growth at Huntly College and Te Wharekura O Rakaumangamanga arising from the masterplan is projected to be small. Roll growth at Te Kauwhata College is projected to be about 150 students, well within the 10-year growth plans for the College (+500). The principal of Te Kauwhata College welcomes the masterplan.

8. Children's voice

To bring a children's voice to the assessment, the principal of Ohinewai School supported a session with eight students. The children were different ages, some living locally, some from Te Kauwhata and some from Huntly. The children were free to express 'what the masterplan meant to them'. Children were invited to draw, write or do both (on an A3 sheet). The drawings were discussed with their classmates.

The children's work is shown below (in miniature), and A4 size in Appendix X.





The children expressed many of the same themes as adults. Two themes were, how employment and jobs arising from the masterplan might affect themselves and others:

- 'People get jobs and homes'
- 'There is a good job range for the future'
- 'Job for me'
- 'Homes, jobs'
- 'There will be plenty of jobs, so much less of the local population will be unemployed'
- 'People can get more jobs'
- 'This area will become really popular and have heaps of money'
- 'People with less money would be able to have a cheap small house to live in'
- 'I could live here when I am older' (two students)
- 'More people will have houses'
- 'There will be more houses for people to live in'
- 'Lots of people will be able to pay for a home, therefore less homeless people'
- 'Hopefully these homes are affordable for most and people are able to put a stepping stone in the market'
- 'Everyone is closer to each other'
- 'Our family could live closer.'

One additional theme emerged, not previously identified by adults:

- 'We need to put in places to occupy everyone, like retirement homes.'

The consequent effect on an increased population, and how that might affect themselves and others, was also common in the children's responses:

- 'There would be more kids to come to our school'
- 'New friends'
- 'It would be good for other people'
- 'More people will come to this school which means more money for the school'
- 'Heaps of people will make new friends and be more social'
- 'It means that our school mass will probably increase'
- 'Schools shut down if they get under-populated.'

Five of the eight students were explicit the masterplan must not pollute the environment. This mirrored similar concerns from a small number of adults, but was far more prominent with the children:

- 'No dirty water'
- 'No pollution' (four students)
- 'Enviro clean, environment friendly, clean water, clean air'
-

- *'Planting trees means more oxygen which would help people with asthma'*
- *'There will be lots of environmental issues should the factory release fumes into the earth, causing our earth even more issues. It would make a huge impact on the environment.'*

The children were excited by the potential retail development, and a few wanted specific outlets, such as Hunting and Fishing and Noel Leeming. Other responses by children were:

- *'It's not too far'*
- *'We won't have to go to Huntly to get food, basic things you have to drive a long way for'*
- *'A Base in Ohinewai which means we don't have to go to Hamilton'*
- *'Heaps of shops in one'*
- *'People will save fuel because they won't have to drive so far to get to the more bigger, needed shops'*
- *'There will be less of a commute to a shopping mall for those who occupy Te Kauwhata and Ohinewai'*
- *'Excited because you can get lollies from the shop after school'*
- *'Excited because it will be easy to shop if you live there.'*

The children also saw the potential for greater recreational opportunities for themselves and others:

- *'Sports groups'*
- *'There is also going to be fields for sports'*
- *'The soccer team and rugby league team will be called Ohinewai'*
- *'I think there should be restaurants'*
- *'It's good because they are also doing a wetland area to explore'*
- *'I like community gardens so people can pick fruit and veg'*
- *'I think the playgrounds are good, so you don't have to walk very far to find something to do'*
- *'A playground will be close by, which means that people will be able to go to parks without parents watching their every move.'*

Two children wanted a pool for swimming and were disappointed to hear it was not part of the masterplan. For reference, Huntly has a 25m pool as part of the Huntly Aquatic Centre.

Potential negative effects identified by the children included:

- *'It might affect the farm next to Ohinewai'*
- *'Won't this cause more traffic. Yes, more houses more cars'*
- *'There would be lots of traffic and industrial commotion.'*

One student said, *'Kids from Huntly won't be able to come to this school.'* This arose from a discussion about what the Ministry of Education may or may not decide. This child thought the Ministry would zone Huntly children out. At the time, we reassured the child that this would not affect them personally, and that several options were possible.

One child wanted a university so they could study to be a vet. Another wanted the town to be called *'Ohinewai town'*, and a third wanted to make sure there were rescue services.

For one child, the masterplan would mean they would have to move to a new house. Their drawing focussed almost solely on this outcome. Despite this substantial life event, the child drew a smiley face on themselves in their picture. Asked how moving to a new house made them feel, they said they were *'OK.'*

Unprompted, six children summed up their overall feeling for the masterplan somewhere on their page:

- *'I support this development'*
- *'I support them'*
- *'I'm kinda in the middle of supporting it'*
- *'I think it would be good because many others can get jobs. I think it is a good idea to build this township. For a brighter future.'*

-

- *'I think it should happen'*
- *'I want this development to go through.'*

Overall, this assessment concludes the masterplan will have a moderate positive effect on the local children. The children clearly articulated how the masterplan would lead to positive effects for themselves and others related to employment, housing, an increased population, retail, and recreational opportunities. The children had a sharper focus on environmental issues than adults and were clear there should be no pollution arising from the masterplan. One child commented on the apparent lack of facilities dedicated to older adults. Finally, for one child, the masterplan meant she would have to *'move house'*.

9. Business

9.1 Business introduction

Within the study area, business specific interviews were held with retailers, wholesalers, light industrial businesses, hospitality, banks, real estate agents, health businesses and education businesses:

Huntly:

- Colourplus, Huntly
- Countdown Supermarket, Huntly
- Resene Painting (business) and retail shop
- Placemakers, Huntly
- BUILTSmart, Huntly (two)
- Huntly Dentist
- BNZ, Huntly
- Westpac, Huntly
- ANZ, Huntly
- Doctors@42
- Birthcare, Huntly
- Tui Medical, Huntly
- Waahi Whaanui Trust
- Waahi Medical, Huntly
- Hakanoa Medical Centre
- Huntly West Medical Centre
- LJ Hooker, Huntly (two interviewee's)
- Smart Choice Real Estate, Huntly
- Century 21, Huntly
- Huntly Domain Campground
- Bizzy Bodz Educare Early Learning Centre, Huntly
- Imagine Early Learning Centre, Huntly.

Ohinewai:

- Ceracell, Lumsden Road, Ohinewai
- Lumbercorp, Lumsden Road, Ohinewai (two)
- Max Birt Sawmills, Lumsden Road, Ohinewai
- Compac Homes, Ohinewai Road North, Ohinewai.

Rangiriri:

- Rangiriri Hotel
- Rangiriri Café, Cultural and Heritage Centre.

Regional interviews:

- Ministry of Social Development
- Community and Economic Development, Waikato District Council
- Waikato Enterprise Agency.

Te Kauwhata

- InForm Trees and Landscapes, Te Kauwhata
- Harcourts Real Estate, Te Kauwhata
- Remax Estate Agent, Te Kauwhata
- Te Kauwhata General Practice
- Te Kauwhata Trust Tavern
- Reach Forward, Te Kauwhata
- Suits and Gumboots country Daycare, Te Kauwhata
- Te Kauwhata Childcare and Learning Centre.

Questions predominantly related to how the masterplan might affect their business, and business overall for the region.

9.2 Business context

Huntly is the predominant service town in the study area. It has a substantial employment base, though declining, as can be seen from the following Census data:

- At the 2013 Census there were 73 business locations in Huntly West. This is a decrease of 21 percent from 2006. There were 660 paid employees in Huntly West. This is a decrease of 23 percent from 2006. The predominant businesses are power generation (330), education (170), health and social services (80) and mining (25).
- At the 2013 Census there were 346 business locations in Huntly East. This is a decrease of 8 percent from 2006. There were 1,500 paid employees in Huntly East. This is a similar number of employees from the year ended February 2006. The predominant businesses are Retail (240), manufacturing (200), mining (180), health (170), and accommodation and food services (150).

Participants reflected the same, saying that employment was greatly needed in Huntly, and the predominant employers were the Huntly power station, mining, manufacturing and retail. Many participants were adamant Huntly was '*not a shopping destination*', with many describing the main street as made up of (mostly) food outlets, followed by pharmacies, real estate agents and banks. The food outlets are supported by local workers at breakfast and lunchtime, and by Huntly locals throughout the day (who have no need/desire to drive further for a food outlet). Participants described how people from around the District already travelled to Hamilton or Auckland for a shopping destination. The exception is Countdown supermarket, which is the largest of three supermarkets in the surrounding area (until reaching Hamilton (Te Rapa) or Pukekohe). Real Estate Agents in Huntly described a large proportion of new people moving into Huntly commute to Hamilton or Auckland for employment, and consequently shop there as well.

In contrast to Huntly, Te Kauwhata is far smaller, but business numbers are also declining. There were 134 business locations in Te Kauwhata in 2013. This is a decrease of 8 percent from 2006. There were 370 paid employees, a decrease of 12 percent from 2006. The predominant industries are education and training (90), health and social care (80) and manufacturing (45). The main street is small, consisting of food outlets, real estate agents and small retail outlets. The Te Kauwhata Tavern has a prominent position on the main street. Te Kauwhata locals also travel to work at the nearby Springhill Prison and many of the newer residents' commute to Auckland for employment, and consequently shop there as well.

Rangiriri is smaller again with just the Rangiriri Hotel, adjacent café and cultural centre, and a light manufacturing business.

Ohinewai has two medium-size employers: Max Birt Sawmills with 100 staff/contractors; and Lumbercorp with up to 50 staff. Ceracell is also adjacent to these two businesses and has 15 staff. Across the Waikato Expressway, Compac Homes has 30 staff and contractors on their Ohinewai North Road site. Given the population of Ohinewai CAUs is 152, a workforce of 195 is boxing well above its weight, equivalent to half the workforce of Te Kauwhata which has a population ten times the size (1,473 people).

9.2 Business - potential effects

Business owners were overwhelmingly positive about the development, irrespective of type of business or location. Business owners believed the masterplan would support Huntly businesses by providing employment for local people. Business owners could see that Huntly businesses would benefit via increased local spending from having more employed families in the town. A few businesses believed the Masterplan would provide hope and encourage investment in the town centre, into businesses other than food outlets. Similarly, it was believed that many of the people who have moved to Huntly recently (and work in Auckland/Hamilton) might work at Ohinewai in the future. Businesses could see the benefit of local people living and working locally, increasing the likelihood of spending locally too.

"You can't spend money here if you're sitting on the Auckland motorway" (Huntly business owner)

•

“People commute to Hamilton for work as a first choice; Auckland as a second choice. If there’re local jobs, people will jump at them” (Regional interviewee)

Interviewees did not see Huntly as a ‘retail destination’. Many participants described that locals and people in the District already travelled outside the District for shopping, and those people would continue to do so. In contrast, business owners described that some people don’t shop around, and/or people needed their goods in a hurry, and/or people preferred to shop local. Business owners said such people would keep supporting them.

Countdown Supermarket (Huntly) expects a continued increase in online shopping, and the physical store has capacity for substantial growth (per week in sales), should that be required. This is important since they are the nearest supermarket to Ohinewai, and no supermarket is proposed.

Business owners were confident in their business models, with most having more than one channel for sales. For example, Placemakers Huntly has a modest retail space but a large yard. Hence most of their revenue is supplying yard orders for Hamilton clients. The opportunities for further deliveries to Ohinewai, should the masterplan proceed, were considered positive by the Placemakers interviewee. Similarly, Resene Paints in Huntly has a small retail space, but also has a sizeable painting business attached (20 staff). It is looking forward to the development as the owner said: *‘We’d hope to paint some of that’*. While their retail space is small, Resene Paints felt well supported by Huntly businesses and locals and expected that to continue. BUILTsmart is a medium size company, growing fast, which prefabricates houses. They are hiring staff in the existing labour pool, typically direct from trade tech short courses or through word of mouth. As with other businesses, BUILTsmart were highly positive about the masterplan and its potential employment benefits for Huntly.

“This is great news for our business. It’s great news for Huntly” (Huntly business owner)

“I only see positives for Huntly from this.” (Huntly business owner)

Business owners were also positive about the labour pool in Huntly. While owners acknowledged there were *‘some slackers about’*, they said that most people wanted to work and if paid well and *‘given a mission’*, are great workers.

“I know some people run the locals down, but they’ll [NZ Comfort Group] be surprised how big the labour market is here and how well the locals work.” (Huntly business owner)

“There’s lots of people from mining stock here. There’s lots of Maori here. Great People. Great workers. Sleepyhead will do well here.” (Regional interviewee)

Businesses also saw the potential for the masterplan to change the perception and attitudes about Huntly, especially for those who complete their studies at secondary school, and those who have the inner motivation to work. For these people (who are the majority), the masterplan was seen to offer hope:

“Aim to change those people that can be changed, the mid-range people. There will always be those who want to fish all day, do drugs or sit on the couch. They’re too hard to shift. But by offering hope, and offering pre-apprentice opportunities, this development could be massive for this District.” (Te Kauwhata interviewee)

For those people for whom it is difficult to place in employment, and stay in employment, participants acknowledged the deep set issues faced: Intergenerational dependence, drug use, ability to pass drug testing in workplaces, alcohol, mental health issues, violence, unreliability, lack of skills e.g. no drivers licence or restricted licence, etc. For such people, ‘providing jobs in the District’ was not the biggest barrier to them gaining employment. Instead, collaborative approaches are required, but these are beyond the scope of this report or the masterplan.

“It will stimulate Huntly by providing jobs for local people. We’ll have more resources

to help those who need more help." (Regional Interviewee)

Regional interviewees and business interviewees described how Huntly East has issues regarding a lack of land that can be zoned industrial, which are compounded by potential subsidence issues, flood risk, and the geographical constraints of the hills and river. Te Kauwhata is similar, hemmed in by the Whangamarino wetlands, river and lake, and already consented housing, meaning little chance to expand for light industrial land. As such, many interviewees described the masterplan provides a real movement forward for the district, Huntly and Te Kauwhata. The social consequences of such industrial zoning offer employment to Te Kauwhata (rather than remaining a dormitory suburb for Auckland), and expands employment opportunities for the Huntly population. This is particularly important given the decline in businesses in Huntly and Te Kauwhata between Censuses.

"To get prosperity for the district we need more industrial land."

"The land that could be zoned industrial in Huntly is pretty limited, and that'll be swallowed up real quick" (Regional interviewee).

"The people of Te Kauwhata didn't want industrial land here." (Te Kauwhata interviewee)

"More manufacturing in the district will be good. We need this." (Huntly business owner)

The same type of comments were noted from Te Kauwhata businesses. Businesses could see the benefit from locals being employed, but just as importantly for Te Kauwhata, from an influx of people into the Te Kauwhata housing developments. Business owners were *'waiting patiently'* for the growth that has been forecast for Te Kauwhata and not eventuated. They see the masterplan as a potential catalyst to achieve the growth that is already forecast (and not yet arrived). They also believed that because these people would live and work locally, the families would contribute to their businesses, and the social structures of the town. As such, business owners were highly supportive of the masterplan with its associated employment. These responses were often given in contrast to the current housing-led developments in Te Kauwhata, which were seen in a negative light. Participants reflected that most of the new people moving into the area were commuters and most contribute little to local businesses or community.

"The housing developments have slowed or stopped. It's a real mess to be honest. Not only that, but the developers were after the cheapest price and cut a lot of local businesses out of the work. It's left a real sour taste in our mouth." (Te Kauwhata interviewee)

For Ohinewai, all four major businesses were interviewed. One was neutral on the masterplan (Lumbercorp), while the other three were supportive. Max Birt Sawmills was also interested in how any road realignment might affect their truck movements (4,000 one-way movements per year). Neither Compac Homes or Ceracell saw any material effect on their business. All three were supportive of the masterplan due to the potential benefits they saw for Ohinewai, Huntly and the District arising from employment.

The Rangiriri Hotel didn't foresee an effect on their trade as most was from people passing through. The Rangiriri Café, Cultural and Heritage Centre is predominantly a tourist business, based around the historic Rangiriri Pa. They see the potential for a small uplift in their café as it offers high quality food and service. Both establishments were positive about the potential employment for the District. The interviewees at the Rangiriri Café, Cultural and Heritage Centre were adamant the environment must be looked after.

Overall, this assessment concludes the proposed masterplan will have a major positive effect on local businesses, especially within the context of past decreases in businesses in these towns.

Business owners foresaw employment for local families and the consequent improvement in their own businesses, and the hope for additional businesses setting up in their towns. This was true for Huntly,

Te Kauwhata and Rangiriri. For Te Kauwhata especially, there is also a potential influx of employees into their township. This is further supported by business owners who did not see Huntly as a shopping destination, and local retailers who had business models which meant sales came from multiple channels.

For the District, Huntly and Te Kauwhata, interviewees saw the masterplan as a solution to the limited options for zoning further land as industrial within Te Kauwhata or Huntly. The masterplan was therefore seen as critical for supporting growth in employment district wide, especially given the context of declining business numbers in Te Kauwhata and Huntly.

Businesses were confident of the quality and size of labour pool that might be available to NZ Comfort Group, especially in Huntly. Interviewees talked about the hope that the masterplan would provide for the majority of people in the District. For the minority of people for whom unemployment is driven by deep social issues, the additional jobs arising from the masterplan will not alleviate their situation. Collaborative working would be required, beyond the scope of the masterplan.

Ohinewai businesses were either neutral, or for the same reasons as above, highly supportive.

Regional interviewees want to engage with NZ Comfort Group to maximise local employment opportunities, particularly for people in Huntly.

10. Health, social and emergency services

10.1 Health, social and emergency services introduction

Within the study area, interviews were held with:

Huntly:

- Police, Huntly Station
- Huntly Dentist
- Birthcare
- Tui Medical Centre
- Waahi Medical Clinic
- Hakanoa Medical Centre
- Doctors@42
- Work and Income NZ, Huntly Office
- Waahi Whaanui, Huntly
- Waikato District Council Huntly Service Centre/Library.

Ohinewai:

- Matahuru Papakainga Marae (two).

Te Kauwhata

- Te Kauwhata General Practice
- Te Kauwhata Community House
- St John, Te Kauwhata Station
- Waikato District Council, Te Kauwhata Council Offices and Library.

Regional interviews:

- Ministry of Social Development, Area Manager
- St John, North Waikato Territory Manager
- Police, Area Commander, Waikato West.

Questions predominantly related to capacity in their service, how the masterplan might affect their service, and any comments on the overall impact for the District. Fire services were not interviewed as they are a component of the masterplan already.

10.2 Health, social and emergency services context

St John ambulance

Te Kauwhata, Huntly and Ngaruawahia are the three most relevant St John ambulance stations. St John run a fluid deployment model, whereby the closest ambulance goes to each emergency, no matter where the base, and so each town does not have a 'dedicated ambulance'. By the end of a shift, it's possible for an ambulance to end up several hours drive from their base. If the callout is very serious, say a heart attack, a helicopter is likely to be deployed from Hamilton. Also, St John are screening far more calls than previously to ensure that only true emergencies get an ambulance callout. Most callouts are from homes (over 80 percent), e.g. for elderly people with coronary events or falls; and for young children. The proportion of callouts from industrial sites e.g. for an accident, is low.

Te Kauwhata has one single-person ambulance (sole charge) with a volunteer to support, as available. It operates week-day daytime only. Te Kauwhata staffing is expanding and by 2020 it will have two double crews operating 12 hours a day, 7 days a week (not nights). The Te Kauwhata station is a new build with physical space for substantial growth: capacity for eight crews operating 24/7.

Huntly station is a 24/7 operation, with six crews. By late 2019 the station will have eight crews, and by 2020 all eight will be double crewed. The Huntly station is also a new build and has physical space for further growth.

Ngaruawahia station is a 24/7 operation, with six crews. By late 2019 the station will have eight crews, and by 2020 all eight will be double crewed.

Police

Huntly police station is staffed with 15 officers, available 24/7. Policing in Ohinewai is covered by the Huntly station. Te Kauwhata station is about to increase from one to four staff members, covering just above Ohinewai to North of Te Kauwhata.

As part of the nationwide increase in Police over five years (1,800 new officers), Waikato is getting 127 new staff. In year five, five additional staff are set aside for the Waikato, but location is yet to be determined (based on need). If needed, Huntly would be able to have additional resource.

One-person station's only get put in remote communities, typically with a very large geographic scope e.g. Kawhia.

Health services

Huntly has five General Practices (GPs), a dentist and birth centre. For the GPs, there is space on the roll for expansion at four of the GPs, and one is at capacity. Being private businesses, all welcomed the prospect of employment by Huntly locals. All commented that it is difficult to get GPs, but '*doable with enough notice.*' Two of the Huntly GPs were part of larger, multi-site GP groups, able to direct patients to other sites if capacity is overwhelmed at any one time.

"There's five GPs in Huntly. If there's an increase in demand, we'll cope." (Huntly GP)

The only Te Kauwhata GP (Te Kauwhata Health Centre) also has a satellite clinic operating in Meremere. The Te Kauwhata Health Centre has two GPs and six nursing staff.

The ten midwives who birth at Birthcare Huntly are usually at or close to capacity, and the physical space in the building the centre occupies is also full. The building comprises two birthing rooms and four post-natal rooms.

Social services

The Ministry of Social Development (MSD) know of 400 unemployed youth between Ngaruawahia and Te Kauwhata. Ninety percent of those have no drivers licence or they have a restricted licence. Therefore, public transport is critical to improve access to the labour market. At present, public transport out of Huntly to work areas such as Horotiu, Hamilton and Auckland are severely limited.

Regarding transition to employment from schools, MSD described that any child who has stayed in school is at a low risk of being unemployed. Instead, it is the children who have '*bounced from home to home and fallen out of the education system along the way*' who are common clients. Therefore, while any transition to employment programme based in a school is important (to keep children in school and eventually transitioning to employment), it misses the very highest risk children who are not at school.

MSD can act as a provider of entry-level staff for employers. For example, when Cobb Ventures Ltd set up chicken farms in the District, MSD sourced 45 staff. As the business expands, a further 300 staff are required. MSD will support that also. MSD can also fund training for any unemployed people hired. For example, heavy vehicle licences, tickets to work at heights, etc.

Waahi Whaanui Trust based in Huntly West deliver alcohol and other drug counselling, Strengthening Families, Domestic Violence services, whanau ora, social workers in schools (SWIS), Family Start, Health/Wellness services, early childhood centre and more. They have clients from all over the district, as far north as Franklin, south to Horotiu, west to Raglan, including Ohinewai, Te Kauwhata, and Huntly.

Te Kauwhata Community House provides coordination of many social services in Te Kauwhata. Some of these services are delivered on site by themselves. For example, foodbank, financial mentoring, counselling, arts programme, and hospital transport (2 vehicles, volunteer drivers). Other services are run by others within their building e.g. Plunket, Strengthening Families, etc.

Matahuru Papakainga Marae is accessed via Tahuna Road and is approximately 5 kilometres from the masterplan site. The marae is an integral part of the local community. The marae is part of a cluster of seven local marae in the area who have instigated a scheme: 'Everybody into work.'

10.3 Health, social and emergency services - potential effects

St John ambulance

If Ohinewai was just going to be an industrial area, any effect on ambulance services would be minimal. In contrast, the housing will have an effect, especially as there are projected to be young children (from the working families). However, St John Ambulance believe any need would be easily met by existing services using their fluid deployment model. The station in Huntly operates 24/7. All stations are expanding their services and have substantial capacity for further expansion again. The future placement of an ambulance station in Ohinewai is therefore highly unlikely, at least in the short- and medium-term.

Police

The Area Commander believes the Huntly Police station has capacity to cover the growth expected from the masterplan. This is because of the growth in Police numbers scheduled for the Waikato Region over the next five years, and the ability to direct that resource where required. The expanding capacity at Te Kauwhata station would also be available to act as cover, if required. The presence of a Police station in Ohinewai in the short- or medium-term is therefore unlikely.

Health services

Four GP services within Huntly have capacity within their roll to deal with the slow growth in population expected in Ohinewai. The two multi-site GP practices in Huntly, and Te Kauwhata Health Centre have all expressed interest in understanding more about the masterplan. For all three, there is potential to open a satellite clinic, running selected hours to begin with, until the population expands. Short-term, there is capacity at the Huntly clinics for Ohinewai residents. Long-term, as GP services are delivered from the masterplan site, the masterplan is more likely to result in maintenance of GP rolls in Huntly and Te Kauwhata, rather than expansion.

For Birthcare Huntly, the masterplan would not have an immediate influx on their service as population growth at the masterplan site is expected to occur over time. Longer term, because the masterplan site is expected to attract families, Birthcare Huntly welcomed future growth. Birthcare Huntly said they would accommodate any growth by moving building (*'there's lots of empty buildings in town'*) but they'd only do that if growth in the services required was clear.

Social services

Te Kauwhata Community House are expecting substantial population growth in Te Kauwhata from the consented housing subdivisions. Like others, they have noticed the growth has not yet materialised to the projected levels. They do not expect any substantial growth in their services from the masterplan beyond what is already projected for Te Kauwhata already.

The Ministry of Social Development welcomes the prospect of working alongside NZ Comfort Group. They see substantial potential for assisting people from around the District into employment. Transition to work schemes with local schools are supported, as well as via other angles to address those children not in school. Other agencies to connect with include Waikato District Council, Matahuru marae, iwi, Youth Justice and Oranga Tamariki.

For Matahuru Papakainga Marae, the marae AGM discussed the masterplan and showed support for the project. Important aspects to consider were ensuring no environmental effects on land, air and waterways; and the need for housing and employment. The housing and employment objectives of the Matahuru Papakainga Marae and the masterplan align well i.e. the two have shared aims. Discussions between APL and the marae about these topics have been occurring since inception. The marae welcomes the continuation of these discussions to identify how best to jointly meet these shared aims. The marae also supported the masterplan because it was a New Zealand company with social values. They believed that

if this development wasn't undertaken by APL, the next developer who seeks to develop the land may not be so favourable to their goals of employment and housing.

For Waahi Whaanui, Ohinewai is within their geographic scope. Because their services are contracted by central government agencies and DHBs, it is projected that any increase in demand would be covered via these population-based contracts. Waahi Whaanui see strong potential positive effects arising from the employment opportunities. However, the interviewee cautioned that gaining employment for a previously troubled individual does not remove other risks faced by that person. The interviewee suggested a wrap-around scheme for any young people employed, to help keep them employed.

General Comments

Health, social services and emergency participants were highly supportive of the masterplan due to the potential employment benefits to the District. All commented on the potential flow-on effects arising from partners of workers into the area (and the workers themselves) supporting the work that they do: Be that as employees or volunteers.

"That's amazing." (Te Kauwhata social service interviewee)

Overall, this assessment concludes the proposed masterplan will have a neutral effect on health and emergency services, and a minor positive effect on social services.

St John, who provide ambulance services from their services in Huntly and Te Kauwhata are rapidly expanding and have capacity for substantial growth. NZ Police also have capacity to cover an expanded population in Ohinewai from their Huntly base, along with additional capacity for growth should it be required.

Four of the Huntly GP services have some capacity for growth within their rolls. GP services in Te Kauwhata and Huntly have expressed interest in providing services in Ohinewai. This would likely look like a satellite clinic running at reduced hours, and as the population grows, the service would expand to match demand.

Employment and housing opportunities arising from the masterplan align with Matahuru Papakainga Marae aims for employment and housing for their people. NZ Comfort Group and marae are in discussions about how to work together for these shared goals. Employment opportunities, especially for young people not engaged in employment, education or training, presents a substantial opportunity. This is a challenging space to work with numerous agencies working to improve outcomes for these young people. NZ Comfort Group has the potential to provide hope for employment, and via work with the marae, iwi, MSD, schools and other stakeholders, make a positive difference.

Emergency services, health, social services and Matahuru Papakainga Marae were supportive of the masterplan.

11. Lumsden Road and Tahuna Road residents

11.1 Lumsden Road and Tahuna Road residents' introduction

The following houses were door-knocked and invited to interview:

- *Tahuna Road (corner of Lumsden Road to corner of Frost Road, both sides of road)*
- *Lumsden Road (numbers 41 to 85, 52 to 58, i.e. both sides of road opposite the proposed masterplan site).*

Those with roaming dogs, or those not home were left a letter inviting them to arrange an interview time with the assessor. Eight in-person interviews with residents were held. From the letter-drop, two additional phone interviews were undertaken.

Questions were asked about Ohinewai as it is now, use of the roads by whom and for what purposes, potential social effects on Ohinewai, and social change desired (if any).

11.2 Lumsden Road and Tahuna Road residents' context

Lumsden Road context

Lumsden Road, runs north-south within a rural area, bounded to the west by SH1 (Waikato Expressway) and main trunk line. The road is long, running past Max Birt Sawmills and Lumbercorp, and is a dead-end at the northern end. The vehicle count for Lumsden Road is 555 vehicles per day. For access to and from the Waikato Expressway, Max Birt Sawmill and Lumbercorp trucks must go past the masterplan site.

A small triangle of land at the southern end of Lumsden Road (between Balemi and Tahuna Roads) has eight houses on the western side: Numbers 41, 49, 63, 67, 71, 75 and 79 (owned by same people), 81 and 85 (owned by same people). On the Eastern side there are a further three houses (52, 56, 58). These two sides of the road are those residents which are closest to the proposed masterplan. All houses are on tank/roof water and manage sewage on site.

The eight houses on the western side have the main trunk line at their back boundary, with the expressway just beyond that. There is a rural outlook and a view of three houses, to their east. To the north, at night, the lights of the mill are visible. Together with the Lumsden Road truck movements (travelling up to 100km/hour), the eight houses are exposed to substantial noise and vibration, from both sides. Most of the houses are older, thereby lacking any significant noise insulation. The section sizes are relatively small for a rural location.

The train feels like it's in the living room when it goes past' (Lumsden Road resident, western side).

"The grandkids play on the road, but only Sunday. That's the day we can safely use the road." [Note, the sawmill and Lumbercorp are closed on Sundays] (Lumsden Road resident, western side).

Residents expressed their frustration about their requests for a reduced speed limit on the road not being heeded. Residents spoken to describe how they know their nearest neighbours well, but as they go a few more houses down the neighbours are known, but not well.

"There's not too many people about, and that's how we like it" (Lumsden Road resident)

The three houses on the eastern side are set back 50 to 100m from the road, two are new builds, have farmland on their back boundaries and together this means these three houses experience substantially less noise and vibration than their western neighbours. The section sizes are large, with both 52 and 56 Lumsden Road sections being about 8,000 square metres. The view of the mill lights to the north, at night, is obscured by a small hillock. One interviewee's home was a family home, with a child attending Ohinewai School and another at secondary school. The interviewee described the proximity to Hamilton and Huntly, and the country outlook as major reasons for deciding to build their house in the location. A second interviewee was also a family home with two secondary school children and one Ohinewai primary child.

The interviewee described how they had lived on that land since they were a child, and its location between Hamilton and Auckland, and proximity to parents, were also benefits. The third interviewee has lived in the area for 30 years, raising his family there, has 'immensely enjoyed' living in the area with little noise or light pollution. Like other Lumsden Road residents, the interviewee was concerned with not just the truck speeds on road, but also the speed from worker vehicles.

Tahuna Road context

Tahuna Road is a major road running west-east towards Tauranga, with approximately 2250 vehicle movements per day. On the northern side of the road (from Lumsden Road to the Department of Conservation land) is the proposed masterplan. On the southern side of Tahuna Road is Ohinewai Lands Limited who have farming interests. Further to the east of Tahuna Road is sparse housing as would be seen in much of rural New Zealand. Moving east along Tahuna Road, between the Department of Conservation land and Frost Road, both sides of the road are occupied by large farms, with mostly farm-labour accommodation, and a few homes occupied by the owners.

Farm workers commented that they live year-to-year in their housing and were dependent on annual contracts with the farm owner. This did not preclude the workers from living in the area for several years in a row, but two of the interviewee's were new that year. For example, for Taupiri Holdings, the interviewee described eleven houses on the block of land, all of which were said to be occupied by farm workers.

11.3 Lumsden Road and Tahuna Road - potential effects

Lumsden Road – potential effects

None of the three interviewees on the western side of Lumsden Road (covering five properties) were against the masterplan. Some people on that side of Lumsden Road may be against the development, just that no one was home during door knocking, and nor were letter-drops responded to. Therefore, potential negative social effects have been judged by the assessor's experience, and through interviews with those residents who were supportive (but were accepting of the potential negative effects). The main potential negative relates to the rural outlook of sites to the east. This view would change to a view of massed plantings, which while not unpleasant, is different to the current easterly views. Northerly, southerly and easterly views would not change for most of the residents on the western side of Lumsden Road. Two residents were concerned about any potential effects on their water bores, and requested monitoring, and remediation, if the bore is affected. Agreements have been signed to this effect.

Residents on the western side have been contacted by APL about the development, and several have signed a written approval of affected persons. Several residents support the development and the progress it represents. This support was given with the knowledge their rural outlook would change, there would be an increase in the number of people, and the 'hustle bustle' the masterplan would bring. Residents understood there would be more trucks on Lumsden Road but were hopeful of a substantially reduced speed limit past their homes. The consequent social effects arising from additional truck movements is small due to the constraining effects already present from existing truck movements.

Due to the proposed street layout of the masterplan, Lumsden Road will be unlikely to see substantial domestic traffic from future residents of the masterplan site.

Residents on the eastern side of Lumsden Road have been in negotiation with APL about whether their properties will be purchased. The residents believed they had a verbal agreement to be purchased, but APL has now signaled that any future purchase will be in 2020. The residents are annoyed at this delay. As such, interviewee's described feeling 'in limbo'. For example, at present they feel it is not worth upgrading their driveway; unsure about which secondary school to choose for their youngest daughter; unsure if they should sell their farm equipment, etc. The interviewees feel like the decision making is beyond their control, though the households have put in a submission into the process. The interviewee could see how the masterplan was exciting and great for the district but summed it up by saying "*it's not great for us*". Two other interviewees also could see how it was great for Ohinewai and the district, and if compensated it would be '*No effect at all. A slight inconvenience to move, but we're OK with that*'. In contrast, if not bought out, one interviewee said "*We don't want to live in an industrial estate. Our house*

is private, quiet, with unobstructed views.” Because the house is a new build and the section size is relatively large, the interviewee was also concerned about devaluation of their property, though this may not eventuate if the land is zoned commercial (as that may well be more valuable). In contrast, one interviewee was less concerned if they were not bought out: *“It’s no real problem if we don’t get bought out. There’d be more traffic but we’d stay, let’s see what happens.”* In summary, the houses on Lumsden Road (eastern side) are more typical of rural living in New Zealand (unobstructed rural outlook, relatively quiet, large sections) and as such the Masterplan is a departure.

Tahuna Road potential effects

Most Tahuna Road properties are beyond the DOC land, heading east along Tahuna Road. Only 166 and 282 Tahuna Road are east of the DOC land (and therefore closer to the development) (See Figure 9 in Appendix 1 for a satellite image of Tahuna Road). Both households were invited to interview but did not take up the offer. As such, the five Tahuna Road interviewees were between one and two kilometres from the south-east corner of the development.

Of the five interviewees on Tahuna Road, four were neutral towards the development. They foresaw little effect because of the distance to the development, or their current way of life being a farm worker. The prospect of shops and petrol nearby was appealing for some, while others had not thought much about the potential effects of the development beyond their home being less isolated.

The fifth person was strongly against *‘linear growth along corridors’* which he believed the masterplan would enable. The interviewee was also concerned about the *‘need to spread out the people’* who might buy the masterplan site housing. Despite reassurances by the assessor that the residents in the masterplan site would be employed, the interviewee maintained his concerns. The respondent also preferred the applicant put the development in Huntly, Te Kauwhata or Hamilton; and said there was ample housing in those townships as well. The assessor has addressed those potential issues within other sections in this report.

Overall, this assessment concludes the proposed masterplan will have a neutral to minor negative effect on Lumsden Road residents (western side of road). These residents will experience social effects arising from the change of their rural outlook (to the east only) to massed plantings.

For Lumsden Road residents (eastern side), the potential purchase of their properties is judged to lead to a minor negative social effect because the residents will need to resettle elsewhere but this is judged by the residents themselves to be offset by the financial compensation of purchase. If not purchased, the social effects are judged to be moderate negative for Lumsden road residents (eastern side) because of changes in their immediate living environment.

For Tahuna Road residents, due to the distance from the development, the social effect is assessed as neutral.

12. Community way of life

As set out in the section 2.2 (Conceptual Framework) it was considered important to understand how the masterplan might affect issues such as way of life and aspirations for the future. These issues have been touched upon throughout the document and this section draws them together into one place.

12.1 Ohinewai

Ohinewai is a historic settlement that was once thriving with blacksmith, two butchers, post office, café/shop, service station etc. The advent of the motorcar meant people travelled for services; and then the road bypassed the village, leading to the eventual closure of all services. It is now rural living, with a community made up of people who are more likely to be older than younger. Interviewees described the village as *'low key; very white; not a lot of families*. Some residents visit other residents regularly, others don't. Facility-wise, there is a tennis club and a hall. Interviewees were adamant that Ohinewai was not Huntly, and while they appreciated APL's attempts to be outward-looking and inclusive, they wanted everyone to be clear that Huntly and Ohinewai are separate settlements.

Interviewees said the cost of using the hall is kept low to encourage use, and consequently the hall is used two out of every three days. The hall's upkeep is funded via a council-owned piece of land on the eastern side of the expressway (the domain) which is leased (for stock use). That land is about to be de-stocked and the \$14,000 annual money used for upkeep of the hall will stop. Another source of income is required. Traffic volumes on the western side of the expressway are far less than those on the eastern side (where the sawmill and Lumbercorp businesses are). Lumsden Road is a dead end at the northern end, meaning all truck traffic must come south, down Lumsden Road. Lumsden Road interviewees (western side of road) perceived the masterplan would mean little change to the way they lived their life. For those Lumsden Road residents (eastern side), they felt they would likely have to move.

"There's not much to affect is there" (Lumsden Road resident, western side of road)

"We will have to move" (Lumsden Road resident, eastern side of road)

The Ohinewai community (west of Expressway) wishes to continue its country living aspirations, with large lot size developments. They see the masterplan as a major departure from this, but if country living was retained on the western side, interviewees were 'OK' with the masterplan. This is reinforced where interviewees described how traffic volumes (on the western side) would determine how the community sees itself, because at present there was little industrial traffic. This coincides with the concern of industrial land also being zoned on the western side of the Expressway. If industrial land became common on both sides of the Expressway, interviewees perceived loss of their rural living. Interviewees listed several positive outcomes:

- *'Big boon for jobs for people, especially if they can hire locally'*
- *'Water, sewerage, fibre'*
- *'Better connections for pedestrians and cyclists across SH1 are welcomed'*
- *'House prices will increase'*
- *'Opportunities for small businesses, entrepreneurs will flourish'*
- *'Bike lane to Huntly'*
- *'Previous clubs like cricket have closed but might reopen. Will support the few existing clubs e.g. tennis'*
- *'Love the market garden idea'.*

Interviewees on the western side of Ohinewai felt for their Lumsden Road neighbours and hoped they might be offered to be bought out at market rates. Interviewees described the Lumsden Road residents would then at least have the option of moving or staying.

Interviewees were interested in how air quality and leachate (contamination of groundwater and soil) would be managed. There was a general concern that once consent was granted, environmental conditions

might not be monitored appropriately. Interviewees believed Council is ill-equipped to deal with compliance.

12.2 Huntly

Huntly was a bustling coal mining town, further buoyed by the coal-fired power station, but which has since suffered substantial downturn in those industries. Nearly everyone spoken to, whether from Huntly or not, acknowledged deep set issues arising from gangs, drugs, alcohol, unemployment and poverty. Substantial negative perceptions of Huntly exist, despite people also acknowledging that there are some nicer areas.

“Ohinewai’s OK. Huntly, oh, ah, yeah, what can I say. Not so much.”

However, Huntly is seen to ‘*have better services, supermarket, KFC, more shops than Te Kauwhata*’, though it is not considered a ‘*shopping destination*’. Huntly is also attracting commuters, due to housing being substantially less expensive than Te Kauwhata. However, Huntly locals are beginning to describe it as a dormitory town. Combined with the contraction of businesses that is occurring and the expressway bypass, the shops and services in the Huntly are in an increasingly precarious position. Similarly, sports clubs have declining memberships and most services/facilities have substantial spare capacity. The masterplan has the potential to prevent this, by providing people in Huntly with employment.

“With the expressway bypassing Huntly people are worried we’ll drop a bit, but this has the potential to surpass that. This will bring jobs to people in Huntly. It’ll attract workers to live here and that’ll be great.” (Huntly Community Board member)

“Recently there’s been a lot of new people buying houses. That’s all good, but about half of those are commuting away for work, travelling to Hamilton, Pokeno, South Auckland.” (Huntly bank manager)

“Given the culture The Comfort Group talk about, their wraparound values, it will benefit our disadvantaged people to get employment. It’ll raise the standard of living. People will feel value in themselves and in our community. It will help to rectify some of the negative aspects of our community. We love the whanau aspect of it.” (Huntly Community Board member)

“It’s not an insular development, not like so many others. It’s inclusive of the surrounding areas. It’s so refreshing.” (Huntly Community Board member)

Public transport from Huntly to job markets is poor. Combined with the fact that many jobseekers do not have a driver’s licence, a public transport link between Huntly and the masterplan site was seen as essential by several interviewees. This would also mean the masterplan site could become an extension of Huntly’s industrial land, and a source of industrial land for Te Kauwhata.

12.3 Te Kauwhata

Te Kauwhata is a rural township with aspirations for substantial residential growth. It is regarded as ‘*a good place to live*’. As one resident said: ‘*This town is growing, it’s getting bigger all the time.*’ Interviewees described how a few townspeople, especially those older, have some trepidation about the unknown nature of the towns projected growth. This was countered by the statement ‘*that if you weren’t interested in growth, you’re in the wrong town*’ and ‘*people here have a growth mindset already.*’

The way of life described by interviewees was one of change. ‘*There’s no typical way of life here anymore, we have different people doing different things.*’ In the past Te Kauwhata was a rural village. However, one of the earlier housing developments ‘*got into trouble post-GFC, faced big losses and rented to undesirable tenants in the meantime*’. This issue has abated as commuters (to Auckland, Hamilton, staff at Spring Hill prison) have slowly purchased housing, but it is fresh in people’s minds and likely influences some people’s thoughts about the masterplan.

The commuter-base is relatively new. Commuters are attracted to Te Kauwhata because the housing is more affordable than Auckland and Hamilton. Interviewees described how the many commuters made it harder for businesses to set up because people are not here during the daytime: *'They just sleep here.'* Commuting also affected the time parents had for their children, and time to devote to community activities. Interviewees believed that the Huntly section of the Waikato Expressway would further Te Kauwhata's growth of commuters due to the decreased time to drive to/from Hamilton. This culminated in a modest collection of shops on the main street.

"We don't have the employment to support the number of houses consented. We're reliant on industrial and retail elsewhere." (Te Kauwhata interviewee)

Interviewees often said there was little work locally, and others noted the lack of industrial land in and around Te Kauwhata.

"Our biggest export is our young people. All of my kids have moved to get work."

"Te Kauwhata had no interest in zoning land industrial. They wanted housing and that's what they've got."

Despite the township recently moving towards becoming a dormitory suburb, it has a long history of volunteering and social connections. This is seen in the two Lions' clubs, rugby, golf, cricket, netball, squash, bowls, book, darts, pool, brownies and scouts, patchwork and quilting, community gym and well regarded primary and secondary schools. Initially, Ohinewai residents may well swell these numbers while waiting for a critical mass in Ohinewai itself. Interviewees in Te Kauwhata welcomed the opportunity to support Ohinewai residents as they masterplan develops over time.

Regarding people's overarching impression of the masterplan, it was summed up by this comment:

"Oh my god the jobs would be amazing. The houses in TK would sell, people would work close. It's an amazing prospect."

Overall, this assessment concludes that the proposed expansion will have a positive social effect on the western side of Ohinewai, providing future zoning decisions support aspirations for rural living on that side of the Expressway and environmental compliance is managed. For residents on Lumsden Road (western side), there would be a neutral effect as they perceive little change to how they would live their life. For Lumsden Road residents (eastern side) there would be a moderate negative effect because they believe they will have to move.

For Huntly, the masterplan is projected to complement the community's aspirations. The masterplan is projected to provide a source of hope regarding local employment and business confidence. This is particularly true for those who are currently unemployed or under employed. Appropriate public transport is required for much of the employment benefit to accrue.

For Te Kauwhata, the masterplan is projected to complement the community's growth aspirations by providing a source of employment for people who might purchase within the substantial subdivisions already consented. Being locally employed, these people have a greater chance of contributing positively to Te Kauwhata, supporting the existing, well-formed social structures.

13 Mitigation and monitoring

13.1 Construction

Continue communication with the Waikato District Council regarding the potential use of the Huntly Domain Campground by construction contractors. No monitoring is recommended regarding construction.

13.2 Housing

To provide reassurance to the few people who are concerned about potential negative outcomes from housing, additional clarity is required regarding who is eligible to purchase, and any potential covenants on the properties. No monitoring is recommended regarding housing.

The Waikato District Council is encouraged to maintain a zoning of country living in Ohinewai on the western side of the expressway (i.e. not industrial).

13.3 Education services

Ensure adequate space is available for early childhood education centres, as they become required. Continue communications with the wider community about the masterplan so that early childhood centre entrepreneurs stay abreast of potential opportunities.

Keep the Ministry of Education abreast of the masterplan to ensure they are aware of the future growth needs of Ohinewai School, and the growth needs of secondary school students in the area.

Begin discussions with the three local colleges about support for their transition to work programmes.

Support Huntly College... [in any way possible]

Support te reo on the masterplan site wherever possible, especially within design and naming.

The Waikato District Council is encouraged to connect Ohinewai School to any potable water and wastewater scheme.

No mitigation or monitoring is recommended regarding education services.

13.4 Children

Continue to involve children in design processes and decisions wherever possible.

Demonstrate how the needs of older people have been considered within the masterplan.

Demonstrate to the children the efforts being made to protect the environment and engage with the children about shared aims to protect the environment.

No monitoring is recommended regarding children.

13.5 Businesses

Continue providing information to Lumsden Road businesses about the realignment of Lumsden Road. No monitoring is recommended regarding businesses.

13.6 Health, social and emergency services

Continue engagement with MSD, Matahuru Papakainga Marae, Tainui and secondary schools about employment opportunities for local people. Remain open to participating within a broad collaborative approach regarding the employment of hard-to-reach people.

Continue engagement with Matahuru Papakainga Marae about shared aims of employment, housing and protecting the local environment.

Ensure adequate space is available for health and social service providers, as they become required. Continue communications with the wider community about the masterplan so that health and social service entrepreneurs stay abreast of potential opportunities.

No monitoring is recommended regarding health, social and emergency services.

13.7 Lumsden Road and Tahuna Road residents

Continue providing information to residents via letter drops and meetings. If consent is granted, continue negotiation with residents on the eastern side of Lumsden Road regarding the purchase of their property.

No additional monitoring is recommended regarding Lumsden Road and Tahuna Road residents.

13.8 Community way of life

Continue with masterplan proposals to build bus stops into the design to allow future Huntly and Te Kauwhata services to be set up.

No additional monitoring is recommended.

14. Conclusion

It is projected the masterplan has potential District-wide social benefits arising from employment. Local people look forward to the jobs and income from the masterplan, especially those in Huntly. The employment is within an environment of low median incomes and declining numbers of businesses in Huntly and Te Kauwhata. Furthermore, the social benefits of employment are substantial, at the individual, family and community level.

Similarly, it is projected the masterplan has potential District-wide social benefits arising from housing. The masterplan will provide affordable housing, allowing people to live, work and play in the same township. The employment-led masterplan is projected to help maintain the population of Huntly (which is declining) and support the housing-led development in Te Kauwhata (which has not grown at the rate expected).

One potential moderate negative social effect relates to the three houses on the eastern side of Lumsden Road who may sell/move. Negotiations are currently underway with respect to the purchase of those properties that are within the proposed rezoning area.

Overall, the masterplan is projected to positively contribute to the way of life of local communities.

15. References

IAIA (2003). *International principles for social impact assessment*. Fargo: International Association for Impact Assessment.

IAIA (2015). *Social impact assessment: Guidance for assessing and managing the impacts of projects*. Fargo: International Association for Impact Assessment.

Ministry for Primary Industries (2014). *The social value of a job*. Wellington: Ministry for Primary Industries.

Property Economics (2019). *Economic impact assessment*.

Appendix 1

Table 9. Severity of effect categories

Effect categories	Description
Major	<p>The impact is considered critical to the decision-making process.</p> <p>Impacts tend to be permanent or irreversible or otherwise long term and can occur over large scale areas.</p> <p>People can no longer safely live / work / learn / recreate within an area because of impacts associated with the intervention.</p> <p>The social environment is irrevocably damaged because people no longer use the impacted area.</p>
High	<p>The impact is considered likely to be important to decision making.</p> <p>Impacts tend to be permanent or irreversible or otherwise long to medium term.</p> <p>Impacts can occur over large or medium scale areas.</p> <p>People can continue to live / work / learn / recreate within the area but many are severely impacted by the intervention.</p> <p>The social environment is damaged because some people will choose to no longer use the impacted area.</p>
Moderate	<p>The effects of the impact are relevant to decision making including the development of environmental mitigation measures.</p> <p>Impacts can range from long term to short term in duration.</p> <p>Impacts can occur over medium scale areas or otherwise represents a significant impact at the local scale</p> <p>People can continue to live / work / learn / recreate within the area but some are severely or moderately impacted by the intervention.</p>
Minor	<p>Impacts are recognisable / detectable but acceptable.</p> <p>These impacts are unlikely to be of importance in the decision-making process. Nevertheless, they are relevant in the consideration of standard mitigation measures.</p> <p>People can continue to live / work / learn / recreate within the area are sometimes impacted by the intervention.</p>
Neutral	<p>Minimal or no change to the existing situation. This could include, for example, impacts within the normal bounds of variation, impacts which are beneath levels of detection, or impacts that are within the margin of forecasting error.</p>
Beneficial	<p>Effects of the impact are beneficial to the social environment.</p>

Figure 4. Waerenga SA2 (shaded blue, surrounds Te Kauwhata and extends south to Ohinewai)

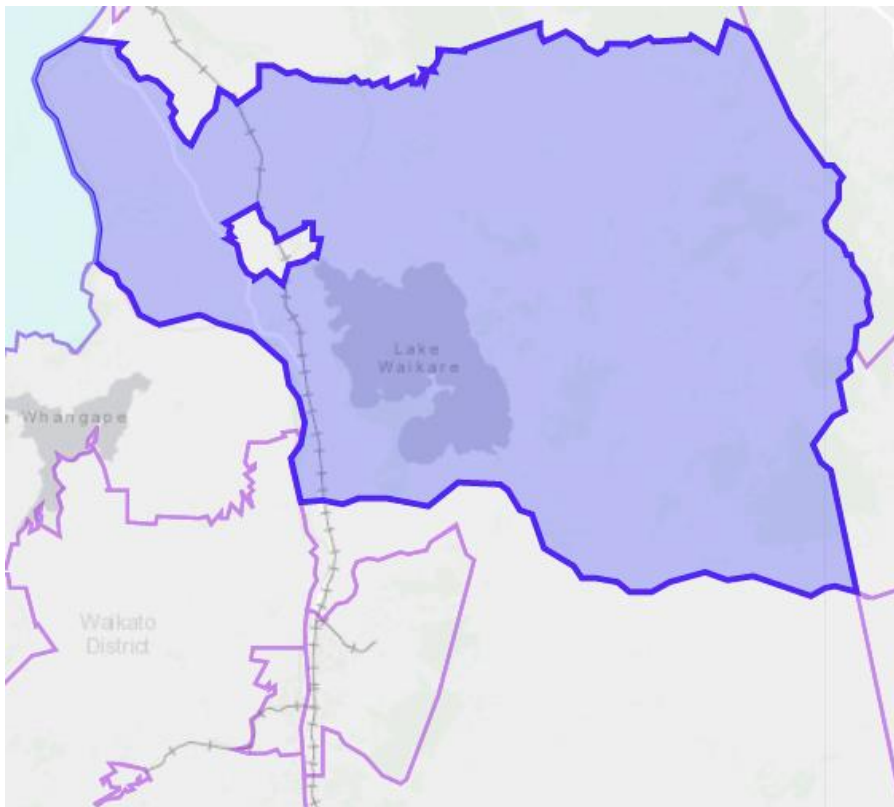


Figure 5. Rangiriri census area unit (Marker shows Rangiriri school)

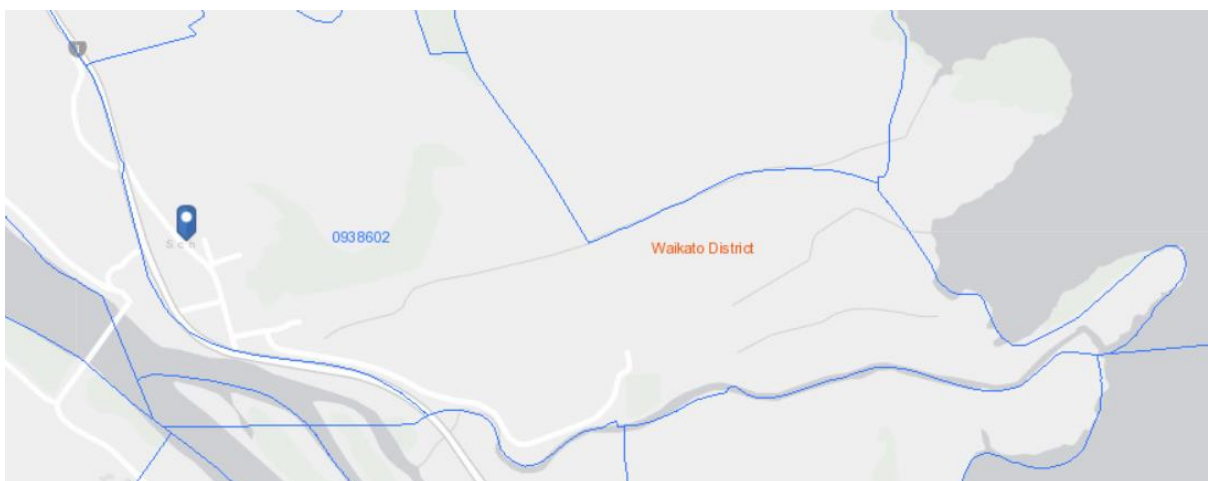


Figure 6. Census area units around Ohinewai (marker shows Ohinewai School)

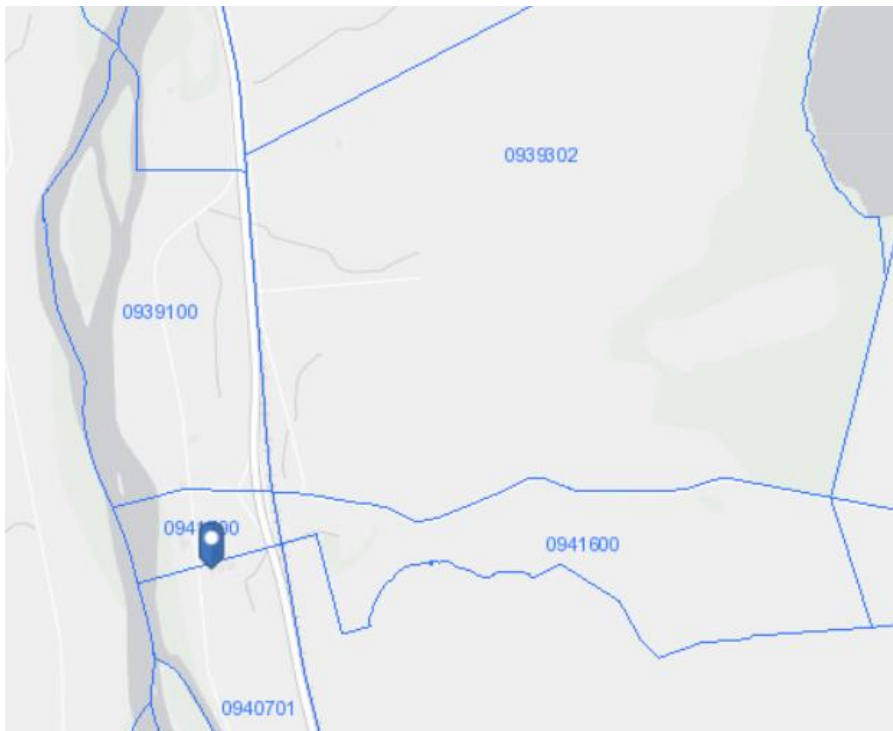


Figure 7. NZ Index of Deprivation for Ohinewai and Rangiriri CAUs

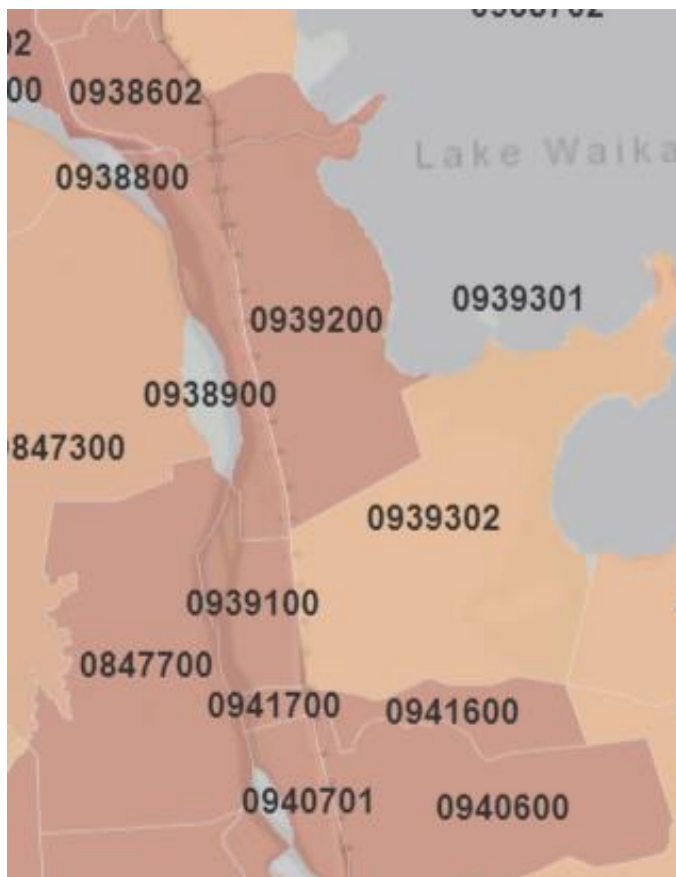


Figure 8. Huntly West, and Huntly East (shaded blue)

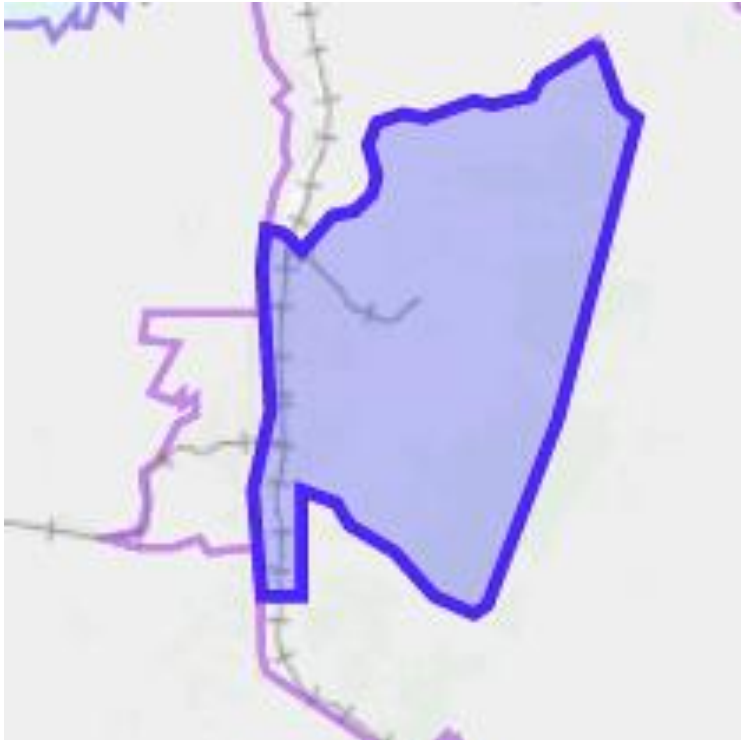


Figure 9. Tahuna and Lumsden Road image

