

Auckland Unitary Plan

Total Development Potential, Using a Fine Grained Analysis for the Manurewa and Papakura Ward Areas

Final Report

by

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This SD4 Fine Grained Analysis review the development potential of every property within the Manurewa and Papakura Ward

Some Intensification is possible in Manurewa and Papakura, but needs to be much more widespread than town centres

brownfield intensification capacity targets are not likely to be achieved, but exceeded with greenfield.

- The Fine Grained Analysis (FGA) uses a very robust detailed property modelling method, utilising Auckland Council GIS data, to review the development potential of every property within the greater Manurewa and Papakura Ward.
- SD4 utilises Council data, then considers improvements on each site, land values, property parcel size, existing density of dwellings to extensively model the likelihood that each property will be redeveloped within a 30 year timeframe
- The SD4 modelling has been extensively peer reviewed and is technically robust
- SD4 has used the most recent Unitary Plan draft rules for it's analysis

- There is minimal market viability for apartment development in the Manurewa or Papakura town centre for the next 15-20 years. The main issue is that 3 bed houses can be bought nearby for much less than a 2 bed apartment can be built
- Affordable housing in South Auckland is far more likely to come from 2-3 level terrace houses and duplexes in widespread areas, than town centre apartments.
- Mixed typology housing has the potential to dramatically improve the volume of affordable housing, but this will be totally dependant on widespread application of the mixed typology zoning, across most areas of Manurewa and Papakura.

- Most of Takanini, Hingaia and Papakura's growth will likely be Greenfield
- The total Council projected population figures for Manurewa for the next 30 years maybe achievable using SD4's development projections, although Papakura is likely to have substantially greater greenfield opportunity, meaning population projections may need to be revised upwards.
- SD4 has made greenfield development assumptions, that Council's RUB team can review

The FGA uses a robust approach, to review the development potential of areas in Manurewa and Papakura

- Council's Auckland Plan team commissioned the initial SD4 FGA modelling in 2011. The results were peer reviewed by Essentia Consulting and endorsed by the Property Council. This latest SD4 FGA analysis has been commissioned by the Manurewa and Papakura Local Boards of Auckland Council.
- The FGA development capacity modelling methods have been created by SD4 in 2011 with AC, and use the AC GIS Computer System for base data for every property in Auckland. The GIS system then models all the SD4 professional judgements to produce results on Colour Maps of the regions being analysed.

The FGA consider the development potential of neighbourhoods, from an individual parcel level

- The FGA uses Meshblock (MB) data from the latest 2011 Council Valuations and used 2006 Census dwelling numbers and 2006 population figures.
- Further info included the residential area, business area, rural area and open space per meshblock, allowing a calculation for net developable area per MB.
- The development potential of every property parcel is considered using the 30 year Auckland Plan timeframe; i.e. *“what is the likelihood of development of every Auckland property, and to what likely scale of development?”*

SD4's capacity analysis uses AC's latest Unitary Plan proposed zones and rules, with slight changes

- The development potential mapping uses AC's recent *preliminary* “Working Draft” Unitary Plan zones and rules (highlighted in following pages), and applies these to each MB considered.
- SD4 provides comments on these preliminary rules and the impacts they will have on development potential, in later pages. Small changes to rules can and will have a dramatic impact on development potential and thus neighbourhoods.

1. Improvement value v. Capital value is the biggest factor, maths $= (1 - IV/CV)$

2. Parcel size is important: the bigger the site area, the easier to develop to scale.

3. The number of existing dwellings or units on a site is also important

4. The final factor is relative Land Value, assimilating sales likelihood

- The biggest determiner of a site's development potential, is the value of the site's improvements (IV), relative to the site's capital value (CV)
- Capital Value (CV) = Land Value (LV) + Improvements Value (IV). A developer purchases Land and the more improvements value on each site, the harder a site is to develop: *"the IV is the amount to go back, before going forward"*
- The formula is $1 - IV/CV$. This was then **scaled** relative to the other 3 factors
- Large sites can be developed easily. Developers are attracted to large sites Conversely small sites have to be aggregated to develop to scale. When aggregating gets "too hard", ie dealing with 3-20 owners, developers shy away
- A site size of 700 m² was considered "neutral", smaller sites scored negatively and bigger sites were adjusted on a positive scale, again a complex maths polygon that was validated on many sites
- When a site has no site dwellings, the "value" for the existing owner is minimal and development is most likely. 1 dwelling is ok and then needs to be removed for re-development. 2 dwellings gets harder. When there are 10+ dwellings=hard
- A detailed maths formula was created to model no-few-many dwellings/site etc
- Land Value (LV/m²) is the main determinant of market attractiveness to an area.
- Selling new houses / apartments in low LV areas is very difficult, eg Taumararui
- Relative LV's within site to street to neighbourhood affect development potential
- A detailed formula was created for relative LV's per parcel, but with lower rating.

1. The maximum extra dwellings able to be developed in each meshblock

- This starts with the basic equation of Net MB area x maximum Net R value less the existing dwellings already within the meshblock (ie demolish every house and then replace with a new development to the maximum allowed).
- An initial reduction is made for site rounding down (zoning allows 3.63 units = 3)
- A further reduction is made for the amount of sites already highly developed and contour or site shape issues within that particular MB

2. The likely capacity utilisation of property owners who chose to redevelop (excl refurbishments)

- This considers the likelihood of owners developing to the maximum available density of that site. Ie the new zoning rules allow 10 dwellings, however the developer believes that 6 dwellings on that site would suit better.
- The results are mainly varied depending on zoning suggested and the level of existing improvement value already on site. In areas of higher IV, it will take a fairly substantial new development to merit removing the existing improvements

3. The development chance of properties within each meshblock over the next 30 years.

- This considers the likelihood that a particular site within a MB will be redeveloped (to a changed density) within the next 30 years.
- Sites that have no or minimal improvements have high redevelopment potential
- Sites that already have substantial improvements (ie higher IV) are less likely to be redeveloped. The site parcel size is also a factor here.
- The maximum extra dwelling potential of each MB were multiplied by the likely capacity utilisation (a %) and then multiplied again by the development chance of each property (a %) to provide a total extra dwellings in the next 30 years.

The above constraints mean only 20-50% of technically capable intensification potential will actually be developed, Council therefore has to up-zone for 250-400% of the actual dwelling unit numbers desired

Code	Zone	Site Size	Resid. Max Density		Level	Site Cov	Permeability	Front Yard	Side Yard	Resid Pvt OpenS	N Boundary	E-W Bound	S Boundary
			Net (R)	(m)									
CR	Coastal and Rural	750-1500+	6-12	8.5	2	20-35%	NA	5m	3m	80m ²	2m 55°	2m 45°	2m 35°
LL	Large Lot Resident.	2500+	< 4	8.5	2	10%	NA	10m	6m	80m ²	2m 55°	2m 45°	2m 35°
S	Single House	500+	< 16	8.5	2	35%	40%	3m	1m	80m ²	2m 55°	2m 45°	2m 35°
Mix	Mixed Typology Hs	400-1500+	20-50	8.5	2	35%	40%	3m	1m	80m ²	2m 55°	2m 45°	2m 35°
TA	Terrace & Apartment	1500+	30-100	15-21	4-6	60%	25%	3m	1m	6-10m ²	3.6m, 1m in 75°, 6.6m 45°		
NC	Neighbourhood Cen	NA	1 / site	12	3	100%	0%	0m	0-3m	6-10m ²	None, except adjoining other zoned areas		
LC	Local Centre	NA	50-125	15	4	100%	0%	0m	0-3m	6-10m ²	None, except adjoining other zoned areas		
TC	Town Centre	NA	75-175	15-30	4-8	100%	0%	0m	0-3m	6-10m ²	Setbacks required for Lev4 upwards		
MC	Metropolitan Centre	NA	125-300	60	18	100%	0%	0m	0-3m	6-10m ²	Setbacks required for Lev 4 and further from Lev 8		
CC	City Centre	NA	150-500	No Limits	10+	100%	0%	0m	0-3m	6-10m ²	None, except adjoining other zoned areas		
MUR	Mixed Use Resident.	NA	75-150	15-22	4-6	100%	0%	0m	0-3m	6-10m ²	None, except adjoining other zoned areas		
MUB	Mixed Use Business	NA	??	15-22	4-6	100%	0%	0m	0-3m	6-10m ²	None, except adjoining other zoned areas		
BusP	Business Park	NA	0	18.5	5	60%	40%	3m	0-5m	NA	None, except adjoining other zoned areas		
LI	Light Industry	NA	0	10-20	3	100%	0%	7.5m	0-5m	NA	None, except adjoining other zoned areas		
HI	Heavy Industry	NA	0	10-20	4	100%	0%	7.5m	0-5m	NA	None, except adjoining other zoned areas		

* See detailed comments on following page

Rules accepted by SD4 in green; Rules in orange SD4 has concern; Red is SD4 disagrees*

SD4 is broadly supportive of the Unitary Plan Rules; although it is still too focused on town centre intensification.

There is market demand for town centre apartments, but only in areas which offer safety and security and where stand alone housing nearby is too expensive

To achieve the intensification targets set by AC, development will need to be far more widespread than town centre apartments

- Many of the proposed Zones and Rules will simplify development controls and provide certainty to all stakeholders.
- Within urban residential areas there are effectively only 3 zones: single house, mixed typology and Terrace / Apartment. This simplicity is supported.
- The Unitary Plan envisages most intensification to occur in town centres; This will not produce sufficient dwelling numbers to meet 70% intensification targets
- There is market demand for town centre apartments, but only with the following:
 - *Occupiers of town centre apartments must feel **safe** and **secure** in the streetscape immediately adjoining. Many town centre streets are not safe and secure. Until they are, it is unrealistic to assume any town centre development*
 - *Town Centre development is only viable when apartments are more affordable than a 3 bed stand alone house in the vicinity. An 80m² 2 bed apartment will cost a minimum of \$400,000 to complete, therefore nearby 3 bed houses have to cost more than \$400k, to make town centre apartments market viable.*
 - *It is unrealistic to rely on town centre apartment development in South Auckland*
- Affordable housing in South Auckland is far more likely to come from 2-3 level terrace houses and duplexes in widespread areas, than town centre apartments.
- Mixed typology housing does have the potential to dramatically improve the volume of affordable housing, but this will be totally dependant on widespread application of the mixed typology zoning, across most areas within Auckland.
- Mixed typology housing will have almost zero impact at 35% site coverage. This will need to increase to 50-60% to achieve affordability and capacity targets. Without this, targets for intensification will not be met, affordability will get worse, which will eventually lead to future Councils opening up more greenfield land.

Safety & Security for apartment occupiers must be addressed 24 hours a day, followed by cleanliness

Creating locational desirability with a good quality public realm, community features and connectivity will drive apartments

The planning rules must be conducive to enabling good quality apartments to be delivered to occupiers / buyers who can afford them.

- **Safety** is the No.1 inhibitor to town centre residential intensification. Town centres must be safe 24 hours per day, from an apartment occupier perspective.
- **Security** must be provided within a town centre to maintain safety 24 hours per day. Security may be passive (sufficient residential density) towards more active.
- **Cleanliness** of a town centre is a pre-requisite enabler towards residential intensification. Streets, footpaths, public open spaces, existing building appearance (facades and courtyards) within town centres are all important
- Creating **locational desirability** for an apartment occupier is the driver which makes people “want to live in a neighbourhood”; how can this be created?
- The **quality of the public realm**: streetscapes, footpaths, public open spaces
What do occupiers receive when they leave their apartment front door?
- Desirable **Community Features**; what are the attractive distinguishing features of a community? How can these be enhanced / optimised? Remove unattractive
- **Community connectivity**. Ability to walk in a community and to other attractions. Roding and public transport connectivity enabling easy and frequent access
- **Planning rules** that enable apartment developments sufficient height and scale to provide attractive apartments with outlook, beyond existing town centre buildings.
- **Planning rules** must allow sufficient overall development floor area for the new development to economically replace the existing town centre buildings on site
- Is there sufficient **occupier and purchaser depth**? Who will occupy and / or buy the town centre apartments? Can enough afford the rent and / or purchase price?
- A **compelling purchase offering**: Can 2-3 bed apartments be delivered at a price that is compelling and competes favourably with nearby 2-3 bed homes?

Town Centre apartment attractiveness requires addressing all the above issues. Rail access is only one of the variables. Until the overall suite of issues are strongly positive, town centre apartments will not work

Manurewa and Papakura are already some of Auckland's most affordable areas. Accessory Units will assist affordability

Good quality duplexes and two level terrace or town houses will provide the most affordable quality housing in South Auckland

The Mixed Typology Housing Zone has the potential to provide a large amount of affordable housing in Auckland

- Manurewa and Papakura provide a large range of existing housing opportunities between \$200,000 to \$400,000. The existing housing stock make this area some of the most affordable housing in Auckland
- Only 1-2 % of Auckland's houses are new every year, the affordability equation should also focus on affordable existing housing, rather than just new housing.
- The draft Unitary Plan provision for “Accessory Units” onto existing residential properties will assist in housing larger families. SD4 recommends that these Accessory Units **not** be unit titled as this will stifle long term redevelopment.
- Apartment development will cost at least \$5,000 / m2 (total land and building price, incl GST), meaning apartment development is not viable in most South Auckland areas. The focus should be on robust good quality terrace/townhouses
- If the zoning was opened up within the mixed typology housing zone, and this zone was applied to widespread areas of Auckland, SD4 believe that affordable new terrace / townhouses could be built and sold for \$300-500k.
- Creating good quality new terrace / townhouses in South Auckland for \$300-500k, will enable “trading-up”, leaving affordable existing houses for others
- Affordable housing in South Auckland is far more likely to come from 2-3 level terrace houses and duplexes in widespread areas, than town centre apartments.
- Mixed typology can improve affordability, but this will depend on widespread application of the mixed typology zoning, across most areas within Auckland.
- Mixed typology housing will have almost zero impact at 35% site coverage. This will need to increase to 50-60% to achieve affordability and capacity targets.
- Increasing the mixed typology height limit from 8.5m (2 levels) to 10m (3 level) will have a strong impact on improving affordability and intensification targets.

**Town Centre
Apartments are
unlikely in scale in
Manurewa.
Papakura may
have some
apartments in
20-30 years**

**Intensification
close to town
centres has some
potential, but not
with the numbers
envisaged by
Council's Unitary
Plan team**

**Parts of Manurewa
and Papakura have
older housing
stock that could be
upgraded with
quality duplexes,
terrace and town
houses**

- There is minimal market viability for apartment development in the Manurewa or Papakura town centre for the next 15-20 years. The main issue is that 3 bed houses can be bought nearby for much less than a 2 bed apartment can be built
- Safety and security for apartment dwellers 24 hours a day in the Manurewa town centre streets will also need to be resolved, from the occupiers perspective.
- Train station proximity is a benefit but is not likely to be the **main** driver of town centre apartment market viability in South Auckland in the next 15-20 years.
- Papakura's Metro Centre status, may make tall apartments viable in 20-30 years
- Terrace housing and low rise apartment development may be viable on a few under-developed sites adjoining the main town centres during the 30 year Unitary Plan timeframe, but not at the numbers envisaged.
- Mixed typology housing has the potential to dramatically improve the volume of affordable housing, but this will be totally dependant on widespread application of the mixed typology zoning, across most areas within Auckland.
- Papakura and parts of Manurewa have older housing stock that (in the Unitary Plan 30 year time frame) can be replaced with quality duplexes, terrace and attached housing.
- The SD4 analysis shows that some intensification could be viable in areas of Weymouth, Manurewa, Wattle Downs and Papakura.
- There is likely to be little intensification viability in the town centre core, some on the town centre outskirts, but better opportunities in the wider general areas.
- Most of Takanini, Hingaia and Papakura's growth will likely be Greenfield

Below we summarise the main findings of each of the FGA neighbourhoods. These are reported in greater detail on the next two pages.

Manurewa

- **Manukau Wiri:** Mainly HNZ housing, already intensively developed, not much chance
- **Goodwood Heights:** a fairly recent subdivision with only minimal extra dwellings expected
- **Randwick Park:** Some vacant greenfield sites, some infill potential in older areas
- **Manurewa:** Town Centre not apartment viable, some infill possible in fringe and suburban areas
- **Weymouth:** some intensification possible in southern coastal areas, overall low in number
- **Wattle Downs:** Continued greenfield on western land, some infill possible on southern coast

Papakura

- **Conifer Grove:** MGC is a big greenfield site. Substantial IV's make infill difficult
- **Takanini:** Some infill opportunity, large greenfield opportunities between Porchester and Mill Rd
- **Hingaia:** Existing zoned land nearly run out. Long term planning recommended for Peninsula
- **Papakura:** Town centre apartments difficult. Most of the growth will come from greenfield
- **Drury:** Greenfield opportunities between motorway and rail line. A new town centre is possible

Neighbourhood

Manukau-Wiri

Goodwood Heights

Randwick Park

Manurewa

Weymouth

Wattle Downs

Existing Housing Improvements

The area between the SW and S Motorway and Orams Rd. Most of the housing was built in the '70's and '80's, is owned by Housing NZ, and is already fairly intensive

This is a fairly recent subdivision area, with substantial sized housing on relatively small sections

The Randwick Park area is a diverse mixture of housing, with various housing forms built in the last 20-30 years. Recent houses on small sections and Large Lot Housing

Most of the housing was developed in the late 60's and 70's in subdivisions with smaller sections than areas further North. Improvements are of a reasonable quality

A very diverse group of housing. The Weymouth peninsula area has some older housing on large sites and newer houses inland. There are low cost houses in Clendon and further north towards Wiri

Wattle Downs development started 30 years ago along the southern coast. New housing has been built gradually since then, with the large farm on the western headland the last land

Town Centre Opportunities

There is no real town centre in either of the areas, so no development opportunity.

There is no real town centre in Goodwood Heights, so no development opportunity.

There is no town centre development opportunities in Randwick Park

Town centre apartment development is not market viable, as nearby houses can be bought cheaper than the cost to build apartments. Safety and security issues also need to be resolved within the town centre

The Clendon town centre has some development opportunity, although these will likely be in a terrace or low rise apartment format, therefore relatively low volumes of dwellings

There are no real town centre opportunities, unless existing areas were developed into a small neighbourhood centre.

Out of Centre Opportunities

There is a bit of un-developed land in Rata Vines. Most of the improvements are already fairly intensive, so to replace this stock with further housing will not yield much increased households

There are a few undeveloped sites within the subdivision. In the 30 year Unitary Plan period, there may be some chance of in-fill intensification, but very little.

Randwick Park still has a number of vacant sites that will eventually be built out. The older housing stock along Hyperion Drive could be infilled with intensified product within the 30 year period

With a wider intensification area of 400-800m radius near the town centre, terrace housing could be provided. The mixed typology housing area could also yield an extra 2,000+ dwellings

There are some un developed greenfield areas remaining in Weymouth. Some Weymouth peninsula coastal areas could be re-developed to more intensive forms. Clendon will provide some intensification, but relatively few

The Wattle Downs 9 hole Golf Course is privately owned and zoned residential. SD4 has given only low development chance to this land. Some infill potential by the Southern coastal areas

SD4 Concluding Comments

There are not really any realistic intensification opportunities in this neighbourhood, as the existing Net density of households is already high. HNZ selectively increasing intensity on individual sites will be the only real opportunity

Recent subdivision areas have the least opportunity to increase intensification beyond the existing improvements. This will not be the area to intensify. The existing amenity of Totara Park should remain, with no intensification along Redoubt Rd envisaged

Randwick Park will not yield much extra housing. SD4 has made no assumption of intensifying the existing lifestyle blocks, although this could yield 700-1000 extra dwellings if this land was re-zoned.

Council.Rail station proximity is a benefit but unlikely to be a major driver for town centre development in Manurewa. Manurewa does have some intensification opportunity, but this will not be in the inner town centre areas envisaged by Council. The Mixed typology housing area provides affordable opportunities

The southern coastal areas of the Weymouth peninsula present the most intensification opportunity, along with in-filling the undeveloped greenfield sites. The Clendon area provides some infill opportunity, but this will yield relatively few extra dwellings.

The Wattle Downs is a very market attractive peninsula, which is likely to be increasingly sought after during the next 30 years, providing some pressure for intensification and better site utilisation in the older southern areas of the peninsula, although extra dwellings will be low

Neighbourhood

Conifer Grove

Existing Housing Improvements

The Conifer Grove area has been developed during the last 30 years. Most of the improvements are of reasonably good quality still

Takanini

The existing Takanini housing areas have been developed after the Manurewa areas to the North and Papakura areas to the south were established. New greenfield housing in the eastern areas will add substantial extra dwellings

Hingaia - Karaka

The Karaka area started with high quality lifestyle blocks developed during the last twenty years. The Harbourside and Karaka Lakes subdivisions have been created in the last 10 years. Large areas of farmland can potentially be developed on the peninsula. The development pattern of Papakura's existing housing, built mainly since the 1960's is quite varied. The sections are generally bigger than

Papakura

Manurewa and Takanini, making re-development on larger sites an easier option than further north.

Drury

Drury has a reasonable size existing industrial area with a small older existing residential area alongside Gt South Rd. New development has been taking place further north

Town Centre Opportunities

There is a small neighbourhood centre, but no real town centre, so no development opportunity.

The location of the existing train station does not serve the local community well, with poor roading connections and low opportunity to intensify. A town centre at Southgate seems a sensible option, complimentary to Papakura.

There are calls for a town centre to be developed near the Motorway Offramp. SD4 feels a centre that meets the immediate needs of Karaka – Hingaia residents is sensible, although complimentary to the Papakura Metro Centre, rather than competing with it.

The Papakura town centre needs to become vibrant and desirable for apartment development to be viable. There are 3-4 suitable sites for apartment towers, and if these could be built upto 60m high could become market viable in late stages of the Unitary Plan

There is no real town centre, however the train and main motorway interchange are close together, so a new town centre in this location is possible with future planning

Out of Centre Opportunities

The Manukau Golf Club land is zoned residential and will likely be re-developed into a housing subdivision. This will provide a further 700-1000 greenfield houses. There are some infill opportunities, but relative few.

The eastern Takanini areas has many green-field opportunities. There are infrastructure issues to be resolved in these areas, but it is assumed these will be done during the next 30 years. There are a number of small infill intensification opportunities in earlier developed areas

SD4 has assumed that all the Hingaia peninsula farmland will be placed inside the RUB within 30 years, yielding a further 4,000 dwellings (viz 2006 dwellings). SD4 has assumed that the existing lifestyle blocks will remain in this format, although if these were upzoned, a further 700-1000 dwellings are possible

There are a number of relatively large sites, with low value improvements. This creates some intensification opportunities in existing residential areas. A mixed typology zoning would enable some development of affordable attached housing on these larger under-utilised sites. Many newer built areas will not be viable.

The farmland areas in Drury between the Motorway and the Rail line should be considered as future residential areas (ie within the RUB). When master-planned, this could create substantial new housing land.

SD4 Concluding Comments

The Conifer Grove subdivision has housing improvements of a good quality and replacing these with a more intensified housing form is very unlikely. The Manukau Golf Club conversion to residential will likely provide substantial extra greenfield dwellings.

The area between Porchester and Mill Roads provide some of Auckland's most immediate green-field development chances. Some areas are already considered in Structure Plan Changes. SD4 has assumed that all these areas will be included in the RUB within 30 years. Using similar densities to present, this could add 10,000+ dwellings to Takanini

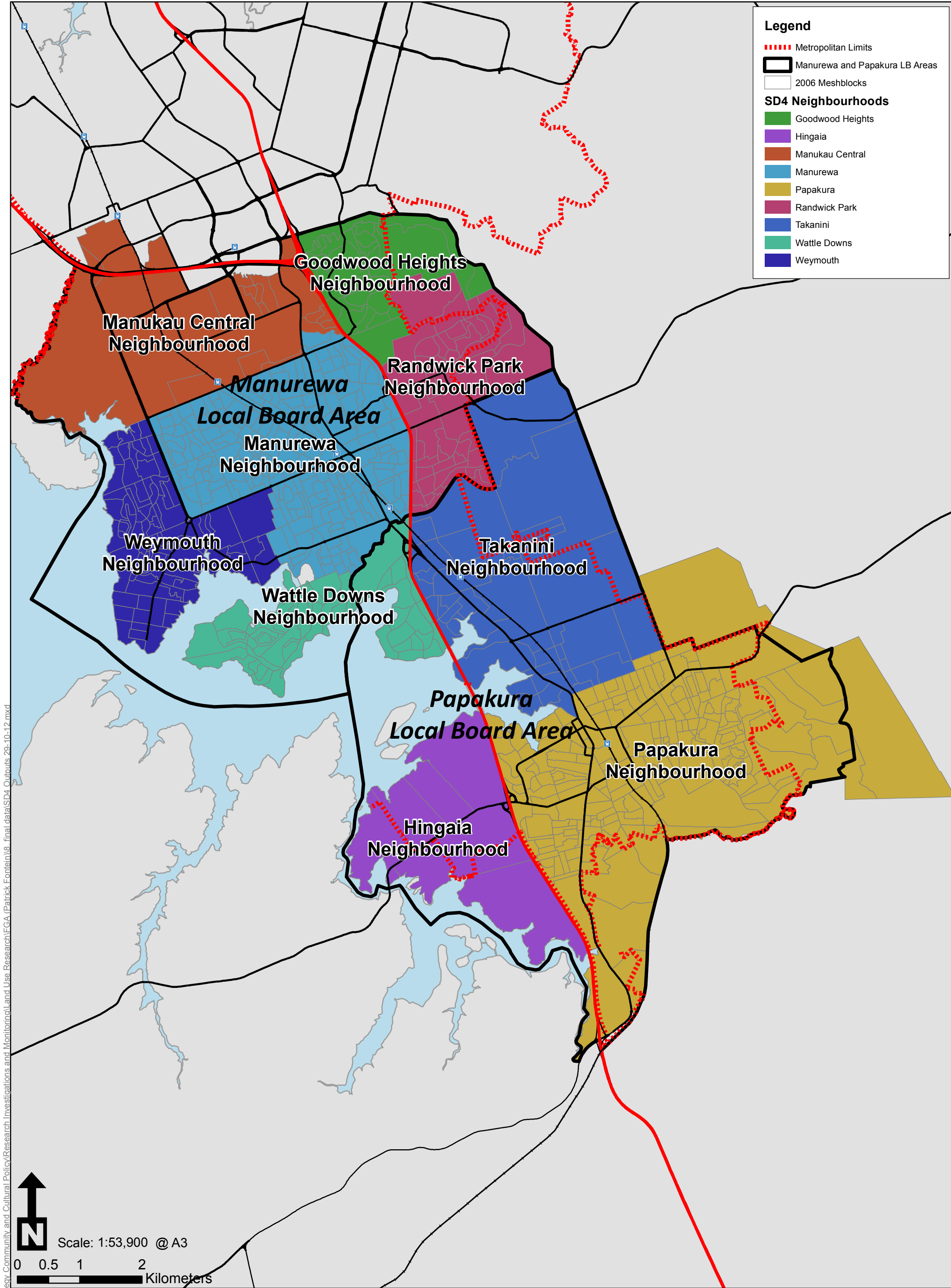
The Karaka-Hingaia area presents very market attractive development opportunities. Whilst not directly serviced by rail, there are good road transport connections, improved with the recent inter-change upgrades. It is realistic that the entire peninsula will be re-developed during the next 30 years, so SD4 recommends forward planning is put in place to optimise outcomes for this eventuality.

Within greater Auckland, intensification of existing areas gets increasingly difficult the further south one travels from Otahuhu, however the Metro status of Papakura and a number of larger under-utilised sites in Papakura, may mean some intensification is viable. There may be some very long term potential for apartment towers in Papakura, but overall unit numbers will be very low.

SD4 believes a future town centre, with train station could be created near the Gt South Rd and Waihoehoe Rd intersection. This provides a transit oriented development, one of the few large greenfield train station opportunities in South Auckland.

Review detailed Plans of:

- 1. Index Map showing neighbourhood boundary locations**
- 2. SD4 Assumed Zones for Manurewa and Papakura**
- 3. SD4 Residential Capacity per MB (Number of extra dwellings).**
- 4. SD4 Assessed Development Chance (% by MB)**
- 5. New Net Density for each MB (DU / Hect or “R”)**
- 6. Net Density % Increase per MB**



Legend

- - - - - Metropolitan Limits
- Manurewa and Papakura LB Areas
- 2006 Meshblocks

SD4 Neighbourhoods

- Goodwood Heights
- Hingaia
- Manukau Central
- Manurewa
- Papakura
- Randwick Park
- Takanini
- Wattle Downs
- Weymouth

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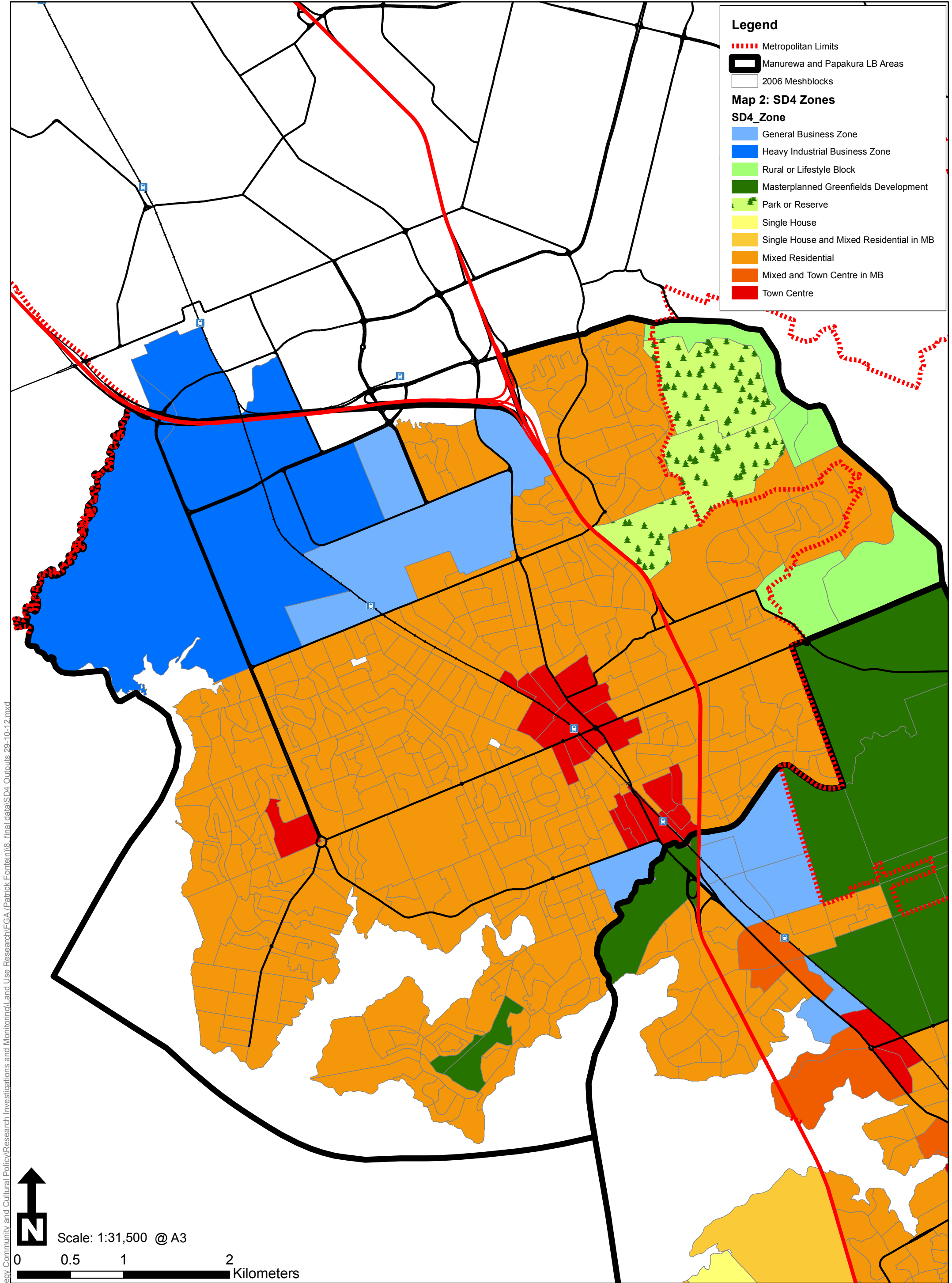
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Map 1: SD4 Study Area - Local Boards and Neighbourhoods

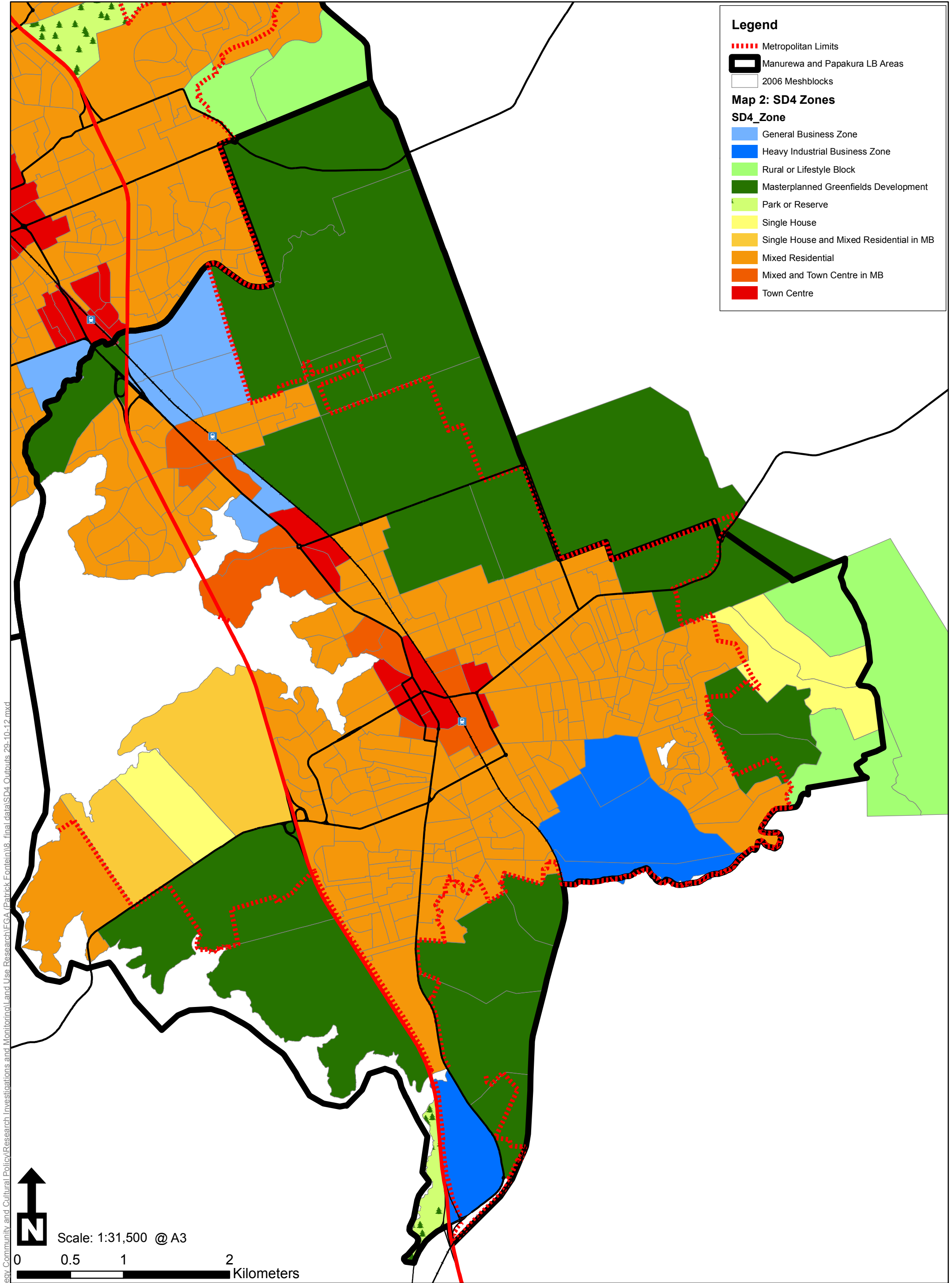
Fine Grained Analysis Project (Papakura and Manurewa LB's)

Final Draft Results 29-10-2012

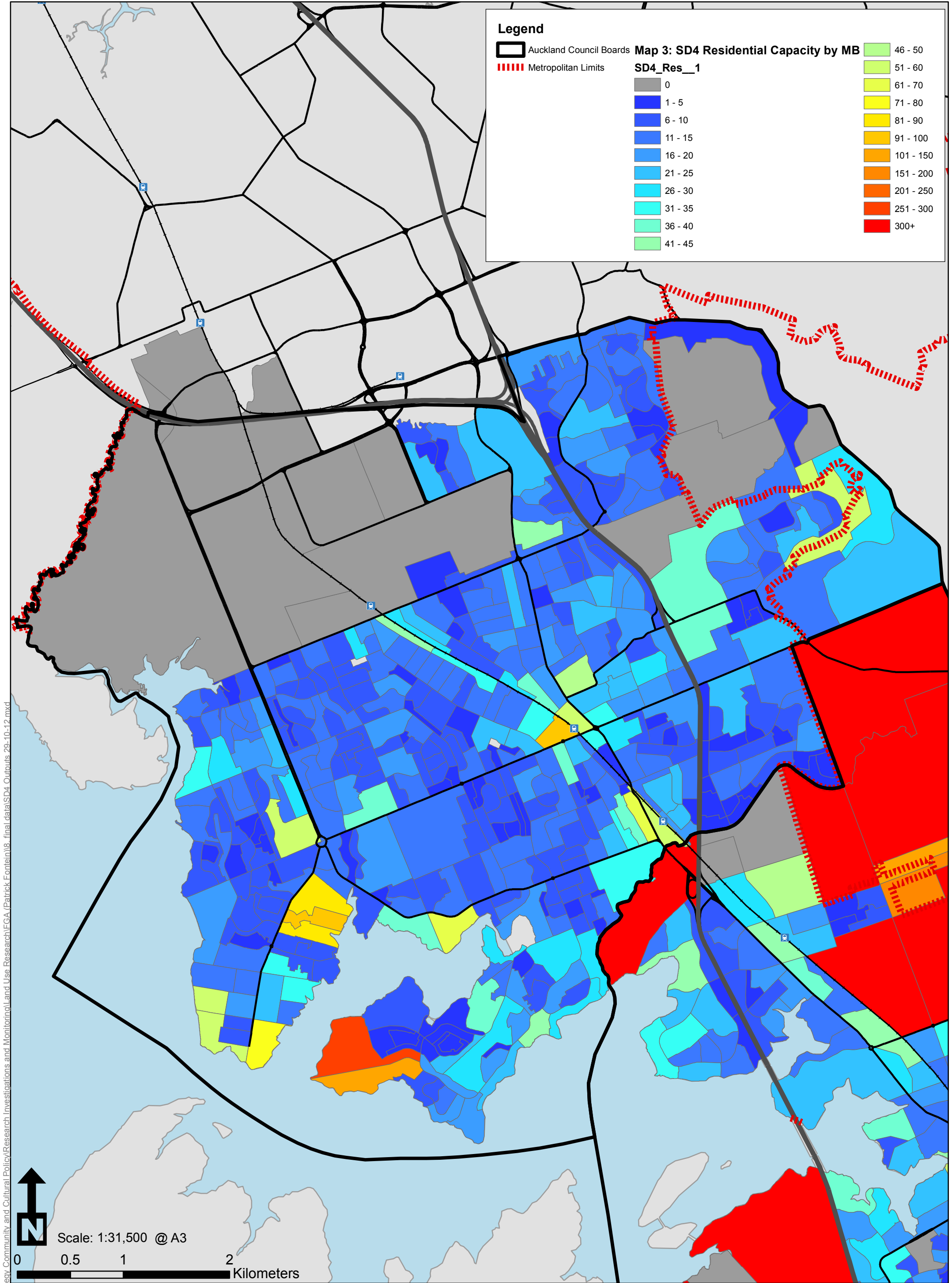


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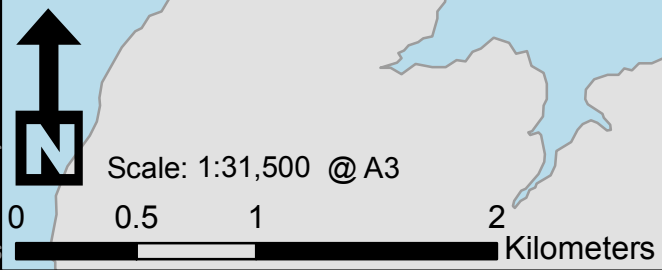
Map 2: Manurewa LB: SD4 Assumed Zones
 Fine Grained Analysis Project (Papakura and Manurewa LB's)
 Final Draft Results 29-10-2012



Map 2: Papakura LB: SD4 Assumed Zones
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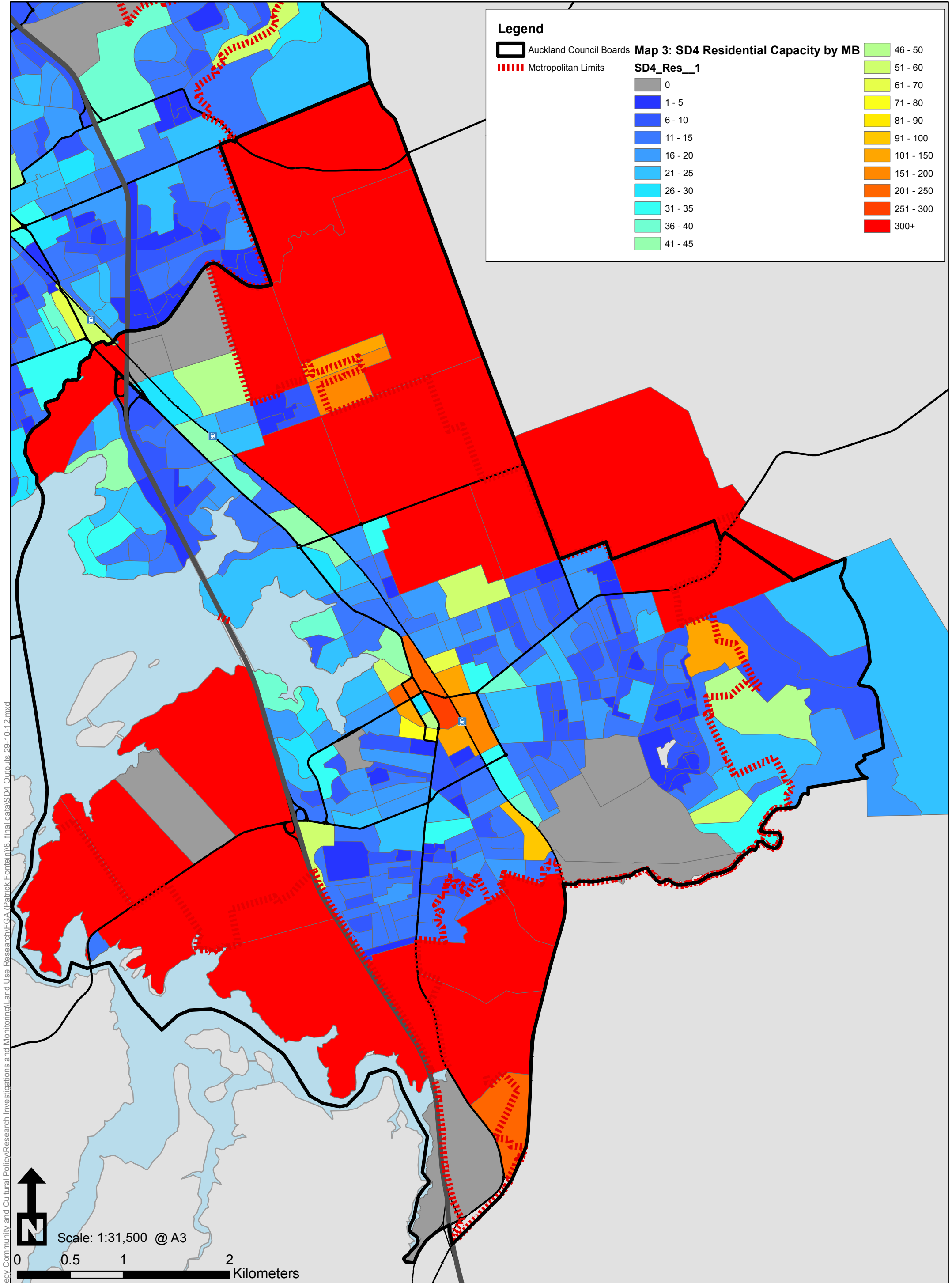
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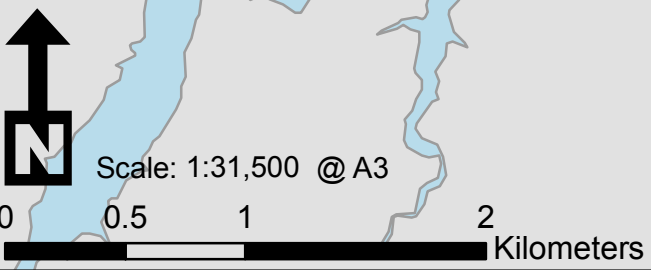
Map 3: Manurewa: Residential Capacity per MB (Additional Dwellings)

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Final Draft Results: 29-10-2012



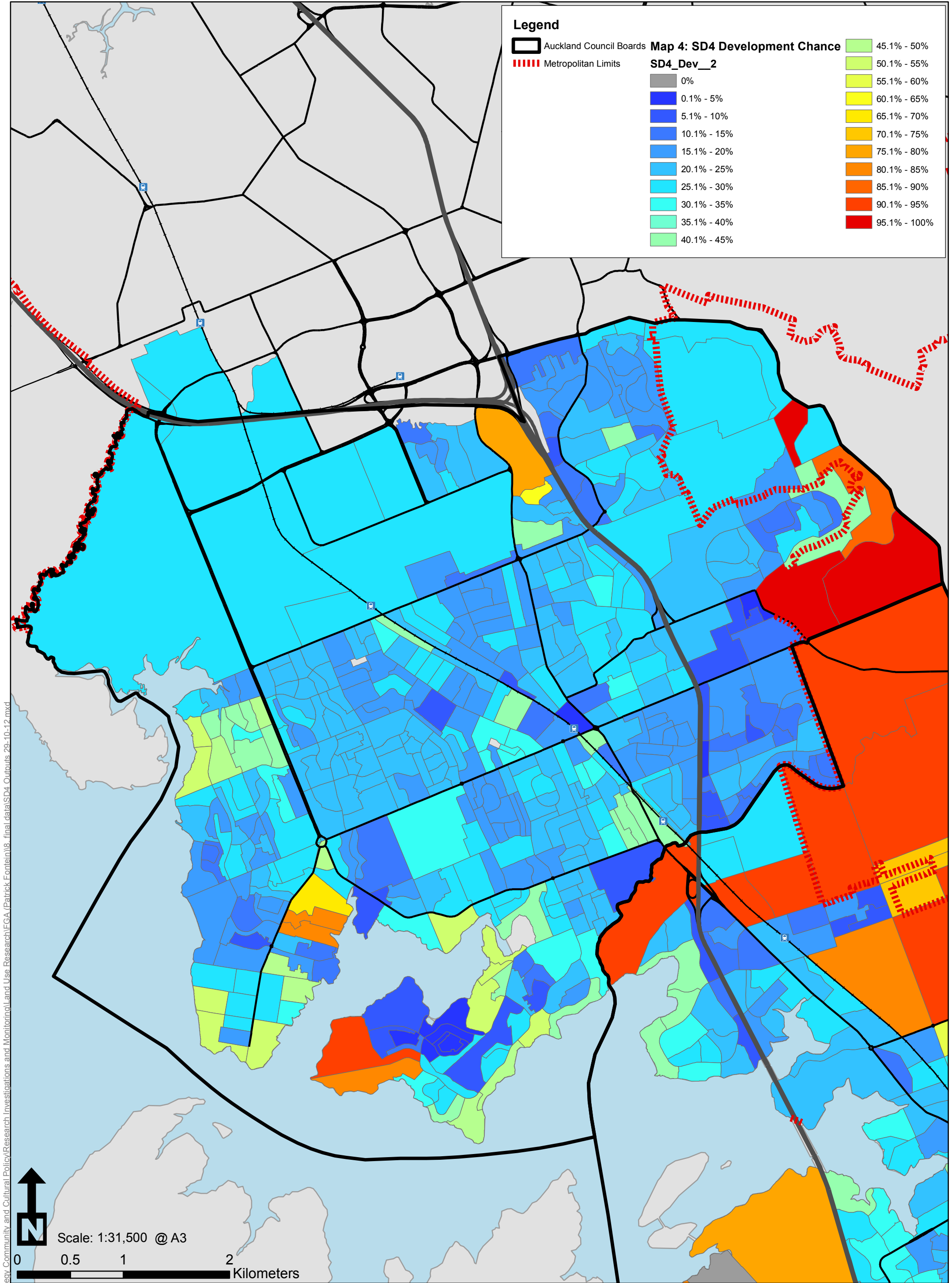
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Map 3: Papakura: Residential Capacity per MB (Additional Dwellings)

Fine Grained Analysis Project (Papakura and Manurewa LB's)

Final Draft Results: 29-10-2012

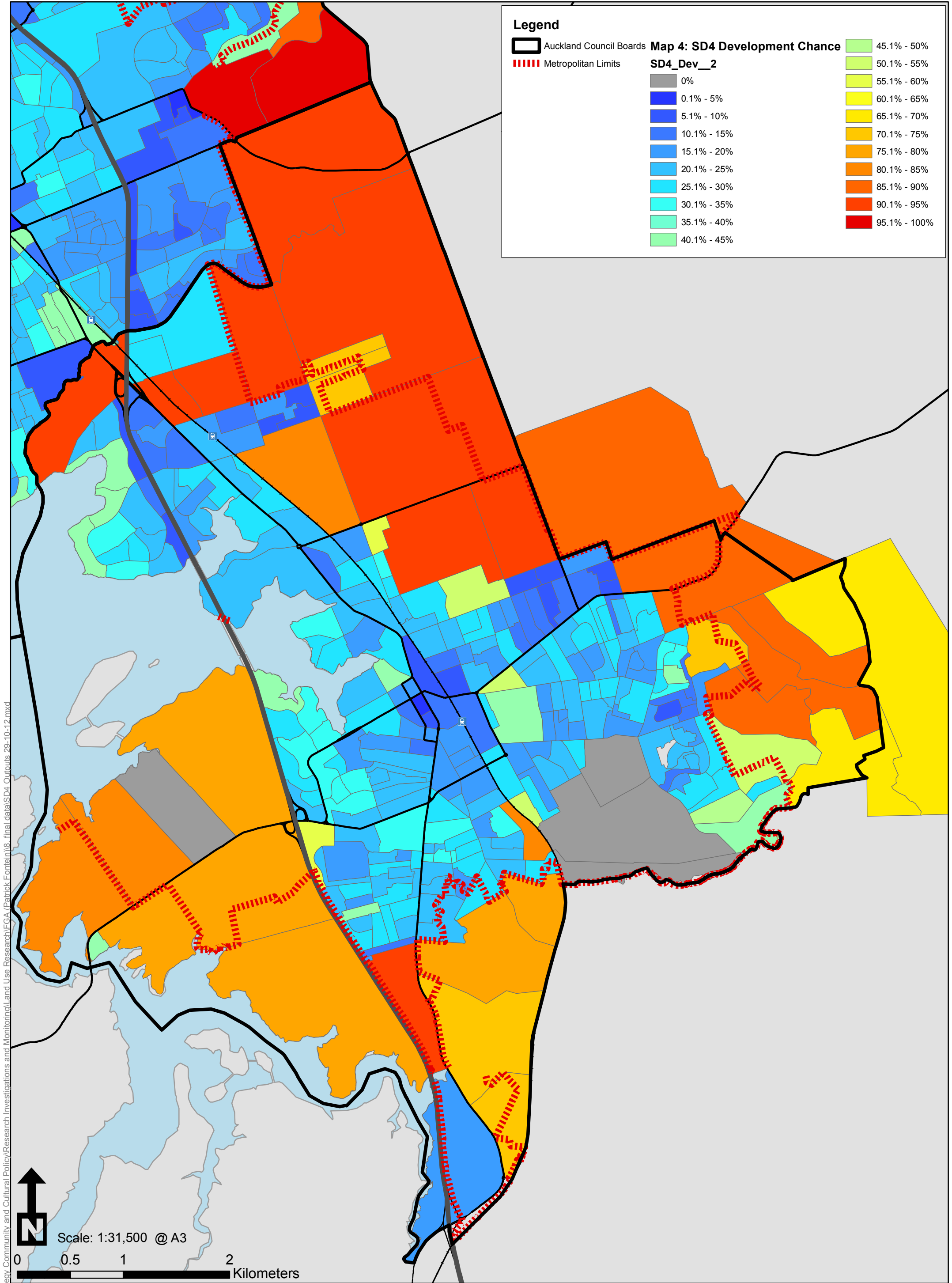


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Map 4: Manurewa: SD4 Assessed Development Chance (%)

Fine Grained Analysis Project (Papakura and Manurewa LB's)

Final Draft Results: 29-10-2012

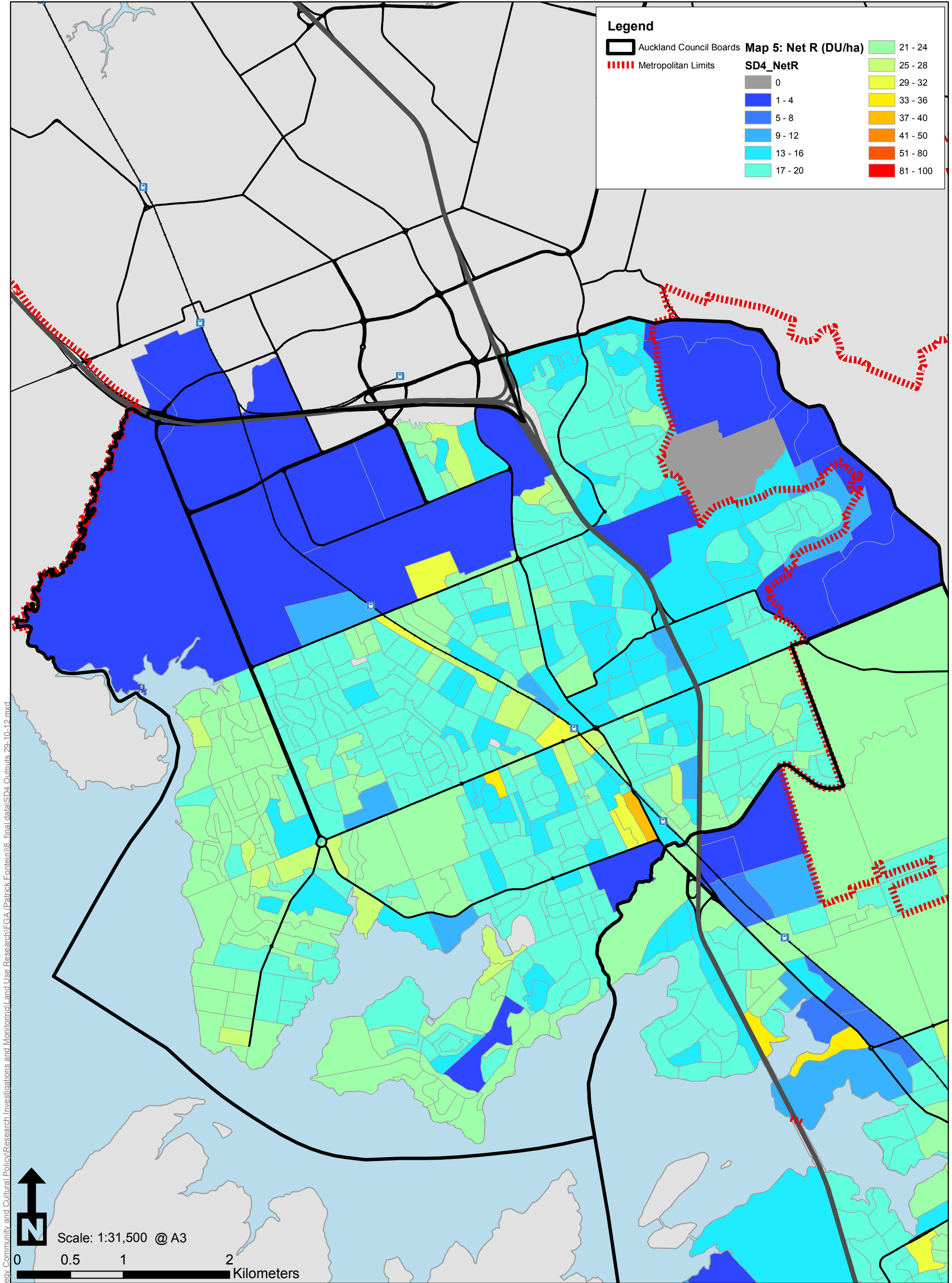


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Map 4: Papakura: SD4 Assessed Development Chance (%)

Fine Grained Analysis Project (Papakura and Manurewa LB's)

Final Draft Results: 29-10-2012

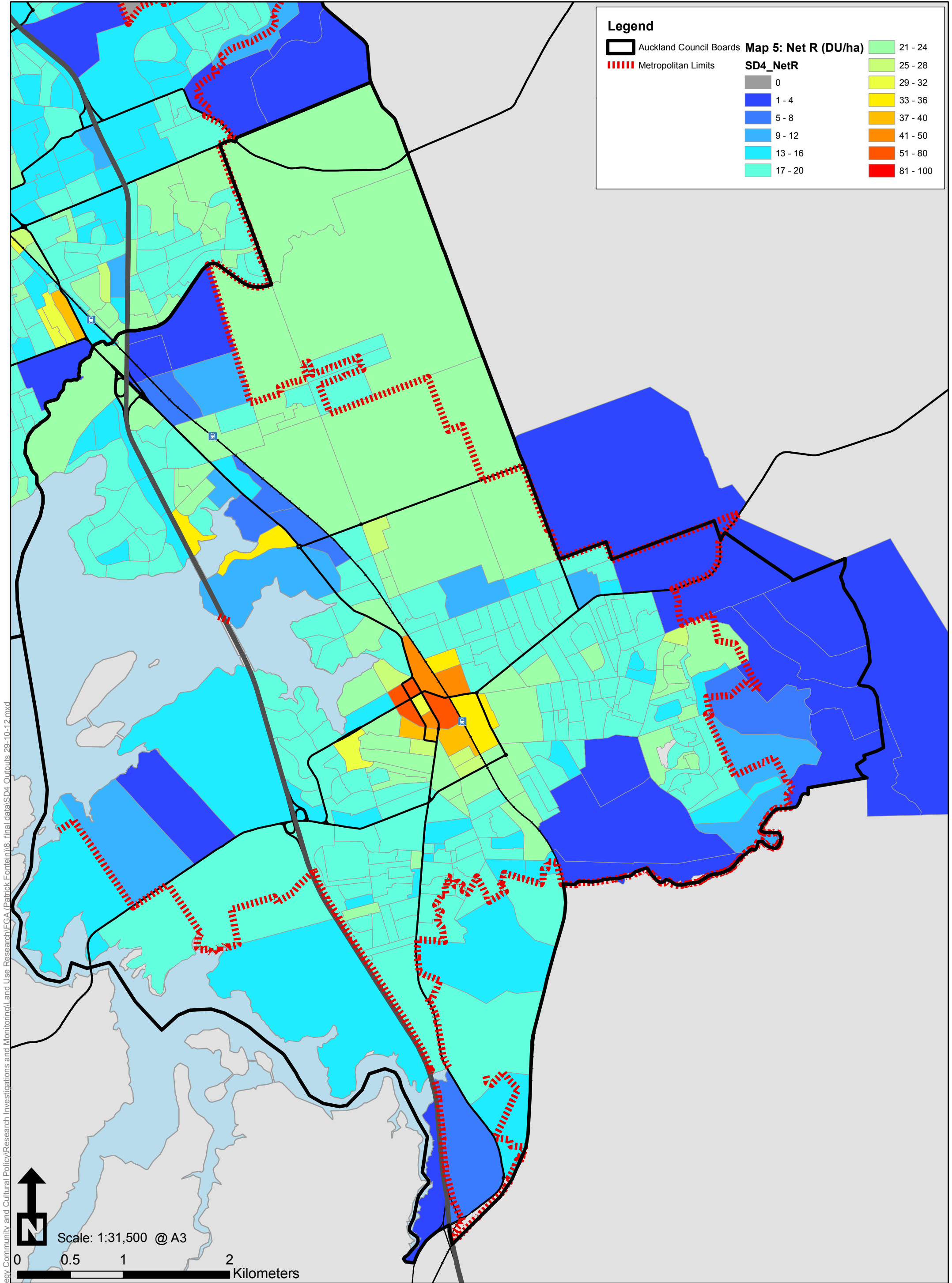


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Map 5: Manurewa: SD4 New Net Density for Each MB (DU/ha or "R")

Fine Grained Analysis Project (Papakura and Manurewa LB's)

Final Draft Results: 29-10-2012

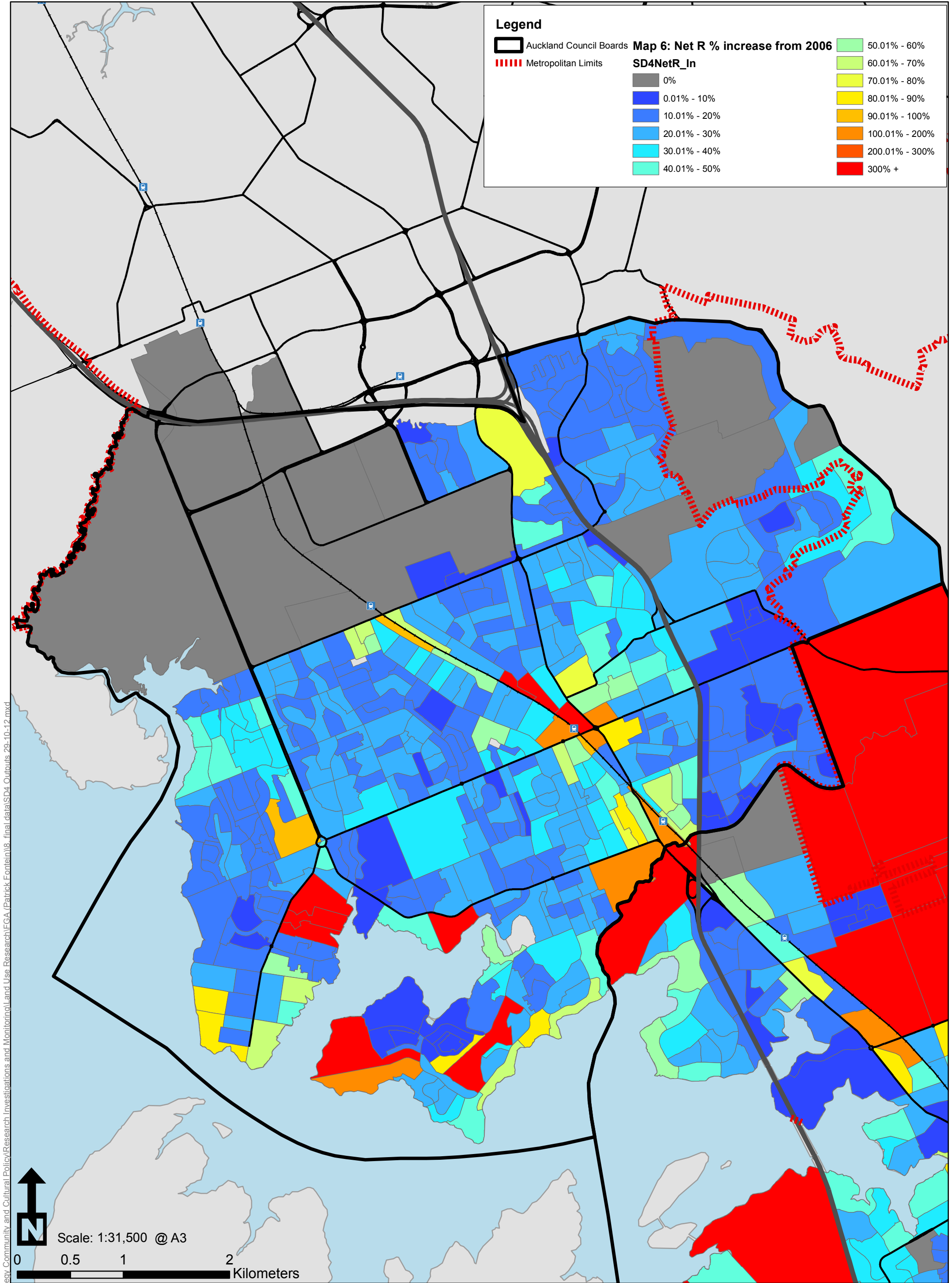


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Map 5: Papakura: SD4 New Net Density for Each MB (DU/ha or "R")

Fine Grained Analysis Project (Papakura and Manurewa LB's)

Final Draft Results: 29-10-2012

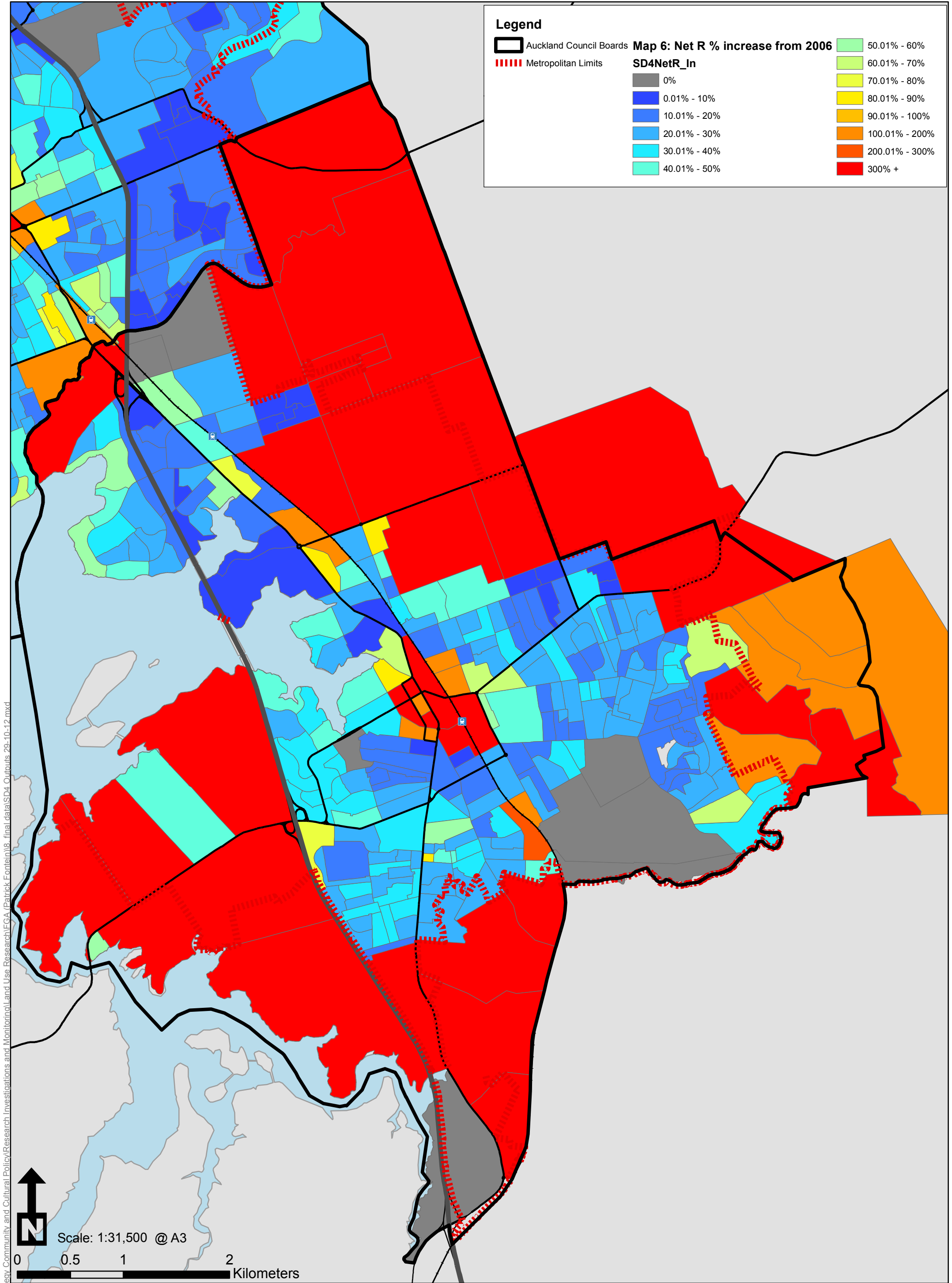


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Map 6: Manurewa: SD4 Net %age Density Increase (2006 to SD4)

Fine Grained Analysis Project (Papakura and Manurewa LB's)

Final Draft Results: 29-10-2012



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Map 6: Papakura: SD4 Net %age Density Increase (2006 to SD4)

Fine Grained Analysis Project (Papakura and Manurewa LB's)

Final Draft Results: 29-10-2012

Manukau - Wiri	Populat 2006	Dwell 2006	Pop/Dwel 2006	MB Area (Hect)	Resident Area	Busines Area	Rural Area	Open Space	Net : Gross	R Gross	1996 / 2006	MeshBI 2006	Exist Zone	SD4 Zone	R Net	Net Area	Single	Greenf Master Planned	Mixed	Terrace Apmts	Town C / Busines	Capac Utilis	SD4 Dev Chance	Green Field	Brown Field	SD4 Resid Capacity	AC Resid Capacity	New Net R
0780201	0	1	0.00	50.2321	0.00	37.10	0.00	1.66	73.9%	0.50	1	0780201	Bus6	Bus6	0.67	37.10					0	60%	30%	0	0	15	0.67	
0780403	12	6	2.00	76.0091	0.00	68.32	0.00	0.00	89.9%	0.74	6	0780403	Bus6	Bus6	0.82	68.32					0	60%	30%	0	0	1	0.82	
0780404	15	6	2.50	34.3601	0.00	29.35	0.00	0.00	85.4%	1.89	3	0780404	Bus5	Bus5	2.21	29.35					0	60%	30%	0	0	25	2.21	
0780407	3	2	1.50	123.9975	1.68	62.70	0.00	3.35	51.9%	0.22	2	0780407	Bus5	Bus5	0.42	64.38					0	60%	30%	0	0	3	0.42	
0780409	363	99	3.67	12.2065	4.33	0.00	0.00	6.81	35.5%	8.11	0	0780409	MRes	Mixed	22.87	4.33		85				60%	25%	13	13	2	25.82	
0780410	384	90	4.27	13.2425	7.55	0.08	0.00	1.26	57.6%	6.80	6	0780410	MRes	Mixed	11.80	7.63		150				60%	25%	23	23	0	14.74	
0780411	261	66	3.95	5.4982	3.61	0.00	0.00	1.17	65.6%	12.00	-3	0780411	MRes	Mixed	18.30	3.61		75				60%	15%	7	7	2	20.17	
0780412	114	27	4.22	3.1633	2.35	0.00	0.00	0.00	74.2%	8.54	0	0780412	MRes	Mixed	11.50	2.35		45				60%	20%	5	5	2	13.80	
0780413	192	39	4.92	2.9185	1.87	0.00	0.00	0.32	64.0%	13.36	12	0780413	MRes	Mixed	20.87	1.87		40				60%	20%	5	5	45	23.44	
0780414	627	129	4.86	10.4819	7.72	0.00	0.00	0.35	73.7%	12.31	3	0780414	MRes	Mixed	16.70	7.72		150				60%	25%	23	23	43	19.62	
0780415	126	33	3.82	2.2493	1.82	0.00	0.00	0.00	80.9%	14.67	3	0780415	MRes	Mixed	18.15	1.82		40				60%	30%	7	7	0	22.11	
0780504	261	63	4.14	9.3607	3.73	0.00	0.00	3.77	39.8%	6.73	0	0780504	MRes	Mixed	16.90	3.73		75				60%	25%	11	11	5	19.92	
0780506	111	30	3.70	32.5991	1.39	13.72	0.00	11.18	46.3%	0.92	0	0780506	Bus5	Bus5	1.99	15.11		40				70%	80%	10	12	22	2	3.47
0780507	180	39	4.62	3.5559	2.13	0.07	0.00	0.63	61.9%	10.97	0	0780507	MRes	Mixed	17.71	2.20		40				70%	65%	12	6	18	0	25.97
0780508	183	51	3.59	4.1529	2.47	0.00	0.00	0.28	59.5%	12.28	6	0780508	MRes	Mixed	20.63	2.47		50				60%	20%	6	6	0	0	23.06
0780509	156	36	4.33	2.8133	2.09	0.00	0.00	0.00	74.5%	12.80	-6	0780509	MRes	Mixed	17.19	2.09		40				60%	25%	6	6	8	0	20.05
0780600	243	81	3.00	5.0305	4.11	0.00	0.00	0.00	81.7%	16.10	9	0780600	MRes	Mixed	19.71	4.11		80				60%	15%	7	7	0	0	21.47
0780800	108	39	2.77	13.2439	1.47	0.00	0.00	0.00	11.1%	2.94	0	0780800	MRes	Mixed	26.56	1.47		30				60%	20%	4	4	0	0	29.02
0781200	21	8	2.63	302.1209	0.00	197.26	0.00	14.48	65.3%	0.30	5	0781200	Bus6	Bus6	0.47	197.26					0	60%	30%	0	0	0	0	0.47
0781300	33	12	2.75	235.5134	0.42	203.44	0.00	4.02	86.6%	0.38	12	0781300	Bus6	Bus6	0.44	203.86					0	60%	30%	0	0	5	0	0.44
0781400	45	9	5.00	26.0994	1.17	0.00	0.00	0.36	4.5%	0.38	-3	0781400	Bus5	Bus5	8.58	1.17					0	60%	30%	0	0	0	0	8.58
3,438	866	3.97	969	50	612	0	50	68.3%	0.89	56	6.5%				1.31	662	0	0	940	0	0		16.7%	22	135	157	158	1.54

Max Possible 940
Likely Take-up 16.7%

14.1% 85.9% 18% 18.2%

Local Ward Population projections provided by Auckland Council

Papakura	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2036	2041
Low Growth	42,822	43,516	44,064	44,668	45,440	46,442	46,831	47,249	47,680	48,080	48,533	49,024	49,555	50,085	50,680	51,267	51,936	52,587	53,253	53,879	54,508	55,147	55,798	56,424	57,092	57,774	60,500	62,938
Medium Growth	42,822	43,516	44,064	44,668	45,440	46,442	47,210	47,972	48,748	49,509	50,321	51,240	52,212	53,276	54,369	55,485	56,663	57,973	59,478	61,059	62,393	63,791	65,699	67,641	70,050	72,732	74,435	75,493
High Growth	42,822	43,516	44,064	44,668	45,440	46,442	47,565	48,684	49,806	50,926	52,088	53,442	54,921	56,494	58,267	60,430	63,159	66,217	71,077	74,917	75,137	75,193	75,227	75,248	75,282	75,333	75,211	76,456

Papakura	2006-2007	2007-2008	2008-2009	2009-2010	2010-2011	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2036	2036-2041	Total
Low Growth pa	694	548	604	772	1,002	389	418	431	400	453	491	531	530	595	587	669	651	666	626	629	639	651	626	668	682	2,726	2,438	20,116
Med Growth pa	694	548	604	772	1,002	768	762	776	761	812	919	972	1,064	1,093	1,116	1,178	1,310	1,505	1,581	1,334	1,398	1,908	1,942	2,409	2,682	1,703	1,058	32,671
High Growth pa	694	548	604	772	1,002	1,123	1,119	1,122	1,120	1,162	1,354	1,479	1,573	1,773	2,163	2,729	3,058	4,860	3,840	220	56	34	21	34	51	-122	1,245	33,634

Manurewa	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2036	2041
Low Growth	81,468	83,055	84,748	86,338	88,302	89,265	89,866	90,501	91,154	91,768	92,453	92,853	93,215	93,656	94,104	94,586	95,119	95,684	96,239	96,805	97,407	98,003	98,600	99,188	99,461	99,535	99,031	99,651
Medium Growth	81,468	83,055	84,748	86,338	88,302	89,265	90,581	91,895	93,206	94,480	95,849	96,801	97,809	98,943	100,107	101,286	102,578	102,472	102,482	102,504	102,541	102,586	102,631	102,700	102,792	102,889	102,637	103,499
High Growth	81,468	83,055	84,748	86,338	88,302	89,265	91,253	93,243	95,209	97,197	99,216	100,655	102,316	104,114	106,256	106,238	105,863	105,534	105,616	105,692	105,854	105,890	105,902	105,924	105,934	105,990	105,136	106,223

Manurewa	2006-2007	2007-2008	2008-2009	2009-2010	2010-2011	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2036	2036-2041	Total
Low Growth pa	1,587	1,693	1,590	1,964	963	601	635	653	614	685	400	362	441	448	482	533	565	555	566	602	596	597	588	273	74	-504	620	18,183
Med Growth pa	1,587	1,693	1,590	1,964	963	1,316	1,314	1,311	1,274	1,369	952	1,008	1,134	1,164	1,179	1,292	-106	10	22	37	45	45	69	92	97	-252	862	22,031
High Growth pa	1,587	1,693	1,590	1,964	963	1,988	1,990	1,966	1,988	2,019	1,439	1,661	1,798	2,142	-18	-375	-329	82	76	162	36	12	22	10	56	-854	1,087	24,755

Manurewa Ward		Gross Area - Hectares	Net Area - Hectares	2006 Actual Dwellings	2006 Actual Net Density	AC Residential Capacity Numbers	SD4 Green Field Capacity	SD4 Brown Field Capacity	SD4 Capacity Analysis	SD4 projected Total Dwellings	SD4 Projected Density Net R=dwellings / Hect	SD4 Projected Growth	Single / Large Lot	Greenfield Master-Planned	Mixed Typology	Terrace / Apartments	Town Centre
Man1	Manukau-Wiri	969	662	866	1.3	158	22	135	157	1,023	1.5	18%	0	0	157	0	0
Man2	Goodwood Heights	382	169	1,803	10.7	218	34	314	348	2,151	12.7	19%	6	0	342	0	0
Man3	Randwick Park	573	350	3,150	9.0	861	179	392	571	3,721	10.6	18%	45	0	526	0	0
Man4	Manurewa	1,037	742	9,833	13.2	3,562	0	3,211	3,211	13,044	17.6	33%	0	0	2,243	779	188
Man5	Weymouth	535	301	4,452	14.8	1,118	296	1,188	1,484	5,936	19.7	33%	0	0	1,428	14	42
Man6	Wattle Downs	251	156	1,644	10.5	569	402	485	887	2,531	16.2	54%	0	51	799	36	0
Totals		3,748	2,381	21,748	9.1	6,486	933	5,724	6,657	28,405	11.9	31%	51	51	5,496	829	230
							14.0%	86.0%									

Papakura Ward		Gross Area - Hectares	Net Area - Hectares	2006 Actual Dwellings	2006 Actual Net Density	AC Residential Capacity Numbers	SD4 Green Field Capacity	SD4 Brown Field Capacity	SD4 Capacity Analysis	SD4 projected Total Dwellings	SD4 Projected Density	SD4 Projected Growth	Single / Large Lot	Greenfield Master-Planned	Mixed Typology	Terrace / Apartments	Town Centre
Pap1	MGC, Conifer Grove	165	103	798	7.8	1,009	744	273	1,017	1,815	17.6	127%	0	741	276	0	0
Pap2	Takanini	1,333	888	3,705	4.2	39	10,314	740	11,054	14,759	16.6	298%	0	10,282	564	208	0
Pap3	Hingaia	671	391	225	0.6	104	4,146	31	4,177	4,402	11.3	1857%	1	3,781	11	0	384
Pap4	Papakura	2,338	1,508	9,044	6.0	5,142	3,551	3,637	7,188	16,232	10.8	79%	102	2,780	2,811	70	1,425
Totals		4,507	2,889	13,772	4.8	6,294	18,756	4,681	23,437	37,209	12.9	170%	103	17,585	3,663	278	1,809
							80.0%	20.0%									

Goodwood Heights	Populat 2006	Dwell 2006	Pop/Dwel 2006	MB Area (Hect)	Resident Area	Busines Area	Rural Area	Open Space	Net : Gross	R Gross	1996 / 2006	MeshBI 2006	Exist Zone	SD4 Zone	R Net	Net Area	Single	Green Master Planned	Mixed	Terrace Apmts	Town C / Busines	Capac Utilis	SD4 Dev Chance	Green Field	Brown Field	SD4 Resid Capacity	AC Resid Capacity	New Net R
0759901	264	90	2.93	17.4848	12.06	0.00	0.00	0.95	69.0%	7.26	27	0759901	MRes	Mixed	10.53	12.06			200			60%	15%		18	18	0	12.02
0759902	144	45	3.20	4.6506	3.63	0.00	0.00	0.01	78.0%	9.68	0	0759902	MRes	Mixed	12.41	3.63			66			60%	30%		12	12	0	15.68
0759903	99	30	3.30	3.9279	2.98	0.00	0.00	0.01	75.9%	9.17	0	0759903	MRes	Mixed	12.08	2.98			60			60%	30%	3	8	11	0	15.70
0760000	30	9	3.33	30.8442	1.17	0.00	7.14	20.62	26.9%	0.32	0	0760000	Rural	Rural	1.20	8.31	10					60%	30%		2	2	0	1.42
0760106	408	102	4.00	13.4360	7.46	0.24	0.00	1.32	57.3%	8.26	51	0760106	MRes	Mixed	14.41	7.70			150			60%	25%	4	19	23	0	17.33
0760113	204	48	4.25	3.9028	3.12	0.00	0.00	0.22	80.1%	12.30	3	0760113	MRes	Mixed	15.36	3.12			60			60%	15%		5	5	0	17.09
0760114	285	78	3.65	7.3885	5.39	0.00	0.00	0.58	72.9%	10.96	39	0760114	MRes	Mixed	15.04	5.39			110			60%	20%		13	13	0	17.49
0760115	402	102	3.94	8.5187	6.07	0.00	0.00	0.44	71.2%	11.97	48	0760115	MRes	Mixed	16.81	6.07			120			60%	20%		14	14	0	19.18
0760116	129	39	3.31	4.9575	2.91	0.00	0.00	1.19	58.7%	7.87	6	0760116	MRes	Mixed	13.41	2.91			60			60%	25%		9	9	0	16.50
0760117	204	69	2.96	6.5377	5.69	0.00	0.00	0.00	87.0%	10.55	6	0760117	MRes	Mixed	12.13	5.69			110			60%	20%		13	13	0	14.45
0760119	105	30	3.50	3.0127	2.40	0.00	0.00	0.00	79.6%	11.29	3	0760119	MRes	Mixed	14.18	2.40			50			60%	15%	1	4	5	0	16.06
0760120	117	36	3.25	3.4991	2.35	0.00	0.00	0.00	67.2%	10.29	3	0760120	MRes	Mixed	15.30	2.35			45			60%	10%		3	3	0	16.45
0760121	240	66	3.64	6.2038	3.98	0.00	0.00	0.00	64.1%	10.64	3	0760121	MRes	Mixed	16.59	3.98			80			60%	15%	1	6	7	0	18.40
0760122	228	66	3.45	8.6593	5.05	0.00	0.00	1.06	58.3%	7.62	0	0760122	MRes	Mixed	13.08	5.05			100			60%	15%		9	9	0	14.86
0760123	330	96		10.4609	6.40	0.00	0.00	2.26	61.2%	9.18	9	0760123	MRes	Mixed	14.99	6.40			125			60%	25%		19	19	0	17.92
0760124	156	33		5.5310	3.20	0.00	0.00	1.41	57.8%	8.86	33	0760124	MRes	Mixed	15.33	3.20			60			60%	40%	10	4	14	0	19.83
0760125	192	60	3.20	7.9552	4.80	0.00	0.00	2.13	60.4%	7.67	0	0760125	MRes	Mixed	12.70	4.80			100			60%	30%		18	18	0	16.45
0760126	93	30	3.10	3.6931	2.39	0.00	0.00	0.73	64.6%	8.12	3	0760126	MRes	Mixed	12.57	2.39			45			60%	30%	3	5	8	0	15.96
0760127	207	57	3.63	5.4032	3.94	0.16	0.00	0.22	75.9%	10.55	0	0760127	MRes	Mixed	13.90	4.10			80			60%	20%		10	10	0	16.25
0760128	75	24	3.13	3.3344	1.79	0.00	0.00	0.98	53.6%	7.80	0	0760128	MRes	Mixed	14.55	1.79			40			60%	25%		6	6	0	17.91
0760129	156	48	3.25	10.0156	3.47	0.00	0.00	0.00	34.7%	4.79	3	0760129	MRes	Mixed	13.81	3.47			70			60%	30%		13	13	0	17.44
0760130	93	24	3.88	2.8703	1.60	0.00	0.00	0.76	55.7%	8.36	-3	0760130	MRes	Mixed	15.02	1.60			30			60%	25%	1	4	5	52	17.83
0760131	93	33	2.82	3.7298	2.84	0.00	0.00	0.20	76.1%	8.85	0	0760131	MRes	Mixed	11.62	2.84			60			60%	25%	1	8	9	91	14.80
0760132	156	42	3.71	5.7973	3.14	0.00	0.00	1.64	54.2%	7.59	0	0760132	MRes	Mixed	14.00	3.14			60			60%	30%		11	11	0	17.43
0760133	150	48	3.13	5.3002	4.18	0.00	0.00	0.38	78.9%	9.43	0	0760133	MRes	Mixed	11.95	4.18			80			60%	25%	1	11	12	30	14.82
0760134	249	72	3.46	8.8231	6.30	0.00	0.00	0.90	71.4%	9.29	15	0760134	MRes	Mixed	13.02	6.30			125			60%	20%	4	11	15	3	15.41
0760135	204	57	3.58	4.9122	4.02	0.00	0.00	0.01	81.9%	11.60	27	0760135	MRes	Mixed	14.16	4.02			80			60%	20%		10	10	0	16.55
0760136	231	63	3.67	5.6842	4.34	0.00	0.00	0.00	76.3%	11.08	48	0760136	MRes	Mixed	14.52	4.34			85			60%	20%		10	10	0	16.87
0760137	117	39	3.00	5.8941	2.11	0.00	0.00	3.11	35.9%	6.62	30	0760137	MRes	Mixed	18.44	2.11			40			60%	20%		5	5	0	20.71
0760138	273	72	3.79	7.8368	5.31	0.00	0.00	1.04	67.7%	9.19	60	0760138	MRes	Mixed	13.56	5.31			100			60%	20%		12	12	0	15.82
0760139	174	48	3.63	4.5719	3.37	0.00	0.00	0.38	73.8%	10.50	48	0760139	MRes	Mixed	14.23	3.37			65			60%	20%	3	5	8	0	16.54
0760140	123	33	3.73	5.4778	2.71	0.00	0.00	1.70	49.5%	7.48	30	0760140	MRes	Mixed	15.12	2.71			55			60%	20%	2	5	7	9	17.55
0760141	324	81	4.00	7.0218	4.89	0.00	0.00	0.84	69.6%	11.54	54	0760141	MRes	Mixed	16.57	4.89			90			60%	20%		11	11	3	18.78
0760200	0	0		81.7577	2.01	0.00	0.00	79.75	2.5%	0.01	0	0760200	Park	Park	0.50	2.01	0					60%	30%		0	0	18	0.50
0760300	39	12	3.25	10.6061	0.00	0.00	10.44	0.00	98.4%	1.41	3	0760300	Rural	Rural	1.44	10.44	4				100%	100%		4	4	0	1.82	
0760500	63	21	3.00	14.2817	0.00	0.00	13.66	0.00	95.7%	1.47	12	0760500	Rural	Rural	1.54	13.66	0					60%	30%		0	0	6	1.54
0760701	9	0		38.5054	0.00	0.00	0.00	35.87	0.0%	0.03	0	0760701	Park	Park	1.00	0.00	0					60%	30%		0	0	6	1.00
	6,366	1,803	3.53	382.5	137.1	0.4	31.2	160.7	44.1%	4.71	561				10.72	168.7	14	0	2,601	0	0		13%	34	314	348	218	12.78
											31.1%						Max Possible					2,615						
											Likely Take-up					13.2%												

Manurewa	Populat 2006	Dwell 2006	Pop/Dwel 2006	MB Area (Hect)	Resident Area	Busines Area	Open Space	Rateable Area (Hect)	Net : Gross	R Gross	1996 / 2006	MeshBI 2006	Prec	Exist Zone	SD4 Zone	R Net	Net Area	Single / Large Lot	Greenf Master Planned	Mixed	Terrace Apmts	Town C / Busines	Capac Utilis	SD4 Dev Chance	Green Field	Brown Field	SD4 Resid Capacity	AC Resid Capacity	New Net R
0750200	93	30	3.10	2.4852	1.99	0.00	0.00	1.9861	79.9%	12.07	3	0750200	North	MRes	Mixed	15.10	1.99			40			70%	20%		6	6	7	17.90
0750300	216	72	3.00	5.4148	4.17	0.00	0.43	4.1749	77.1%	13.30	12	0750300	North	MRes	Mixed	17.25	4.17			83			70%	20%		12	12	12	20.05
0750400	222	57	3.89	4.8690	4.09	0.00	0.00	4.0931	84.1%	11.71	6	0750400	North	MRes	Mixed	13.93	4.09			82			70%	20%		11	11	15	16.73
0750500	168	51	3.29	4.8448	3.92	0.00	0.00	3.9169	80.8%	10.53	0	0750500	North	MRes	Mixed	13.02	3.92			78			70%	20%		11	11	20	15.82
0750600	180	60	3.00	4.6332	3.82	0.00	0.00	3.8222	82.5%	12.95	3	0750600	North	MRes	Mixed	15.70	3.82			76			70%	20%		11	11	18	18.50
0750700	300	102	2.94	6.7749	5.68	0.00	0.28	5.6839	83.9%	15.06	12	0750700	North	MRes	Mixed	17.95	5.68			114			70%	30%		24	24	14	22.15
0750800	270	81	3.33	6.7094	5.30	0.20	0.30	5.5063	82.1%	12.07	9	0750800	North	MRes	Mixed	14.71	5.51			110			70%	20%		15	15	13	17.51
0750900	141	51	2.76	3.2439	2.57	0.08	0.00	2.6455	81.6%	15.72	6	0750900	North	MRes	Mixed	19.28	2.65			53			70%	20%		7	7	3	22.08
0751000	180	54	3.33	4.6133	3.89	0.00	0.00	3.8917	84.4%	11.71	6	0751000	Manu	MRes	Mixed	13.88	3.89			78			70%	30%		16	16	26	18.08
0751100	195	69	2.83	4.6703	4.05	0.00	0.00	4.0481	86.7%	14.77	6	0751100	Manu	MRes	Mixed	17.05	4.05			81			70%	20%		11	11	25	19.85
0751200	231	75	3.08	5.6745	4.76	0.00	0.00	4.7609	83.9%	13.22	12	0751200	Manu	MRes	Mixed	15.75	4.76			95			70%	20%		13	13	32	18.55
0751300	141	63	2.24	4.3539	3.75	0.00	0.00	3.7473	86.1%	14.47	9	0751300	Manu	MRes	Mixed	16.81	3.75			75			70%	25%		13	13	28	20.31
0751400	36	9	4.00	5.2757	0.24	3.85	0.00	4.0907	77.5%	6.26	6	0751400	Manu	Bus5	TC	2.20	4.09				205		70%	25%		36	36	80	10.95
0751500	123	48	2.56	5.9294	2.92	1.25	0.02	4.1646	70.2%	8.10	15	0751500	Manu	MRes	TC	11.53	4.16			83			70%	30%		17	17	46	15.73
0751600	6	2	3.00	5.1278	0.00	3.87	0.00	3.8664	75.4%	1.56	2	0751600	Manu	Bus2	TC	2.07	3.87					1,547	70%	5%		54	54	81	14.52
0751700	6	2	3.00	2.6687	0.00	1.43	0.00	1.4305	53.6%	2.25	2	0751700	Manu	Bus5	TC	4.19	1.43					429	70%	10%		30	30	35	22.40
0751800	147	48	3.06	4.4618	3.19	0.00	0.00	3.1869	71.4%	10.76	0	0751800	Manu	MRes	Mixed	15.06	3.19			64			70%	30%		13	13	24	19.26
0751900	147	51	2.88	8.1777	2.67	0.00	3.90	2.6724	32.7%	6.24	3	0751900	Manu	MRes	Mixed	19.08	2.67			53			70%	40%		15	15	27	24.68
0752000	252	99	2.55	7.3639	5.72	0.00	0.12	5.7156	77.6%	13.44	6	0752000	Manu	MRes	TC	17.32	5.72				286		80%	15%		34	34	32	23.32
0752100	123	48	2.56	6.5480	2.89	1.86	0.00	4.7558	72.6%	7.33	-3	0752100	Manu	MRes	TC	10.09	4.76			140	450		80%	20%		94	94	32	29.94
0752201	27	9	3.00	0.7000	0.57	0.00	0.00	0.5700	81.4%	12.86	9	0752201	Manu	MRes	Mixed	15.79	0.57			11			70%	20%		2	2	6	18.59
0752202	51	21	2.43	1.6145	1.40	0.00	0.00	1.3978	86.6%	13.01	0	0752202	Manu	MRes	Mixed	15.02	1.40			28			70%	20%		4	4	7	17.82
0752300	267	42	6.36	7.2341	4.11	0.00	0.00	4.1118	56.8%	5.81	-3	0752300	Manu	MRes	Mixed	10.21	4.11			82			75%	35%		22	22	22	15.46
0752400	162	60	2.70	5.0176	4.12	0.08	0.00	4.2007	83.7%	11.96	0	0752400	Manu	MRes	Mixed	14.28	4.20			84			75%	35%		22	22	25	19.53
0752500	75	24	3.13	2.1478	1.70	0.00	0.00	1.7038	79.3%	11.17	0	0752500	Manu	MRes	Mixed	14.09	1.70			34			75%	35%		9	9	8	19.34
0752601	30	9	3.33	1.0214	0.89	0.00	0.00	0.8893	87.1%	11.75	0	0752601	Manu	MRes	Mixed	13.49	0.89			18			75%	35%		5	5	4	15.37
0752602	96	30	3.20	2.3870	2.02	0.00	0.00	2.0151	84.4%	12.57	3	0752602	Manu	MRes	Mixed	14.89	2.02			40			75%	35%		11	11	11	20.14
0752700	138	48	2.88	3.9967	3.28	0.00	0.00	3.2810	82.1%	12.01	3	0752700	Manu	MRes	TC	14.63	3.28				164		75%	20%		25	25	29	22.13
0752801	39	12	3.25	1.2956	0.72	0.08	0.00	0.7949	61.4%	9.26	3	0752801	Manu	MRes	TC	15.10	0.79			40			70%	40%		11	11	8	29.10
0752802	69	30	2.30	2.8717	1.76	0.45	0.00	2.2088	76.9%	10.45	0	0752802	Manu	MRes	TC	13.58	2.21			110			70%	40%		31	31	21	27.58
0752900	168	57	2.95	4.8387	3.75	0.00	0.00	3.7510	77.5%	11.78	6	0752900	Manu	MRes	TC	15.20	3.75			188			70%	30%		39	39	29	25.70
0753000	75	27	2.78	2.3239	1.85	0.00	0.00	1.8545	79.8%	11.62	0	0753000	Manu	MRes	Mixed	14.56	1.85			37			70%	35%		9	9	9	19.46
0753100	114	33	3.45	3.1427	2.51	0.00	0.09	2.5058	79.7%	10.50	6	0753100	Manu	MRes	Mixed	13.17	2.51			50			70%	35%		12	12	19	18.07
0753201	81	21	3.86	2.6322	1.32	0.46	0.00	1.7827	67.7%	8.74	3	0753201	Manu	MRes	Mixed	12.90	1.78			36			70%	30%		7	7	7	15.98
0753202	129	45	2.87	3.5048	2.47	0.00	0.00	2.4712	70.5%	12.84	3	0753202	Manu	MRes	Mixed	18.21	2.47			49			70%	15%		5	5	16	20.31
0753302	81	24	3.38	1.8156	1.45	0.00	0.00	1.4458	79.6%	13.22	-3	0753302	TeMa	MRes	Mixed	16.60	1.45			29			70%	25%		5	5	6	20.10
0753303	84	21	4.00	1.9303	1.62	0.00	0.00	1.6204	83.9%	10.88	6	0753303	Manu	MRes	Mixed	12.96	1.62			32			70%	25%		6	6	11	16.46
0753304	42	9	4.67	0.8036	0.70	0.00	0.00	0.7027	87.4%	11.20	0	0753304	Manu	MRes	Mixed	12.81	0.70			14			70%	25%		2	2	5	16.31
0753401	108	36	3.00	4.8282	4.23	0.00	0.00	4.2285	87.6%	7.46	-3	0753401	TeMa	MRes	Mixed	8.51	4.23			85			70%	25%		15	15	24	12.01
0753402	27	9	3.00	0.8634	0.35	0.34	0.00	0.6877	79.6%	10.42	0	0753402	TeMa	MRes	Mixed	13.09	0.69			14			70%	25%		2	2	4	16.59
0753500	153	48	3.19	4.4153	3.62	0.00	0.00	3.6176	81.9%	10.87	0	0753500	TeMa	MRes	Mixed	13.27	3.62			72			70%	30%		15	15	33	17.47
0753600	243	63	3.86	5.1121	4.40	0.00	0.00	4.4041	86.2%	12.32	6	0753600	TeMa	MRes	Mixed	14.30	4.40			88			70%	35%		22	22	43	19.20
0753700	147	45	3.27	3.2900	2.68	0.00	0.03	2.6755	81.3%	13.68	9	0753700	TeMa	MRes	TC	16.82	2.68				134		60%	40%		32	32	22	28.82
0753800	162	48	3.38	5.6473	3.10	0.00	1.94	3.1009	54.9%	8.50	-3	0753800	TeMa	MRes	TC	15.48	3.10				155		65%	40%		40	40	22	28.48

0753900	246	108	2.28	5.7069	4.59	0.00	0.00	4.5920	80.5%	18.92	45	0753900	TeMa	MRes	TC	23.52	4.59				230		70%	40%		64	64	28	37.52
0754000	3	3	1.00	7.5000	0.00	4.00	0.10	4.0030	53.4%	2.67	0	0754000	TeMa	Bus5	TC	5.00	4.00				200		70%	40%		56	56	29	14.75
0754100	51	18	2.83	23.7677	1.09	19.34	0.58	20.4321	86.0%	2.48	0	0754100	TeMa	Bus5	Bus5	0.88	20.4			400			80%	10%		32	32	108	2.45
0754200	165	57	2.89	5.0157	4.37	0.00	0.00	4.3750	87.2%	11.36	0	0754200	North	MRes	Mixed	13.03	4.37			87			70%	25%		15	15	22	16.53
0754300	165	60	2.75	4.3673	3.75	0.00	0.00	3.7495	85.9%	13.74	6	0754300	North	MRes	Mixed	16.00	3.75			75			70%	25%		13	13	12	19.50
0754400	99	30	3.30	2.8306	2.27	0.00	0.00	2.2657	80.0%	10.60	0	0754400	North	MRes	Mixed	13.24	2.27			45			70%	25%		8	8	8	16.74
0754500	117	39	3.00	3.1665	2.66	0.00	0.00	2.6602	84.0%	12.32	0	0754500	North	RH8	Mixed	14.66	2.66			53			70%	25%		9	9	0	18.16
0754600	147	45	3.27	4.1879	3.67	0.00	0.00	3.6683	87.6%	10.75	3	0754600	North	MRes	Mixed	12.27	3.67			73			70%	30%		15	15	14	16.47
0754700	105	33	3.18	3.0049	2.53	0.00	0.00	2.5333	84.3%	10.98	3	0754700	North	MRes	Mixed	13.03	2.53			51			70%	25%		9	9	6	16.53
0754800	96	33	2.91	3.3896	1.91	0.00	0.88	1.9105	56.4%	9.74	3	0754800	North	MRes	Mixed	17.27	1.91			38			70%	20%		5	5	5	20.07
0754900	171	69	2.48	5.7272	4.86	0.00	0.00	4.8631	84.9%	12.05	-3	0754900	North	MRes	Mixed	14.19	4.86			97			70%	25%		17	17	9	17.69
0755000	93	30	3.10	4.4872	2.40	0.00	0.18	2.3984	53.4%	7.58	3	0755000	North	RH8	Mixed	14.18	2.40			48			70%	20%		7	7	3	15.31
0755100	159	45	3.53	4.4132	3.58	0.00	0.00	3.5763	81.0%	10.42	3	0755100	North	RH8	Mixed	12.86	3.58			72			70%	30%		15	15	0	16.78
0755200	96	30	3.20	2.7722	2.12	0.00	0.00	2.1189	76.4%	11.18	0	0755200	North	RH8	Mixed	14.63	2.12			42			70%	30%		9	9	0	18.36
0755300	144	48	3.00	5.7759	5.01	0.00	0.00	5.0150	86.8%	8.31	0	0755300	North	RH8	Mixed	9.57	5.01			100			65%	35%		23	23	5	14.12
0755400	171	51	3.35	4.8330	3.90	0.00	0.00	3.8986	80.7%	10.55	3	0755400	North	RH8	Mixed	13.08	3.90			78			70%	30%		16	16	1	17.28
0755500	171	51	3.35	5.3909	4.42	0.00	0.00	4.4152	81.9%	9.65	0	0755500	North	RH8	Mixed	11.78	4.42			88			70%	30%		19	19	1	15.75
0755600	150	42	3.57	6.6862	3.45	0.00	0.00	3.4467	51.5%	6.28	3	0755600	North	RH8	Mixed	12.19	3.45			69			70%	20%		10	10	1	14.99
0755700	153	51	3.00	3.5825	3.14	0.02	0.00	3.1647	88.3%	14.24	6	0755700	North	MRes	Mixed	16.12	3.16			63			70%	25%		11	11	4	19.62
0755800	111	45	2.47	3.3312	2.85	0.00	0.00	2.8514	85.6%	13.51	6	0755800	North	RH8	Mixed	15.78	2.85			57			75%	20%		9	9	1	18.78
0755900	180	60	3.00	8.8743	4.93	0.31	0.00	5.2446	59.1%	6.76	3	0755900	North	RH8	Mixed	11.44	5.24			105			70%	30%		22	22	10	15.64
0756000	165	57	2.89	9.8503	4.49	0.00	3.71	4.4946	45.6%	5.89	0	0756000	North	RH8	Mixed	12.90	4.49			90			70%	30%		19	19	1	16.88
0756100	132	54	2.44	5.0976	4.47	0.00	0.07	4.4697	87.7%	10.59	0	0756100	Manu	MRes	Mixed	12.08	4.47			89			70%	25%		16	16	39	15.58
0756200	123	48	2.56	5.5332	3.20	0.00	1.56	3.2028	57.9%	8.67	3	0756200	Manu	RH8	Mixed	14.99	3.20			64			70%	25%		11	11	15	18.49
0756300	120	36	3.33	9.1034	3.65	0.00	4.55	3.6486	40.1%	3.95	0	0756300	Manu	RH8	Mixed	9.87	3.65			73			70%	30%		15	15	27	14.07
0756400	78	27	2.89	3.4847	2.56	0.00	0.01	2.5647	73.6%	8.90	0	0756400	North	MRes	Mixed	12.09	2.56			51			70%	25%		9	9	0	14.03
0756500	132	45	2.93	3.8880	3.37	0.00	0.00	3.3675	86.6%	11.57	0	0756500	Manu	MRes	Mixed	13.36	3.37			67			70%	25%		12	12	11	16.86
0756600	204	69	2.96	9.2821	5.68	0.00	0.09	5.6795	61.2%	7.43	-6	0756600	Manu	RH8	TC	12.15	5.68			284			70%	25%		50	50	34	20.90
0756700	129	45	2.87	5.5665	4.89	0.00	0.00	4.8911	87.9%	8.08	3	0756700	Manu	RH8	Mixed	9.20	4.89			98			70%	30%		21	21	21	13.40
0756800	93	24	3.88	5.2827	2.56	0.00	2.10	2.5612	48.5%	5.11	-3	0756800	North	RH8	Mixed	10.54	2.56			51			70%	25%		9	9	1	12.87
0756900	129	39	3.31	6.8851	5.09	0.00	0.00	5.0902	73.9%	6.10	-6	0756900	North	MRes	Mixed	8.25	5.09			102			70%	25%		18	18	14	11.16
0757000	162	63	2.57	7.3031	6.61	0.00	0.00	6.6147	90.6%	8.63	0	0757000	North	RH8	Mixed	9.52	6.61			132			70%	30%		28	28	37	13.72
0757100	123	42	2.93	6.9715	2.79	2.73	0.00	5.5193	79.2%	6.02	-6	0757100	Manu	MRes	TC	7.61	5.52			276			60%	15%		25	25	82	12.11
0757200	129	39	3.31	4.8283	4.35	0.00	0.00	4.3482	90.1%	8.08	6	0757200	Manu	MRes	Mixed	8.97	4.35			87			70%	35%		21	21	30	13.87
0757300	51	15	3.40	4.4368	1.38	2.41	0.00	3.7887	85.4%	5.18	-6	0757300	Manu	MRes	TC	6.07	3.79			189			70%	25%		33	33	57	12.71
0757400	195	66	2.95	5.6184	4.66	0.08	0.16	4.7400	84.4%	11.75	6	0757400	Manu	MRes	Mixed	13.92	4.74			95			70%	30%		20	20	37	18.12
0757500	189	72	2.63	6.3954	5.61	0.00	0.00	5.6071	87.7%	11.26	0	0757500	North	MRes	Mixed	12.84	5.61			112			70%	25%		20	20	21	16.34
0757600	96	36	2.67	4.8339	3.65	0.00	0.00	3.6548	75.6%	7.45	-3	0757600	North	MRes	Mixed	9.85	3.65			73			70%	30%		15	15	20	14.05
0757700	288	81	3.56	12.8848	6.56	0.00	0.00	6.5619	50.9%	6.29	-3	0757700	North	MRes	Mixed	12.34	6.56			131			70%	20%		18	18	30	15.14
0757800	87	30	2.90	2.1477	1.84	0.00	0.00	1.8445	85.9%	13.97	0	0757800	North	MRes	Mixed	16.26	1.84			37			70%	20%		5	5	5	19.06
0757900	84	27	3.11	2.7987	2.40	0.00	0.00	2.3972	85.7%	9.65	0	0757900	North	MRes	Mixed	11.26	2.40			48			70%	20%		7	7	9	14.06
0758000	81	24	3.38	2.1473	1.73	0.00	0.00	1.7314	80.6%	11.18	0	0758000	TeMa	MRes	Mixed	13.86	1.73			35			70%	20%		5	5	10	16.66
0758100	114	30	3.80	3.1005	2.49	0.00	0.00	2.4912	80.3%	9.68	0	0758100	North	MRes	Mixed	12.04	2.49			50			70%	20%		7	7	11	14.84
0758200	84	33	2.55	8.1090	2.14	1.05	4.16	3.1871	39.3%	4.07	-3	0758200	Manu	MRes	TC	10.35	3.19			159			70%	25%		28	28	45	19.10
0758300	129	48	2.69	3.5213	2.60	0.00	0.24	2.6049	74.0%	13.63	-3	0758300	North	MRes	Mixed	18.43	2.60			52			70%	20%		7	7	22	21.23
0758400	222	66	3.36	5.9538	4.01	0.86	0.04	4.8767	81.9%	11.09	15	0758400	TeMa	MRes	Mixed	13.53	4.88			98			70%	20%		14	14	44	16.33

0758500	108	36	3.00	3.2601	2.67	0.00	0.00	2.6728	82.0%	11.04	-3	0758500	TeMa	MRes	Mixed	13.47	2.67			53			70%	20%	7	7	15	16.27
0758600	195	57	3.42	4.8979	3.94	0.00	0.00	3.9414	80.5%	11.64	6	0758600	TeMa	MRes	Mixed	14.46	3.94			79			70%	20%	11	11	30	17.26
0758700	138	39	3.54	4.0073	2.61	0.00	0.27	2.6074	65.1%	9.73	6	0758700	TeMa	MRes	Mixed	14.96	2.61			52			70%	20%	7	7	23	17.76
0758800	108	36	3.00	3.8446	2.52	0.11	0.00	2.6342	68.5%	9.36	-3	0758800	TeMa	MRes	Mixed	13.67	2.63			53			70%	30%	11	11	18	17.87
0758900	132	36	3.67	6.9783	2.49	0.00	0.09	2.4942	35.7%	5.16	0	0758900	TeMa	MRes	TC	14.43	2.49		125			70%	25%	22	22	27	23.18	
0759000	135	42	3.21	3.5960	2.75	0.00	0.00	2.7487	76.4%	11.68	0	0759000	TeMa	MRes	TC	15.28	2.75		137			70%	25%	24	24	13	24.03	
0759100	81	30	2.70	6.4827	2.01	2.63	0.00	4.6446	71.6%	4.63	0	0759100	TeMa	MRes	Mixed	6.46	4.64			93			70%	20%	13	13	26	9.26
0759200	69	18	3.83	2.7033	1.65	0.00	0.06	1.6463	60.9%	7.40	0	0759200	TeMa	MRes	Mixed	12.15	1.65			33			70%	20%	5	5	14	13.73
0759300	132	36	3.67	3.1593	2.48	0.00	0.00	2.4848	78.7%	11.39	6	0759300	TeMa	MRes	TC	14.49	2.48		124			70%	25%	22	22	13	23.24	
0759400	126	30	4.20	3.3486	2.23	0.00	0.42	2.2285	66.6%	8.96	0	0759400	TeMa	MRes	TC	13.46	2.23		111			70%	25%	19	19	13	22.21	
0768300	144	33	4.36	3.4323	2.86	0.00	0.00	2.8635	83.4%	10.78	-6	0768300	SW	MRes	Mixed	12.92	2.86			57			70%	25%	10	10	3	15.02
0768400	135	30	4.50	2.3930	1.96	0.00	0.00	1.9593	81.9%	12.54	3	0768400	SW	MRes	Mixed	15.31	1.96			39			70%	25%	7	7	3	18.81
0768500	132	39	3.38	3.4205	2.75	0.00	0.00	2.7460	80.3%	11.40	6	0768500	SW	MRes	Mixed	14.20	2.75			55			70%	25%	10	10	9	17.70
0768601	24	9	2.67	0.7042	0.56	0.00	0.00	0.5613	79.7%	12.78	3	0768601	SW	MRes	Mixed	16.03	0.56			11			70%	25%	2	2	2	19.53
0768602	159	39	4.08	4.5132	3.03	0.00	0.79	3.0267	67.1%	9.75	-3	0768602	SW	MRes	Mixed	14.54	3.03			61			70%	25%	11	11	6	16.39
0768603	66	18	3.67	1.4223	1.27	0.00	0.01	1.2689	89.2%	12.66	0	0768603	SW	MRes	Mixed	14.19	1.27			25			70%	25%	4	4	2	17.69
0768700	153	36	4.25	3.1768	2.51	0.00	0.00	2.5127	79.1%	11.33	-3	0768700	SW	MRes	Mixed	14.33	2.51			50			70%	25%	9	9	5	17.83
0768800	108	27	4.00	2.3523	1.93	0.00	0.00	1.9283	82.0%	11.48	0	0768800	SW	MRes	Mixed	14.00	1.93			39			70%	20%	5	5	4	16.80
0768900	93	27	3.44	2.5814	2.14	0.00	0.00	2.1352	82.7%	10.85	-3	0768900	SW	MRes	Mixed	13.11	2.14			43			70%	25%	7	7	7	16.15
0769100	111	27	4.11	3.2080	2.00	0.00	0.59	2.0039	62.5%	9.66	0	0769100	SW	MRes	Mixed	15.47	2.00			40			70%	30%	8	8	5	17.67
0769200	150	36	4.17	3.0303	2.39	0.00	0.00	2.3867	78.8%	11.88	0	0769200	SW	MRes	Mixed	15.08	2.39			48			70%	30%	10	10	5	19.28
0769300	183	36	5.08	3.5982	2.60	0.00	0.26	2.5980	72.2%	11.39	0	0769300	SW	MRes	Mixed	15.78	2.60			52			70%	30%	11	11	3	18.06
0769400	210	45	4.67	11.7196	3.37	0.00	7.27	3.3736	28.8%	4.18	-3	0769400	SW	MRes	Mixed	14.52	3.37			67			70%	40%	19	19	6	18.94
0769500	75	12	6.25	1.0533	0.79	0.00	0.00	0.7944	75.4%	11.39	0	0769500	SW	MRes	Mixed	15.10	0.79			16			70%	30%	3	3	0	19.30
0769600	126	33	3.82	2.8207	2.20	0.00	0.00	2.2024	78.1%	11.70	0	0769600	SW	MRes	Mixed	14.98	2.20			44			70%	30%	9	9	1	19.18
0769700	96	21	4.57	1.9234	1.51	0.00	0.00	1.5059	78.3%	11.96	0	0769700	SW	MRes	Mixed	15.27	1.51			30			70%	30%	6	6	2	18.15
0769800	165	39	4.23	3.2319	2.58	0.00	0.00	2.5758	79.7%	12.07	0	0769800	SW	MRes	Mixed	15.14	2.58			52			70%	30%	11	11	4	19.34
0769900	189	57	3.32	5.3019	4.22	0.00	0.00	4.2231	79.7%	10.75	3	0769900	SW	MRes	Mixed	13.50	4.22			84			70%	25%	15	15	23	17.00
0770000	96	30	3.20	4.9161	2.12	0.00	0.00	2.1174	43.1%	6.10	3	0770000	SW	MRes	Mixed	14.17	2.12			42			70%	25%	7	7	12	17.67
0770100	111	42	2.64	3.6668	2.89	0.00	0.00	2.8880	78.8%	11.45	0	0770100	TeMa	MRes	Mixed	14.54	2.89			58			70%	25%	10	10	27	18.04
0770200	111	36	3.08	3.8191	3.21	0.00	0.00	3.2050	83.9%	9.43	3	0770200	TeMa	MRes	Mixed	11.23	3.21			64			70%	25%	11	11	33	14.73
0770300	81	24	3.38	2.2465	1.85	0.00	0.00	1.8517	82.4%	11.13	3	0770300	SW	MRes	Mixed	13.50	1.85			37			70%	25%	6	6	6	16.46
0770400	129	33	3.91	2.7909	2.23	0.00	0.00	2.2250	79.7%	11.82	0	0770400	SW	MRes	Mixed	14.83	2.23			45			70%	25%	8	8	5	18.33
0770500	168	45	3.73	4.6561	3.26	0.00	0.45	3.2591	70.0%	9.66	9	0770500	SW	MRes	Mixed	13.81	3.26			65			70%	20%	9	9	15	16.61
0770600	114	33	3.45	3.3912	2.67	0.00	0.00	2.6699	78.7%	10.32	0	0770600	Manu	MRes	Mixed	13.11	2.67			53			70%	30%	11	11	16	16.56
0770700	174	48	3.63	5.1571	3.97	0.10	0.00	4.0719	79.0%	9.31	3	0770700	Manu	MRes	Mixed	11.79	4.07			81			70%	25%	14	14	38	15.29
0770800	75	27	2.78	2.2050	1.76	0.00	0.00	1.7585	79.8%	12.25	0	0770800	SW	MRes	Mixed	15.35	1.76			35			70%	25%	6	6	1	18.85
0770900	135	42	3.21	3.6933	2.99	0.00	0.00	2.9877	80.9%	11.37	0	0770900	SW	MRes	Mixed	14.06	2.99			60			70%	25%	10	10	8	17.56
0771000	135	39	3.46	5.8002	3.49	0.00	1.28	3.4943	60.2%	6.72	6	0771000	SW	MRes	Mixed	11.16	3.49			70			70%	25%	12	12	26	14.66
0771100	135	45	3.00	4.6198	3.78	0.00	0.00	3.7794	81.8%	9.74	18	0771100	Manu	MRes	Mixed	11.91	3.78			76			70%	25%	13	13	23	15.41
0771200	132	51	2.59	3.1976	2.53	0.00	0.00	2.5337	79.2%	15.95	0	0771200	Manu	MRes	Mixed	20.13	2.53			51			70%	25%	9	9	13	23.63
0771300	201	54	3.72	5.0506	4.14	0.00	0.00	4.1423	82.0%	10.69	3	0771300	Manu	MRes	Mixed	13.04	4.14			83			70%	30%	17	17	32	17.24
0771400	111	30	3.70	2.7441	2.31	0.00	0.00	2.3109	84.2%	10.93	0	0771400	Manu	MRes	Mixed	12.98	2.31			46			70%	25%	8	8	12	16.48
0771500	141	81	1.74	3.0520	2.39	0.08	0.00	2.4664	80.8%	26.54	3	0771500	SW	MRes	Mixed	32.84	2.47			49			70%	20%	7	7	2	35.64
0771600	102	30	3.40	3.6095	2.27	0.00	0.45	2.2734	63.0%	8.59	-3	0771600	SW	MRes	Mixed	13.64	2.27			45			70%	20%	6	6	3	16.00
0771700	81	21	3.86	2.3247	1.83	0.00	0.00	1.8337	78.9%	9.03	0	0771700	SW	MRes	Mixed	11.45	1.83			37			70%	20%	5	5	1	14.25

0771800	78	21	3.71	2.1037	1.67	0.00	0.00	1.6720	79.5%	9.98	0	0771800	SW	MRes	Mixed	12.56	1.67			33			70%	20%		5	5	4	15.36
0771900	105	36	2.92	2.8022	2.17	0.00	0.00	2.1701	77.4%	12.85	6	0771900	SW	MRes	Mixed	16.59	2.17			43			70%	20%		6	6	1	19.39
0772000	147	45	3.27	3.8235	2.90	0.00	0.00	2.9024	75.9%	11.77	0	0772000	SW	MRes	Mixed	15.50	2.90			58			70%	20%		8	8	0	18.30
0772100	93	21	4.43	1.9339	1.53	0.00	0.00	1.5262	78.9%	10.86	0	0772100	SW	MRes	Mixed	13.76	1.53			31			70%	20%		4	4	1	16.56
0772200	72	21	3.43	1.9727	1.53	0.00	0.00	1.5277	77.4%	10.65	0	0772200	SW	MRes	Mixed	13.75	1.53			31			70%	20%		4	4	1	16.55
0772300	156	42	3.71	4.5747	3.72	0.00	0.00	3.7169	81.3%	9.18	-3	0772300	SW	MRes	Mixed	11.30	3.72			74			70%	20%		10	10	20	14.10
0772400	93	24	3.88	2.0425	1.60	0.00	0.00	1.5998	78.3%	11.75	0	0772400	SW	MRes	Mixed	15.00	1.60			32			70%	20%		4	4	0	17.80
0772500	96	21	4.57	2.1831	1.62	0.00	0.03	1.6238	74.4%	10.99	0	0772500	SW	MRes	Mixed	14.78	1.62			32			70%	20%		5	5	0	15.73
0772601	129	33	3.91	11.0966	2.08	0.06	0.00	2.1446	19.3%	3.06	0	0772601	SW	MRes	Mixed	15.85	2.14			43			70%	30%		9	9	1	19.59
0772602	207	54	3.83	5.3912	4.42	0.00	0.00	4.4217	82.0%	10.76	-3	0772602	SW	MRes	Mixed	13.12	4.42			88			70%	20%		12	12	13	15.01
0772700	162	51	3.18	8.2991	3.52	0.00	3.70	3.5199	42.4%	6.15	0	0772700	SW	MRes	Mixed	14.49	3.52			70			70%	30%		15	15	0	18.69
0772801	312	75	4.16	6.4481	5.00	0.00	0.08	4.9975	77.5%	11.94	0	0772801	SW	MRes	Mixed	15.41	5.00			100			70%	20%		14	14	1	17.81
0772802	177	39	4.54	3.8190	2.69	0.00	0.39	2.6903	70.4%	10.21	0	0772802	SW	MRes	Mixed	14.50	2.69			54			70%	20%		8	8	4	17.30
0773000	135	33	4.09	5.4625	2.36	0.00	0.00	2.3632	43.3%	6.04	0	0773000	SW	MRes	Mixed	13.96	2.36			47			70%	30%		10	10	5	18.16
0774502	204	48	4.25	3.6642	3.00	0.00	0.00	2.9986	81.8%	13.10	6	0774502	West	MRes	Mixed	16.01	3.00			60			70%	20%		8	8	7	18.81
0774503	141	30	4.70	2.6464	1.95	0.00	0.00	1.9518	73.8%	11.34	3	0774503	West	MRes	Mixed	15.37	1.95			39			70%	30%		8	8	7	19.57
0774504	108	27	4.00	2.2345	1.78	0.00	0.00	1.7775	79.6%	12.53	-3	0774504	West	MRes	Mixed	15.75	1.78			36			70%	20%		5	5	0	17.99
0774505	147	30	4.90	2.6773	2.03	0.00	0.00	2.0311	75.9%	11.21	3	0774505	West	MRes	Mixed	14.77	2.03			41			70%	30%		9	9	6	18.97
0774601	138	33	4.18	3.4296	2.23	0.00	0.54	2.2290	65.0%	10.21	0	0774601	West	MRes	Mixed	15.70	2.23			45			70%	30%		9	9	2	19.00
0774602	201	48	4.19	4.3911	3.50	0.00	0.00	3.5043	79.8%	11.84	-3	0774602	West	MRes	Mixed	14.84	3.50			70			70%	25%		12	12	5	17.20
0774701	258	54	4.78	4.5608	3.64	0.00	0.00	3.6422	79.9%	11.84	3	0774701	West	MRes	Mixed	14.83	3.64			73			70%	25%		13	13	5	18.33
0774702	168	39	4.31	3.5849	2.72	0.08	0.03	2.7996	78.1%	11.99	0	0774702	West	MRes	Mixed	15.36	2.80			56			70%	25%		10	10	5	17.43
0774801	240	57	4.21	4.8390	3.91	0.00	0.00	3.9095	80.8%	11.78	0	0774801	West	MRes	Mixed	14.58	3.91			78			70%	25%		14	14	10	18.08
0774802	135	30	4.50	2.9291	2.36	0.00	0.00	2.3553	80.4%	10.24	0	0774802	West	MRes	Mixed	12.74	2.36			47			70%	25%		8	8	7	16.24
0774900	213	51	4.18	4.7015	3.21	0.33	0.00	3.5464	75.4%	10.85	6	0774900	West	MRes	Mixed	14.38	3.55			71			70%	25%		12	12	9	17.88
0775000	96	24	4.00	1.9249	1.41	0.00	0.00	1.4091	73.2%	12.47	0	0775000	West	MRes	Mixed	17.03	1.41			28			70%	25%		5	5	1	20.53
0775100	192	45	4.27	3.7696	3.17	0.00	0.00	3.1737	84.2%	12.20	0	0775100	West	MRes	Mixed	14.49	3.17			63			70%	25%		11	11	6	17.68
0775200	114	27	4.22	2.4164	1.89	0.00	0.00	1.8935	78.4%	11.17	0	0775200	West	MRes	Mixed	14.26	1.89			38			70%	25%		7	7	3	17.76
0775300	144	33	4.36	3.3937	2.23	0.00	0.58	2.2295	65.7%	10.02	0	0775300	West	MRes	Mixed	15.25	2.23			45			70%	25%		8	8	2	18.30
0775400	183	36	5.08	3.2009	2.54	0.00	0.00	2.5385	79.3%	11.87	-3	0775400	West	MRes	Mixed	14.97	2.54			51			70%	25%		9	9	4	17.68
0775500	111	24	4.63	2.2018	1.76	0.00	0.00	1.7619	80.0%	11.35	0	0775500	West	MRes	Mixed	14.19	1.76			35			70%	25%		6	6	2	17.12
0775600	162	39	4.15	3.4220	2.71	0.00	0.00	2.7092	79.2%	11.98	0	0775600	Homai	MRes	Mixed	15.13	2.71			54			70%	25%		9	9	21	17.90
0775700	234	57	4.11	4.8634	3.67	0.00	0.05	3.6670	75.4%	11.72	6	0775700	Homai	MRes	Mixed	15.54	3.67			73			70%	25%		13	13	27	19.04
0775802	165	36	4.58	2.8737	2.21	0.00	0.00	2.2077	76.8%	12.53	0	0775802	Clend	MRes	Mixed	16.31	2.21			44			70%	25%		8	8	0	19.81
0775803	201	48	4.19	4.7099	2.96	0.00	0.81	2.9563	62.8%	10.19	-6	0775803	West	MRes	Mixed	16.24	2.96			59			70%	25%		10	10	1	19.74
0775804	213	54	3.94	3.7382	2.96	0.00	0.00	2.9625	79.3%	14.45	3	0775804	Clend	MRes	Mixed	18.23	2.96			59			70%	25%		10	10	0	21.73
0775805	300	78	3.85	12.2098	10.26	0.00	0.00	10.2576	84.0%	6.80	12	0775805	Clend	MRes	Mixed	8.09	10.3			205			70%	25%		36	36	53	11.10
0775806	315	75	4.20	6.6719	4.33	0.10	1.02	4.4339	66.5%	11.24	0	0775806	Clend	MRes	Mixed	16.92	4.43			89			70%	25%		16	16	3	20.42
0775807	300	63	4.76	5.9878	4.27	0.00	0.00	4.2698	71.3%	11.19	-9	0775807	Clend	MRes	Mixed	15.69	4.27			85			70%	25%		15	15	0	18.25
0775808	231	51	4.53	5.0696	3.02	0.00	1.18	3.0185	59.5%	10.06	3	0775808	Clend	MRes	Mixed	16.90	3.02			60			70%	25%		11	11	0	20.40
0775809	255	51	5.00	4.2699	3.42	0.00	0.00	3.4173	80.0%	11.94	0	0775809	West	MRes	Mixed	14.92	3.42			68			70%	25%		12	12	3	18.42
0775812	138	30	4.60	2.1339	1.70	0.00	0.00	1.6973	79.5%	14.06	0	0775812	Clend	MRes	Mixed	17.67	1.70			34			70%	25%		6	6	0	21.17
0775813	219	57	3.84	5.0871	3.71	0.00	0.37	3.7074	72.9%	11.20	0	0775813	Clend	MRes	Mixed	15.37	3.71			74			70%	25%		13	13	3	18.87
0775814	282	66	4.27	9.2967	4.06	0.00	0.78	4.0631	43.7%	7.10	0	0775814	Clend	MRes	Mixed	16.24	4.06			81			70%	25%		14	14	2	19.74
0775815	174	45	3.87	3.4858	2.77	0.00	0.00	2.7745	79.6%	12.91	3	0775815	West	MRes	Mixed	16.22	2.77			55			70%	25%		10	10	2	19.72
0775816	225	51	4.41	3.4264	2.82	0.00	0.00	2.8225	82.4%	14.88	15	0775816	West	MRes	Mixed	18.07	2.82			56			70%	25%		10	10	3	21.57

0775901	309	69	4.48	9.2548	5.30	0.00	0.00	5.2973	57.2%	7.56	3	0775901	West	MRes	Mixed	13.21	5.30			106			70%	25%		19	19	11	16.53
0775902	123	30	4.10	2.8120	2.27	0.00	0.00	2.2696	80.7%	11.74	-3	0775902	West	MRes	Mixed	14.54	2.27			45			70%	25%		8	8	3	16.72
0776000	318	84	3.79	7.3099	5.42	0.00	0.27	5.4155	74.1%	11.49	-3	0776000	West	MRes	Mixed	15.51	5.42			108			70%	25%		19	19	1	19.01
0776101	165	36	4.58	3.3709	2.50	0.00	0.00	2.5013	74.2%	10.98	0	0776101	West	MRes	Mixed	14.79	2.50			50			70%	25%		9	9	1	17.89
0776102	303	72	4.21	5.8305	4.69	0.00	0.00	4.6938	80.5%	12.35	27	0776102	West	MRes	Mixed	15.34	4.69			94			70%	20%		13	13	6	18.14
0776200	177	48	3.69	4.0134	3.24	0.00	0.00	3.2367	80.6%	11.96	3	0776200	West	MRes	Mixed	14.83	3.24			65			70%	25%		11	11	4	18.33
0776301	36	9	4.00	0.7417	0.68	0.00	0.00	0.6785	91.5%	12.14	0	0776301	West	MRes	Mixed	13.26	0.68			14			70%	25%		2	2	1	16.76
0776302	99	24	4.13	1.9650	1.60	0.00	0.00	1.5963	81.2%	12.21	0	0776302	West	MRes	Mixed	15.03	1.60			32			70%	25%		6	6	1	18.53
0776400	105	27	3.89	2.2911	1.84	0.00	0.00	1.8394	80.3%	11.78	3	0776400	West	MRes	Mixed	14.68	1.84			37			70%	25%		6	6	2	18.18
0776500	81	24	3.38	2.1463	1.78	0.00	0.00	1.7754	82.7%	11.65	0	0776500	West	MRes	Mixed	14.08	1.78			36			70%	25%		6	6	3	17.02
0776600	108	27	4.00	2.3050	1.85	0.00	0.00	1.8483	80.2%	12.15	0	0776600	West	MRes	Mixed	15.15	1.85			37			70%	25%		6	6	2	18.11
0776700	129	30	4.30	2.8258	2.15	0.00	0.00	2.1493	76.1%	12.39	-3	0776700	West	MRes	Mixed	16.28	2.15			43			70%	25%		8	8	0	17.46
0776800	99	24	4.13	2.1233	1.54	0.00	0.00	1.5359	72.3%	11.30	3	0776800	West	MRes	Mixed	15.63	1.54			31			70%	25%		5	5	0	19.13
0776900	99	21	4.71	1.8860	1.50	0.00	0.00	1.4954	79.3%	12.20	-3	0776900	West	MRes	Mixed	15.38	1.50			30			70%	25%		5	5	4	17.54
0777000	135	36	3.75	3.1998	2.26	0.09	0.07	2.3493	73.4%	12.19	-3	0777000	West	MRes	Mixed	16.60	2.35			47			70%	25%		8	8	0	18.82
0777100	153	33	4.64	3.1146	2.36	0.00	0.00	2.3565	75.7%	11.88	-3	0777100	West	MRes	Mixed	15.70	2.36			47			70%	25%		8	8	0	17.50
0777201	204	51	4.00	4.5870	3.79	0.00	0.00	3.7913	82.7%	11.55	0	0777201	Homai	MRes	Mixed	13.98	3.79			76			70%	30%		16	16	39	17.65
0777202	99	27	3.67	2.3125	1.82	0.00	0.00	1.8161	78.5%	11.68	0	0777202	Homai	MRes	Mixed	14.87	1.82			36			70%	20%		5	5	14	17.67
0777300	174	39	4.46	5.6719	3.16	0.17	1.52	3.3213	58.6%	7.40	-6	0777300	West	MRes	Mixed	12.65	3.32			66			70%	20%		9	9	12	14.54
0777401	180	33	5.45	2.9515	2.17	0.00	0.00	2.1669	73.4%	11.52	0	0777401	West	MRes	Mixed	15.69	2.17			43			70%	20%		6	6	0	18.03
0777402	261	60	4.35	5.2869	4.11	0.00	0.00	4.1071	77.7%	11.73	0	0777402	West	MRes	Mixed	15.10	4.11			82			70%	20%		11	11	5	17.41
0777502	150	45	3.33	3.7458	3.06	0.00	0.00	3.0632	81.8%	12.01	3	0777502	West	MRes	Mixed	14.69	3.06			61			70%	20%		9	9	2	17.49
0777503	204	69	2.96	8.1763	4.00	0.00	0.00	4.0000	48.9%	8.44	63	0777503	West	MRes	Mixed	17.25	4.00			80			70%	10%		6	6	0	18.65
0777504	102	27	3.78	2.3559	1.83	0.00	0.00	1.8274	77.6%	12.31	0	0777504	West	MRes	Mixed	15.87	1.83			37			70%	20%		5	5	0	17.58
0777601	78	21	3.71	6.1697	1.46	0.07	0.00	1.5356	24.9%	3.40	0	0777601	West	MRes	Mixed	13.68	1.54			31			70%	20%		4	4	19	16.48
0777602	90	24	3.75	2.5714	2.26	0.00	0.00	2.2590	87.9%	11.28	-3	0777602	West	MRes	Mixed	12.84	2.26			45			70%	30%		9	9	4	14.82
0777700	186	57	3.26	4.9679	4.09	0.00	0.00	4.0854	82.2%	11.47	0	0777700	West	MRes	Mixed	13.95	4.09			82			70%	20%		11	11	1	16.75
0777800	117	42	2.79	4.1456	3.23	0.16	0.00	3.3909	81.8%	10.61	3	0777800	Homai	MRes	Mixed	12.98	3.39			68			70%	35%		17	17	43	17.29
0777900	204	69	2.96	5.3116	4.27	0.00	0.00	4.2696	80.4%	12.99	6	0777900	Homai	MRes	Mixed	16.16	4.27			85			70%	25%		15	15	40	19.66
0778000	105	33	3.18	3.2977	2.66	0.00	0.00	2.6635	80.8%	10.01	0	0778000	Homai	MRes	Mixed	12.39	2.66			53			70%	30%		11	11	34	16.59
0778100	165	51	3.24	3.8796	3.08	0.09	0.00	3.1647	81.6%	13.15	9	0778100	Homai	MRes	Mixed	16.12	3.16			63			70%	30%		13	13	33	20.32
0778200	117	36	3.25	3.6077	2.84	0.00	0.00	2.8434	78.8%	9.98	0	0778200	Homai	MRes	Mixed	12.66	2.84			57			70%	30%		12	12	15	16.86
0778300	177	51	3.47	4.5952	3.91	0.00	0.00	3.9116	85.1%	11.10	3	0778300	West	MRes	Mixed	13.04	3.91			78			70%	20%		11	11	21	15.84
0778400	147	36	4.08	3.4129	2.85	0.00	0.00	2.8519	83.6%	10.55	0	0778400	West	MRes	Mixed	12.62	2.85			57			70%	20%		8	8	14	15.42
0778500	222	60	3.70	4.8329	3.81	0.00	0.00	3.8088	78.8%	12.41	3	0778500	Manu	MRes	Mixed	15.75	3.81			76			70%	20%		11	11	22	18.55
0778600	237	60	3.95	5.8846	3.75	0.00	0.08	3.7535	63.8%	10.20	9	0778600	Homai	MRes	Mixed	15.99	3.75			188			70%	25%		33	33	15	24.74
0778700	117	42	2.79	4.3021	2.90	0.09	0.00	2.9988	69.7%	9.76	6	0778700	Homai	MRes	Mixed	14.01	3.00			150			70%	40%		42	42	42	28.01
0778800	228	45	5.07	6.5105	3.01	0.00	0.14	3.0066	46.2%	6.91	0	0778800	Homai	MRes	Mixed	14.97	3.01			60			70%	20%		8	8	41	17.77
0778901	35	10	3.50	0.9000	0.72	0.00	0.00	0.7200	80.0%	11.11	0	0778901	Homai	MRes	Mixed	13.89	0.72			14			70%	20%		2	2	6	16.69
0778902	141	30	4.70	2.7033	2.23	0.00	0.00	2.2256	82.3%	11.84	0	0778902	Homai	MRes	Mixed	14.38	2.23			45			70%	20%		6	6	20	16.28
0779000	153	36	4.25	3.5318	3.08	0.00	0.00	3.0821	87.3%	10.48	3	0779000	Homai	MRes	Mixed	12.00	3.08			154			70%	25%		27	27	31	20.43
0779100	87	27	3.22	2.4334	2.09	0.00	0.00	2.0901	85.9%	11.10	3	0779100	Homai	MRes	Mixed	12.92	2.09			105			70%	25%		18	18	21	21.67
0779200	87	24	3.63	2.1052	1.71	0.00	0.00	1.7106	81.3%	11.88	0	0779200	Homai	MRes	Mixed	14.61	1.71			86			70%	25%		15	15	17	22.78
0779300	264	66	4.00	5.4218	4.26	0.00	0.00	4.2597	78.6%	12.17	-3	0779300	Homai	MRes	Mixed	15.49	4.26			85			70%	20%		12	12	38	18.29
0779400	171	42	4.07	3.5690	2.76	0.00	0.00	2.7597	77.3%	12.05	0	0779400	Homai	MRes	Mixed	15.58	2.76			55			70%	20%		8	8	20	18.02
0779500	144	48	3.00	4.9463	3.34	0.10	0.03	3.4403	69.6%	9.70	3	0779500	Homai	MRes	Mixed	13.95	3.44			172			70%	25%		30	30	34	22.70

Takanini	Populat 2006	Dwell 2006	Pop/Dwel 2006	MB Area (Hect)	Resident Area	Busines Area	Rural Area	Open Space	Net : Gross	R Gross	1996 / 2006	MeshBl 2006	Map	Exist Zone	SD4 Zone	R Net	Net Area	Single	Greenf Master Planned	Mixed	Terrace Apmts	Town C/ Busines	Capac Utilis	SD4 Dev Chance	Green Field	Brown Field	SD4 Resid Capacity	AC Resid Capacity	New Net R
0759600	51	18	2.83	81.7057	0.00	0.00	76.60	0.00	93.8%	0.26	0	0759600	B3 H1	FutR	MP	0.27	53.62		1400				80%	95%	1064	0	1,064	89	20.23
0759800	132	42	3.14	84.6201	0.00	0.00	79.82	0.00	94.3%	0.50	15	0759800	B3 H2	FutR	MP	0.53	55.87		1450				80%	95%	1102	0	1,102	0	20.48
0765400	477	147	3.24	178.7874	53.50	0.00	53.36	63.74	59.8%	2.81	117	0765400	B4 F4	FutR	MP	4.71	90.82		1800				80%	95%	1368	0	1,368	6	20.60
0765500	66	18	3.67	52.8854	0.00	0.00	50.28	0.00	95.1%	0.40	0	0765500	C4G1	FutR	MP	0.42	35.19		900				80%	95%	684	0	684	12	20.03
0765600	219	42	5.21	73.3340	42.64	0.00	0.00	0.00	58.2%	0.93	-6	0765600	C4 F1	FutR	MP	1.59	42.64		1100				80%	95%	836	0	836	3	21.20
0765700	21	9	2.33	15.6993	0.00	12.43	0.00	0.38	79.2%	1.78	-3	0765700	C4 E1	Ind3	TC	2.25	12.43			150	150		60%	25%		45	45	5	5.87
0765800	150	48	3.13	5.4075	2.81	0.98	0.00	0.64	69.9%	8.88	18	0765800	C4 E1	Res1	Mixed	12.69	3.78			50	50		70%	30%		21	21	3	18.24
0765900	105	39	2.69	6.2122	2.85	0.00	0.00	0.00	46.0%	6.28	9	0765900	C4 E1	Res1	Mixed	13.66	2.85			80			70%	60%		34	34	3	25.43
0766000	117	33	3.55	2.7057	2.33	0.00	0.00	0.00	86.3%	12.20	6	0766000	C4 E1	Res1	Mixed	14.13	2.33			60			70%	35%		15	15	1	20.43
0766100	123	36	3.42	2.2305	1.90	0.00	0.00	0.00	85.2%	16.14	15	0766100	C4 F1	Res1	Mixed	18.93	1.90			30			60%	30%		5	5	5	21.77
0766200	9	3	3.00	6.5970	0.00	4.96	0.00	0.00	75.2%	4.85	-3	0766200	C4 E1	Ind3	TC	6.45	4.96				300		60%	15%		27	27	5	11.90
0766300	237	81	2.93	7.7495	6.10	0.00	0.00	0.00	78.7%	10.45	6	0766300	C4 E1	Res1	Mixed	13.29	6.10			120			70%	20%		17	17	0	16.04
0766400	147	51	2.88	4.8879	3.45	0.00	0.00	0.00	70.6%	10.43	3	0766400	C4 E1	Res1	Mixed	14.77	3.45			70			70%	30%		15	15	1	19.03
0766500	18	6	3.00	14.1058	0.00	10.63	0.00	0.00	75.4%	1.84	-6	0766500	B3 F4	Ind3	Bus5	2.45	10.63					0	60%	30%		0	0	1	2.45
0766600	12	3	4.00	43.3753	0.00	36.32	0.00	2.18	83.7%	1.89	0	0766600	B3 G3	Ind3	Bus5	2.26	36.32					0	60%	30%		0	0	3	2.26
0766700	348	93	3.74	27.3743	11.44	13.27	0.00	0.00	90.2%	6.36	48	0766700	B3 G4	Ind3	Bus5	7.04	24.70			60			80%	95%	43	2	46	8	8.89
0766800	333	90	3.70	7.3862	5.88	0.22	0.00	0.00	82.6%	12.18	15	0766800	B3 G4	Res1	Mixed	14.75	6.10			80	80		80%	15%		19	19	6	17.90
0766900	363	132	2.75	11.6155	7.42	0.20	0.00	1.16	65.7%	11.36	48	0766900	B3 H5	Res1	Mixed	17.31	7.63			80	80		70%	20%		22	22	3	20.24
0767001	225	69	3.26	7.0619	3.51	0.00	0.00	0.21	49.8%	9.77	51	0767001	B3 H4	Res1	Mixed	19.64	3.51			30			80%	20%		5	5	1	21.00
0767002	216	63	3.43	4.4510	3.60	0.00	0.00	0.00	80.9%	14.15	27	0767002	B3 H4	Res1	Mixed	17.49	3.60			70			80%	10%		6	6	7	19.04
0767003	198	51	3.88	3.2258	2.66	0.00	0.00	0.00	82.4%	15.81	30	0767003	B3 H4	Res1	Mixed	19.19	2.66			55			80%	10%		4	4	20	20.84
0767004	264	69	3.83	4.4802	3.52	0.00	0.00	0.25	78.6%	15.40	21	0767004	B3 H4	Res1	Mixed	19.61	3.52			70			80%	10%		6	6	58	21.20
0767100	186	48	3.88	60.2978	2.51	0.00	53.80	0.15	93.4%	0.81	24	0767100	B2 H3	FutR	MP	0.87	39.42		1000				80%	95%	760	0	760	56	20.52
0767200	240	75	3.20	247.2737	0.00	0.00	238.84	0.00	96.6%	0.32	3	0767200	B4 E3	FutR	MP	0.33	167.19		4300				80%	95%	3268	0	3,268	13	20.01
0767301	120	45	2.67	13.4002	3.09	0.00	9.38	0.20	93.1%	3.36	0	0767301	B4 E4	FutR	MP	3.61	9.98		220				80%	75%	119	13	132	1	17.73
0767302	240	72	3.33	21.2818	4.61	0.00	15.13	0.14	92.7%	3.38	6	0767302	B4 E4	FutR	MP	3.65	13.81		320				80%	75%	173	19	192	0	19.11
0767400	168	54	3.11	65.4208	43.70	0.00	14.63	0.00	89.2%	3.68	15	0767400	B3 H5	FutR	MP	4.13	49.58		1200				80%	85%	816	0	816	0	21.32
0767501	243	60	4.05	5.5541	4.46	0.00	0.00	0.12	80.3%	10.80	12	0767501	B3 G5	Res1	Mixed	13.45	4.46			90			70%	25%		16	16	0	16.99
0767502	150	63	2.38	5.3858	3.45	0.00	0.00	0.77	64.0%	11.70	-3	0767502	B3 G5	Res1	Mixed	18.27	3.45			70			70%	20%		10	10	0	21.11
0767503	72	27	2.67	6.2477	1.58	3.22	0.00	0.01	76.8%	5.92	-6	0767503	B3 G5	Mix	Mixed	7.72	4.80			90			70%	30%		19	19	8	11.66
0767600	216	51	4.24	7.7572	3.28	2.96	0.00	0.00	80.3%	6.57	6	0767600	B3 G5	Res1	MixTC	8.19	6.23			100	120		70%	25%		39	39	0	14.36
0767700	243	93	2.61	20.9285	5.97	10.93	0.00	0.33	80.7%	4.44	6	0767700	C3 H1	Ind3	Bus5	5.50	16.90			80		0	60%	30%		14	14	0	6.36
0767801	315	204	1.54	9.5417	6.37	0.27	0.00	1.55	69.6%	21.38	204	0767801	C3 H1	Res4	MixTC	30.72	6.64				60		80%	25%		12	12	0	32.53
0767802	777	225	3.45	48.2243	17.70	13.32	0.00	5.52	64.3%	5.52	222	0767802	C4 E1	Res4	MixTC	8.58	31.02		0		120		80%	25%		24	24	601	9.35
0768001	171	66	2.59	5.3543	4.05	0.01	0.00	0.00	75.8%	12.33	0	0768001	B3 G5	Res1	MixTC	16.26	4.06			40	40		70%	30%		17	17	0	20.40
0768002	117	45	2.60	3.0271	2.34	0.00	0.00	0.00	77.4%	14.87	-3	0768002	B3 G5	Res1	Mixed	19.20	2.34			30			60%	25%		5	5	0	21.12
0768003	138	57	2.42	5.9114	3.33	0.00	0.00	0.55	56.3%	9.64	0	0768003	B3 G5	Res1	Mixed	17.14	3.33			40			60%	25%		6	6	0	18.94
0768004	309	135	2.29	6.5584	4.13	0.00	0.00	0.61	63.0%	20.58	-24	0768004	C3 G1	Res1	Mixed	32.66	4.13			60			70%	20%		8	8	0	34.70
0768005	219	90	2.43	9.6278	4.07	0.09	0.00	0.58	43.2%	9.35	-3	0768005	B3 F4	Res1	Mixed	21.62	4.16			60			80%	15%		7	7	0	23.35

Weymouth	Populat 2006	Dwell 2006	Pop/Dwell 2006	MB Area (Hect)	Resident Area	Busines Area	Rural Area	Open Space	Net : Gross	R Gross	1996 / 2006	MeshBI 2006	Exist Zone	SD4 Zone	R Net	Net Area	Single	Green Master Planned	Mixed	Terrace Apmts	Town C / Busines	Capac Utilis	SD4 Dev Chance	Green Field	Brown Field	SD4 Resid Capacity	AC Resid Capacity	New Net R
0772902	51	0		10.5346	8.65	0.00	0.00	0.99	82.1%	0.19	0	0772902	MRes	Mixed	0.23	8.65			173			80%	50%	55	14	69	0	8.23
0772903	114	30	3.80	43.5285	2.15	0.00	0.00	39.09	4.9%	0.74	0	0772903	MRes	Mixed	14.89	2.15			43			80%	35%		12	12	0	20.49
0772904	174	51	3.41	7.7558	2.47	0.00	0.00	4.53	31.8%	6.58	15	0772904	MRes	Mixed	20.67	2.47			49			60%	25%		7	7	2	23.67
0772905	255	66	3.86	9.1546	3.87	0.00	0.00	4.39	42.3%	7.21	15	0772905	MRes	Mixed	17.05	3.87			77			60%	30%		14	14	7	20.65
0773100	186	69	2.70	10.2106	5.00	0.00	0.00	0.00	49.0%	6.76	6	0773100	MRes	Mixed	13.80	5.00			100			70%	30%	1	20	21	147	18.00
0773200	168	54	3.11	6.6540	4.99	0.00	0.00	0.78	75.0%	8.12	-3	0773200	MRes	Mixed	10.81	4.99			100			75%	45%		34	34	57	17.56
0773300	96	33	2.91	4.1248	2.82	0.00	0.00	0.89	68.5%	8.00	3	0773300	MRes	Mixed	11.68	2.82			56			70%	35%		14	14	87	16.58
0773400	270	105	2.57	11.0159	8.13	0.08	0.00	0.98	74.5%	9.53	12	0773400	MRes	Mixed	12.79	8.21			180			80%	50%		72	72	114	21.56
0773501	207	63	3.29	6.8336	5.15	0.00	0.00	0.50	75.4%	9.22	9	0773501	MRes	Mixed	12.23	5.15			140			80%	50%		56	56	0	23.11
0773502	231	87	2.66	5.8670	4.49	0.00	0.00	0.08	76.6%	14.83	0	0773502	MRes	Mixed	19.37	4.49			90			60%	30%		16	16	0	22.97
0773600	144	45	3.20	9.7513	5.45	0.00	0.00	2.42	55.9%	6.36	-21	0773600	MRes	Mixed	11.37	5.45			140			80%	50%		56	56	0	21.63
0773701	189	75	2.52	4.0357	3.15	0.00	0.00	0.00	78.1%	18.58	24	0773701	MRes	Mixed	23.79	3.15			63			70%	20%		9	9	0	26.59
0773702	144	42	3.43	3.2064	2.45	0.00	0.00	0.00	76.3%	13.10	9	0773702	MRes	Mixed	17.17	2.45			49			60%	30%		9	9	0	20.77
0773801	321	69	4.65	20.8444	6.50	0.00	0.00	11.76	31.2%	6.04	66	0773801	MRes	Mixed	19.38	6.50			130			60%	20%	10	6	16	0	21.78
0773804	324	90	3.60	10.1548	5.78	0.00	0.00	2.16	56.9%	9.26	33	0773804	MRes	Mixed	16.27	5.78			116			60%	20%		14	14	0	18.67
0773807	285	81	3.52	6.5564	3.96	0.00	0.00	1.43	60.4%	12.35	18	0773807	MRes	Mixed	20.45	3.96			79			70%	15%		8	8	76	22.55
0773810	210	54	3.89	3.5334	2.92	0.00	0.00	0.01	82.7%	15.28	0	0773810	MRes	Mixed	18.49	2.92			58			60%	20%		7	7	8	20.89
0773812	138	33	4.18	2.8673	2.60	0.00	0.00	0.00	90.6%	11.51	33	0773812	MRes	Mixed	12.71	2.60			52			60%	20%		6	6	2	15.11
0773813	243	57	4.26	3.7152	2.94	0.00	0.00	0.00	79.1%	15.34	6	0773813	MRes	Mixed	19.39	2.94			59			60%	20%		7	7	2	21.79
0773814	228	69	3.30	6.0990	3.57	0.00	0.00	1.28	58.6%	11.31	27	0773814	MRes	Mixed	19.30	3.57			71			60%	20%		9	9	9	21.70
0773815	174	57	3.05	4.1105	3.14	0.00	0.00	0.00	76.3%	14.11	42	0773815	MRes	Mixed	18.50	3.14			63			80%	10%		5	5	33	20.10
0773816	180	45	4.00	3.1605	2.11	0.00	0.00	0.40	66.8%	14.24	0	0773816	MRes	Mixed	21.31	2.11			42			60%	25%		6	6	0	24.31
0773817	171	39	4.38	3.1464	2.07	0.00	0.00	0.49	65.7%	12.40	0	0773817	MRes	Mixed	18.86	2.07			41			60%	25%		6	6	15	21.86
0773818	162	39	4.15	8.4129	1.92	0.00	0.00	0.00	22.9%	4.64	3	0773818	MRes	Mixed	20.26	1.92			38			70%	30%		8	8	0	24.46
0773819	87	24	3.63	1.6759	1.32	0.00	0.00	0.00	78.6%	14.32	-6	0773819	MRes	Mixed	18.22	1.32			26			60%	30%		5	5	0	21.82
0773820	210	45	4.67	3.9746	3.05	0.00	0.00	0.00	76.8%	11.32	0	0773820	MRes	Mixed	14.75	3.05			61			70%	30%		13	13	0	18.95
0773901	165	63	2.62	9.1352	3.78	0.00	0.00	3.71	41.4%	6.90	0	0773901	MRes	Mixed	16.68	3.78			76			60%	30%		14	14	4	20.28
0773902	189	66	2.86	5.0874	3.65	0.00	0.00	0.22	71.8%	12.97	12	0773902	MRes	Mixed	18.08	3.65			73			60%	30%		13	13	0	21.68
0774001	126	33	3.82	7.5619	6.63	0.00	0.00	0.48	87.6%	4.36	3	0774001	MRes	Mixed	4.98	5.63			141			70%	85%	71	13	84	4	20.73
0774002	114	33	3.45	8.0101	7.34	0.00	0.00	0.04	91.7%	4.12	0	0774002	MRes	Mixed	4.49	6.24			156			70%	85%	79	14	93	0	20.16
0774003	96	21	4.57	13.3633	7.99	0.00	0.00	0.51	59.8%	1.80	-21	0774003	MRes	Mixed	3.00	6.79			170			70%	70%	71	12	83	0	15.78
0774101	207	54	3.83	3.9847	3.14	0.00	0.00	0.00	78.9%	13.55	36	0774101	MRes	Mixed	17.19	3.14			63			70%	20%		9	9	0	19.99
0774102	264	69	3.83	5.1663	4.08	0.00	0.00	0.06	78.9%	13.36	21	0774102	MRes	Mixed	16.93	4.08			82			65%	25%		13	13	0	20.18
0774103	99	24	4.13	1.8033	1.52	0.00	0.00	0.00	84.4%	13.86	24	0774103	MRes	Mixed	16.42	1.52			30			80%	10%		2	2	0	18.02
0774104	228	66	3.45	10.9033	8.15	0.00	0.00	1.03	74.7%	7.98	21	0774104	MRes	Mixed	10.68	8.15			163			70%	35%		40	40	0	15.58
0774105	201	69	2.91	8.0689	3.93	0.00	0.00	2.13	48.7%	11.28	69	0774105	MRes	Mixed	23.14	3.93			79			70%	10%	4	2	6	0	24.54
0774201	144	33	4.36	3.3118	2.13	0.00	0.00	0.00	64.2%	9.96	0	0774201	MRes	Mixed	15.52	2.13			43			80%	45%		15	15	0	22.72
0774202	201	48	4.19	5.1365	3.33	0.00	0.00	0.87	64.9%	9.34	3	0774202	MRes	Mixed	14.40	3.33			67			60%	30%		12	12	0	18.00
0774203	231	69	3.35	4.4708	3.26	0.00	0.00	0.15	72.9%	15.43	54	0774203	MRes	Mixed	21.17	3.26			65			70%	30%		14	14	0	25.37
0774204	171	33	5.18	4.4410	1.96	0.00	0.00	1.80	44.1%	8.56	33	0774204	MRes	Mixed	19.39	1.96			39			60%	20%		5	5	0	21.79
0774205	183	39	4.69	3.2433	2.54	0.00	0.00	0.00	78.3%	15.11	39	0774205	MRes	Mixed	19.30	2.54			51			60%	20%		6	6	0	21.70
0774206	732	138	5.30	25.1385	7.92	0.00	0.00	13.90	31.5%	6.36	138	0774206	MRes	Mixed	20.21	7.92			158			70%	15%		17	17	0	22.31
0774301	198	63	3.14	5.8375	4.75	0.00	0.00	0.00	81.4%	10.79	0	0774301	MRes	Mixed	13.25	4.75			95			75%	45%		32	32	0	20.00
0774303	246	60	4.10	4.1685	3.30	0.00	0.00	0.00	79.2%	14.39	0	0774303	MRes	Mixed	18.18	3.30			66			60%	25%		10	10	0	21.18

0774304	252	63	4.00	4.9599	3.87	0.00	0.00	0.00	78.0%	12.70	51	0774304	MRes	Mixed	16.29	3.87			77			70%	15%		8	8	0	18.39
0774305	225	54	4.17	4.2957	3.04	0.06	0.00	0.05	72.1%	14.43	39	0774305	MRes	Mixed	20.02	3.10			62			65%	20%		8	8	0	22.62
0774306	144	45	3.20	5.1728	2.78	0.00	0.00	1.60	53.8%	9.28	45	0774306	MRes	Mixed	17.26	2.78			56			70%	15%		6	6	87	19.36
0774402	174	39	4.46	3.2981	2.61	0.00	0.00	0.00	79.2%	11.83	-3	0774402	MRes	Mixed	14.93	2.61			52			70%	40%		15	15	0	20.53
0774403	183	42	4.36	3.9006	2.99	0.00	0.00	0.00	76.6%	10.77	-3	0774403	MRes	Mixed	14.06	2.99			60			70%	45%		19	19	0	20.36
0774404	252	57	4.42	8.8451	3.55	0.00	0.00	0.00	40.1%	6.44	0	0774404	MRes	Mixed	16.08	3.55			71			70%	40%		20	20	1	21.68
0774405	264	57	4.63	5.8259	3.88	0.00	0.00	0.58	66.5%	9.78	-6	0774405	MRes	Mixed	14.71	3.88			78			70%	40%		22	22	9	20.31
0774406	153	33	4.64	2.8079	2.19	0.00	0.00	0.00	78.1%	12.11	-3	0774406	MRes	Mixed	15.51	2.19			44			70%	35%		11	11	0	20.41
0774408	273	72	3.79	8.5642	4.58	0.00	0.00	2.91	53.5%	8.41	3	0774408	MRes	Mixed	15.70	4.58			92			75%	50%		34	34	0	23.20
0774409	321	69	4.65	8.6748	4.54	0.00	0.00	2.90	52.3%	7.95	0	0774409	MRes	Mixed	15.19	4.54			91			70%	45%		29	29	25	21.49
0774410	153	36	4.25	3.4074	2.05	0.00	0.00	0.28	60.0%	10.57	-3	0774410	MRes	Mixed	17.60	2.05			41			70%	40%		11	11	24	23.20
0774411	132	27	4.89	3.7917	2.00	0.00	0.00	1.23	52.7%	7.91	-6	0774411	MRes	Mixed	15.00	2.00			40			70%	40%		11	11	15	20.60
0774412	87	21	4.14	4.3250	1.24	0.00	0.00	0.96	28.6%	4.86	0	0774412	MRes	Mixed	16.95	1.24			25			75%	50%		9	9	4	24.45
0774419	132	33	4.00	2.9027	2.27	0.00	0.00	0.00	78.1%	11.37	0	0774419	MRes	Mixed	14.56	2.27			45			70%	40%		13	13	2	20.16
0774420	198	48	4.13	4.7463	3.29	0.00	0.00	0.63	69.4%	10.11	9	0774420	MRes	Mixed	14.58	3.29			66			65%	30%		13	13	3	18.48
0774422	72	21	3.43	4.6920	1.40	0.00	0.00	0.00	29.8%	4.48	6	0774422	MRes	Mixed	15.04	1.40			28			60%	30%		5	5	1	18.64
0774423	372	78	4.77	4.7310	4.10	0.00	0.00	0.00	86.6%	16.49	36	0774423	MRes	Mixed	19.04	4.10			82			60%	30%		15	15	0	22.64
0774424	309	72	4.29	4.9941	3.74	0.00	0.00	0.43	75.0%	14.42	21	0774424	MRes	Mixed	19.23	3.74			75			60%	30%		13	13	0	22.83
0774429	198	48	4.13	2.6660	2.19	0.00	0.00	0.00	82.1%	18.00	3	0774429	MRes	Mixed	21.92	2.19			44			60%	25%		7	7	1	24.92
0774430	216	45	4.80	2.6908	2.13	0.00	0.00	0.00	79.0%	16.72	24	0774430	MRes	Mixed	21.16	2.13			43			65%	20%		6	6	28	23.76
0774431	288	66	4.36	14.6745	3.63	4.83	0.00	3.99	57.7%	4.50	36	0774431	Bus2	TC	7.79	8.47			85	200		70%	30%		60	60	1	14.85
0774432	249	57	4.37	4.3478	3.68	0.00	0.00	0.00	84.7%	13.11	30	0774432	MRes	Mixed	15.49	3.68			74			70%	35%		18	18	0	20.39
0774433	252	69	3.65	4.2727	3.53	0.00	0.00	0.00	82.7%	16.15	69	0774433	MRes	Mixed	19.53	3.53			71			50%	35%		12	12	0	23.03
0774434	267	63	4.24	6.0741	3.56	1.19	0.00	0.00	78.1%	10.54	57	0774434	MRes	Mixed	13.48	4.75			95	100		70%	20%		27	27	0	19.23
0774435	231	54	4.28	8.2418	3.33	0.00	0.00	4.15	40.4%	6.92	45	0774435	MRes	Mixed	17.13	3.33			67			70%	25%	2	10	12	0	20.63
0774436	267	72	3.71	5.0503	3.99	0.00	0.00	0.00	78.9%	14.26	48	0774436	MRes	Mixed	18.06	3.99			80			60%	20%		10	10	0	20.46
0774437	186	54	3.44	4.1439	3.23	0.00	0.00	0.00	78.0%	13.03	24	0774437	MRes	Mixed	16.72	3.23			65			60%	30%		12	12	0	20.32
0774438	255	51	5.00	3.6038	2.88	0.00	0.00	0.00	79.9%	14.98	48	0774438	MRes	Mixed	18.74	2.88			58			70%	15%		6	6	19	20.84
0774439	132	27	4.89	2.2148	1.62	0.00	0.00	0.00	73.3%	14.45	27	0774439	MRes	Mixed	19.71	1.62			32			70%	15%	2	1	3	24	21.81
0774440	207	48	4.31	8.3619	2.82	0.00	0.00	4.34	33.7%	6.94	48	0774440	MRes	Mixed	20.59	2.82			56			65%	20%	1	6	7	40	23.19
0774441	219	48	4.56	3.0084	2.57	0.00	0.00	0.00	85.4%	15.96	30	0774441	MRes	Mixed	18.69	2.57			51			60%	25%		8	8	41	21.69
0774442	234	45	5.20	3.3215	2.69	0.00	0.00	0.00	80.9%	14.45	21	0774442	MRes	Mixed	17.87	2.69			54			60%	25%		8	8	9	20.87
0774443	255	54	4.72	5.2736	3.01	0.00	0.00	1.60	57.2%	10.24	9	0774443	MRes	Mixed	17.91	3.01			60			60%	30%		11	11	19	21.51
0774444	201	54	3.72	4.5021	2.91	0.00	0.00	0.82	64.6%	11.99	6	0774444	MRes	Mixed	18.58	2.91			58			60%	25%		9	9	43	21.58
0774445	168	42	4.00	3.7442	2.01	0.00	0.00	1.20	53.6%	11.22	3	0774445	MRes	Mixed	20.91	2.01			40			60%	20%		5	5	0	23.31
0774446	258	66	3.91	5.0570	3.89	0.00	0.00	0.00	77.0%	13.05	6	0774446	MRes	Mixed	16.96	3.89			78			60%	20%		9	9	33	19.36
0774447	141	33	4.27	1.9642	1.66	0.00	0.00	0.00	84.7%	16.80	0	0774447	MRes	Mixed	19.84	1.66			33			60%	20%		4	4	26	22.24
0774448	126	30	4.20	1.8736	1.67	0.00	0.00	0.00	89.1%	16.01	-6	0774448	MRes	Mixed	17.96	1.67			33			60%	25%		5	5	10	20.96
0774449	153	51	3.00	3.0035	2.37	0.00	0.00	0.00	79.1%	16.98	3	0774449	MRes	Mixed	21.48	2.37			47			60%	20%		6	6	29	23.88
0774450	216	57	3.79	4.1764	2.65	0.16	0.00	0.62	67.3%	13.65	0	0774450	MRes	Mixed	20.28	2.81			56			60%	25%		8	8	36	23.28
0774451	177	48	3.69	2.8109	2.28	0.00	0.00	0.00	81.2%	17.08	0	0774451	MRes	Mixed	21.02	2.28			46			60%	20%		5	5	21	23.42

17,349	4,452	3.90	535	298	6	0	125	57.0%	8.33	1,440					14.61	301	0	0	6,122	100	200		17%	296	1,188	1,484	1,118	19.69
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32.3%	Max Possible	6,422	20.0%	80.0%	33%	25.1%
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Likely Take-up	23.3%	14.0%	21.0%
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Randwick Park	Populat 2006	Dwell 2006	Pop/Dwel 2006	MB Area (Hect)	Resident Area	Busines Area	Rural Area	Open Space	Net : Gross	R Gross	1996 / 2006	MeshBI 2006	Exist Zone	SD4 Zone	R Net	Net Area	Single	Greenf Master Planned	Mixed	Terrace Apmts	Town C / Busines	Capac Utilis	SD4 Dev Chance	Green Field	Brown Field	SD4 Resid Capacity	AC Resid Capacity	New Net R
0759501	417	126	3.31	18.5367	14.59	0.00	0.00	0.03	78.7%	7.88	69	0759501	MRes	Mixed	10.01	14.59			260			60%	25%	20	20	39	0	12.68
0759502	414	117	3.54	16.5269	12.50	0.00	0.00	0.76	75.7%	10.77	108	0759502	MRes	Mixed	14.23	12.50			250			60%	10%	10	5	15	0	15.43
0759503	159	66	2.41	4.7443	3.66	0.00	0.00	0.00	77.1%	13.91	63	0759503	MRes	Mixed	18.06	3.66			70			60%	10%	2	2	4	0	19.20
0759504	165	63	2.62	4.2780	3.36	0.00	0.00	0.00	78.5%	14.73	51	0759504	MRes	Mixed	18.77	3.36			70			60%	5%		2	2	0	19.39
0759505	75	24	3.13	1.8709	1.46	0.00	0.00	0.00	78.1%	14.43	24	0759505	MRes	Mixed	18.48	1.46			30			60%	10%	1	1	2	0	19.71
0759506	645	201	3.21	16.8884	13.80	0.00	0.00	0.00	81.7%	12.85	192	0759506	MRes	Mixed	15.73	13.80			250			60%	15%	10	13	23	0	17.36
0759702	300	69	4.35	7.3113	5.26	0.00	0.00	0.72	72.0%	9.85	-3	0759702	MRes	Mixed	13.68	5.26			100			60%	25%		15	15	0	16.53
0759711	213	57	3.74	4.7862	3.36	0.00	0.00	0.47	70.3%	11.91	9	0759711	MRes	Mixed	16.95	3.36			70			60%	20%		8	8	74	19.45
0759712	306	69	4.43	5.0673	4.00	0.00	0.00	0.00	79.0%	13.62	21	0759712	MRes	Mixed	17.24	4.00			80			60%	20%		10	10	0	19.64
0759713	327	75	4.36	6.7825	5.37	0.00	0.00	0.00	79.1%	11.65	-3	0759713	MRes	Mixed	14.72	5.37			100			60%	25%		15	15	206	17.52
0759715	231	60	3.85	18.7859	4.04	1.21	0.00	0.00	28.0%	5.00	57	0759715	MRes	Mixed	17.89	5.26			100			60%	20%	1	11	12	0	20.17
0759717	159	42	3.79	2.5325	2.10	0.00	0.00	0.00	82.9%	16.58	0	0759717	MRes	Mixed	20.00	2.10			40			60%	15%		4	4	66	21.71
0759719	219	60	3.65	5.5164	3.79	0.00	0.00	1.01	68.7%	10.88	12	0759719	MRes	Mixed	15.83	3.79			80			60%	20%		10	10	0	18.37
0759721	111	27	4.11	2.0589	1.56	0.00	0.00	0.00	75.8%	13.11	6	0759721	MRes	Mixed	17.29	1.56			30			60%	20%		4	4	16	19.60
0759722	117	27	4.33	2.2548	1.57	0.00	0.00	0.34	69.7%	11.97	-3	0759722	MRes	Mixed	17.18	1.57			30			60%	15%		3	3	42	18.90
0759723	183	48	3.81	3.2534	2.43	0.00	0.00	0.61	74.8%	14.75	9	0759723	MRes	Mixed	19.73	2.43			45			60%	15%		4	4	17	21.40
0759724	162	42	3.86	4.9351	2.81	0.00	0.00	0.00	57.0%	8.51	-3	0759724	MRes	Mixed	14.94	2.81			55			60%	10%	1	2	3	8	16.12
0759725	282	54	5.22	3.7628	3.11	0.00	0.00	0.00	82.7%	14.35	0	0759725	MRes	Mixed	17.35	3.11			60			60%	20%		7	7	17	19.67
0759726	603	162	3.72	17.4569	8.96	0.00	0.00	5.65	51.4%	9.28	111	0759726	MRes	Mixed	18.07	8.96			180			60%	20%		22	22	7	20.48
0759727	270	87	3.10	9.1506	4.73	0.00	0.00	0.00	51.6%	10.27	69	0759727	MRes	Mixed	19.89	4.73			90			60%	15%		8	8	21	21.61
0759728	246	81	3.04	5.1739	3.75	0.00	0.00	0.00	72.5%	15.66	66	0759728	MRes	Mixed	21.60	3.75			75			60%	15%		7	7	97	23.40
0759729	186	60	3.10	5.8445	4.64	0.00	0.00	0.08	79.4%	11.98	57	0759729	MRes	Mixed	15.08	4.64			90			60%	20%	5	6	11	6	17.40
0759730	291	81	3.59	7.1770	5.66	0.00	0.00	0.19	78.9%	11.29	24	0759730	MRes	Mixed	14.30	5.66			110			60%	25%		17	17	6	17.21
0759731	165	42	3.93	3.4572	2.32	0.00	0.00	0.58	67.0%	12.15	6	0759731	MRes	Mixed	18.12	2.32			45			60%	20%		5	5	7	20.45
0759732	135	48	2.81	5.3199	2.94	0.00	0.00	1.93	55.2%	9.21	39	0759732	MRes	Mixed	16.68	2.94			60			60%	15%		5	5	14	18.52
0759733	126	51	2.47	3.7955	3.26	0.00	0.00	0.00	85.9%	13.96	36	0759733	MRes	Mixed	16.26	3.26			60			60%	15%		5	5	23	17.91
0759734	138	36	3.83	2.9322	1.72	0.00	0.00	0.00	58.7%	12.28	0	0759734	MRes	Mixed	20.92	1.72			35			60%	5%		1	1	0	21.53
0759735	162	39	4.15	4.7648	2.37	0.20	0.00	1.45	53.9%	8.19	3	0759735	MRes	Mixed	15.17	2.57			50			60%	15%		5	5	11	16.92
0759736	120	36	3.33	2.4486	1.92	0.00	0.00	0.00	78.5%	14.70	9	0759736	MRes	Mixed	18.74	1.92			40			60%	10%		2	2	59	19.99
0759737	84	21	4.00	1.8934	1.33	0.00	0.00	0.00	70.4%	11.09	-3	0759737	MRes	Mixed	15.76	1.33			25			60%	15%		2	2	26	17.45
0759738	231	57	4.05	4.8388	2.96	0.00	0.00	0.55	61.1%	11.78	39	0759738	MRes	Mixed	19.28	2.96			60			60%	10%		4	4	0	20.49
0759739	186	48	3.88	3.8409	2.32	0.00	0.00	0.74	60.3%	12.50	9	0759739	MRes	Mixed	20.72	2.32			45			60%	10%		3	3	34	21.89
0760702	336	111	3.03	48.5617	11.38	0.34	0.00	31.60	24.1%	2.70	39	0760702	MRes	Mixed	11.18	11.72			220			70%	25%	3	36	39	7	14.46
0760703	237	78	3.04	9.7613	5.97	0.00	0.00	1.64	61.1%	7.99	3	0760703	MRes	Mixed	13.08	5.97			120			60%	25%	1	17	18	20	16.09
0760705	120	36	3.33	4.4018	3.64	0.00	0.00	0.00	82.8%	9.31	3	0760705	MRes	Mixed	11.25	3.64			70			60%	25%	2	9	11	14	14.14
0760706	177	57	3.11	6.8317	4.97	0.00	0.00	0.79	72.8%	8.34	6	0760706	MRes	Mixed	11.46	4.97			100			60%	25%		15	15	6	14.48
0760707	168	51	3.29	5.7528	4.74	0.00	0.00	0.00	82.4%	8.87	12	0760707	MRes	Mixed	10.76	4.74			95			60%	20%	1	10	11	10	13.16
0760708	144	39	3.69	3.9730	3.24	0.00	0.00	0.00	81.5%	12.59	36	0760708	MRes	Mixed	15.44	3.24			65			60%	20%	3	5	8	0	17.85
0760801	0	0		65.3136	0.00	0.00	0.00	65.26	0.0%	0.05	-3	0760801	Park	Park	0.00	0.00	0					60%	30%		0	0	0	0.00
0760803	255	78	3.27	19.5959	6.16	0.00	0.00	11.94	31.4%	4.08	78	0760803	MRes	Mixed	12.99	6.16			120			60%	20%		14	14	0	15.33
0760804	159	42	3.79	5.8703	2.56	0.00	0.00	0.00	43.6%	7.67	42	0760804	MRes	Mixed	17.60	2.56			50			60%	15%		5	5	0	19.36

Papakura	Populat 2006	Dwell 2006	Pop/Dwe l 2006	MB Area (Hect)	Resident Area	Busines Area	Rural Area	Open Space	Net : Gross	R Gross	1996/ 2006	MeshBl 2006	Map	Exist Zone	SD4 Zone	R Net	Net Area	Single	Greenf Master Planned	Mixed	Terrace Apmts	Town C/ Busines	Capac Utilis	SD4 Dev Chance	Green Field	Brown Field	SD4 Resid Capacity	AC Resid Capacity	New Net R
0761600	240	75	3.20	341.1053	0.51	0.00	327.10	0.00	96.0%	0.26	30	0761600	C5 F1	Rural	MP	0.27	212.95	50	600				80%	90%	468	0	468	0	2.61
0791400	135	60	2.25	5.4953	3.60	0.49	0.00	0.28	74.6%	10.92	3	0791400	C4 F3	Res2	TC	14.64	4.10			160			80%	40%	30	21	51	0	27.14
0791500	114	48	2.38	11.7735	3.25	0.00	0.00	6.89	27.6%	4.08	3	0791500	C4 E3	Res2	Mixed	14.78	3.25			130			70%	25%	6	17	23	8	21.79
0791600	3	3	1.00	4.6421	0.00	3.29	0.00	0.00	70.9%	8.62	3	0791600	C4 F3	Com3	TC	12.15	3.29					1500	70%	20%		210	210	1	75.94
0791700	72	42	1.71	8.2229	1.90	1.95	0.00	2.48	46.8%	5.11	12	0791700	C4 E3	Res2	Mixed	10.90	3.85			80			70%	30%		17	17	4	15.27
0791800	102	60	1.70	6.1489	3.18	0.49	0.00	0.00	59.6%	9.76	6	0791800	C4 F3	Res2	Mixed	16.37	3.67			80			80%	30%		19	19	1	21.60
0791900	6	3	2.00	3.4211	0.00	2.48	0.00	0.00	72.5%	6.43	0	0791900	C4 F3	Com3	TC	8.87	2.48					1200	70%	15%		126	126	5	59.67
0792000	6	3	2.00	2.3013	0.00	1.60	0.00	0.00	69.7%	8.26	3	0792000	C4 F3	Com3	TC	11.85	1.60					800	70%	5%		28	28	7	29.32
0792100	6	3	2.00	1.8830	0.00	1.35	0.00	0.00	71.4%	7.97	3	0792100	C4 F3	Com3	TC	11.15	1.35					650	70%	10%		46	46	7	44.98
0792200	120	60	2.00	5.1775	2.76	0.89	0.00	0.00	70.6%	11.59	-6	0792200	C4 F3	Res2	MixTC	16.41	3.66			60		500	70%	20%		78	78	2	37.86
0792300	99	57	1.74	3.4060	2.33	0.08	0.00	0.00	70.8%	16.74	3	0792300	C4 F4	Res2	Mixed	23.64	2.41			50			70%	15%		5	5	6	25.82
0792400	162	69	2.35	6.7013	3.35	0.00	0.00	0.00	50.0%	10.30	3	0792400	C4 F4	Res2	Mixed	20.58	3.35			70			70%	20%		10	10	3	23.50
0792500	258	111	2.32	9.5859	5.97	0.00	0.00	0.21	62.3%	11.58	3	0792500	C4 F4	Res2	Mixed	18.58	5.97			100			70%	25%		18	18	18	21.51
0792600	201	87	2.31	7.2656	3.52	1.93	0.00	0.00	75.0%	11.97	6	0792600	C4 F2	Res2	Mixed	15.97	5.45			100			70%	25%		18	18	28	19.19
0792700	123	57	2.16	4.6758	2.15	1.55	0.00	0.00	79.1%	12.19	6	0792700	C4 F3	Com3	MixTC	15.42	3.70			40		600	70%	15%		67	67	0	33.59
0792800	18	9	2.00	9.3298	0.00	6.20	0.00	0.00	66.4%	7.40	0	0792800	C4 F3	Com3	TC	11.14	6.20					3000	70%	10%		210	210	16	45.03
0792900	138	66	2.09	6.3860	2.53	1.34	0.00	0.00	60.5%	10.34	12	0792900	C4 F3	Com3	MixTC	17.07	3.87			40		1500	70%	10%		108	108	66	44.95
0793000	15	3	5.00	7.0207	0.00	5.33	0.00	0.00	75.9%	4.42	0	0793000	C4 F3	Com3	TC	5.82	5.33					2500	70%	15%		263	263	14	55.11
0793100	66	33	2.00	12.7803	1.98	3.55	0.00	4.84	43.2%	2.58	6	0793100	C4 G3	Com3	MixTC	5.97	5.53			40		1500	70%	15%		162	162	13	35.23
0793200	18	12	1.50	7.2441	0.58	2.71	0.00	2.97	45.4%	2.07	0	0793200	C4 F3	Com3	MixTC	4.56	3.29			30		800	70%	20%		116	116	29	39.93
0793301	90	42	2.14	2.7216	1.82	0.00	0.00	0.00	67.0%	15.43	-3	0793301	C4 G3	Res2	Mixed	23.04	1.82			30			70%	20%		4	4	3	25.34
0793302	87	48	1.81	3.1858	2.03	0.00	0.00	0.00	63.7%	15.07	0	0793302	C4 G3	Res2	Mixed	23.64	2.03			40			70%	20%		6	6	0	26.39
0793400	126	57	2.21	9.8476	2.92	0.00	0.00	4.75	29.7%	5.79	3	0793400	C4 F3	Res2	Mixed	19.51	2.92			60			70%	20%		8	8	1	22.38
0793500	249	93	2.68	7.7225	4.96	0.00	0.00	0.00	64.2%	12.04	12	0793500	C4 G3	Res2	Mixed	18.76	4.96			100			70%	20%		14	14	0	21.59
0793600	330	120	2.75	10.5560	7.46	0.00	0.00	0.00	70.6%	11.37	12	0793600	C4 G3	Res2	Mixed	16.09	7.46			150			70%	30%		32	32	1	20.32
0793700	198	69	2.87	5.5676	4.33	0.00	0.00	0.00	77.8%	12.39	6	0793700	C4 G3	Res2	Mixed	15.94	4.33			90			70%	25%		16	16	7	19.58
0793800	54	21	2.57	1.9259	1.27	0.00	0.00	0.00	66.1%	10.90	0	0793800	C4 G3	Res2	Mixed	16.50	1.27			30			70%	25%		5	5	6	20.62
0794200	174	60	2.90	4.9102	4.09	0.00	0.00	0.00	83.3%	12.22	9	0794200	C4 F2	Res2	Mixed	14.67	4.09			90			70%	25%		16	16	6	18.52
0794300	105	42	2.50	3.7934	3.02	0.00	0.00	0.00	79.6%	11.07	0	0794300	C4 G2	Res2	Mixed	13.90	3.02			60			70%	30%		13	13	14	18.08
0794400	153	51	3.00	4.7671	3.84	0.00	0.00	0.00	80.6%	10.70	-3	0794400	C4 G2	Res2	Mixed	13.27	3.84			80			70%	30%		17	17	22	17.64
0794500	96	33	2.91	2.4401	2.03	0.00	0.00	0.00	83.2%	13.52	3	0794500	C4 G2	Res2	Mixed	16.25	2.03			40			70%	20%		6	6	0	19.01
0794600	135	54	2.50	5.8244	3.69	1.06	0.00	0.00	81.5%	9.27	-3	0794600	C4 G3	Res1	TC	11.37	4.75					200	70%	25%		35	35	0	18.75
0794800	90	36	2.50	2.9603	2.46	0.00	0.00	0.00	83.2%	12.16	-3	0794800	C4 G2	Res1	Mixed	14.61	2.46			50			80%	25%		10	10	0	18.67
0794900	150	60	2.50	5.2302	4.39	0.00	0.00	0.00	84.0%	11.47	3	0794900	C4 G2	Res1	Mixed	13.66	4.39			90			80%	20%		14	14	0	16.93
0795000	114	45	2.53	4.8600	3.37	0.00	0.00	0.70	69.3%	9.26	9	0795000	C4 G2	Res1	Mixed	13.36	3.37			70			80%	30%		17	17	0	18.35
0795100	126	39	3.23	3.5336	2.98	0.00	0.00	0.00	84.3%	11.04	3	0795100	C4 G2	Res1	Mixed	13.09	2.98			60			80%	20%		10	10	69	16.32
0795200	132	42	3.14	3.0961	2.55	0.00	0.00	0.00	82.4%	13.57	6	0795200	C4 G2	Res1	Mixed	16.47	2.55			50			70%	20%		7	7	0	19.21
0795300	123	42	2.93	3.3086	2.51	0.22	0.00	0.00	82.6%	12.69	6	0795300	C4 G2	Res1	Mixed	15.38	2.73			50			80%	15%		6	6	13	17.57

0795400	252	81	3.11	6.8324	5.57	0.00	0.00	0.00	81.5%	11.86	6	0795400	C4 G2	Res1	Mixed	14.55	5.57			110			80%	15%		13	13	93	16.92
0795500	186	69	2.70	5.7255	4.81	0.00	0.00	0.00	84.1%	12.05	6	0795500	C4 H2	Res1	Mixed	14.33	4.81			90			80%	15%		11	11	61	16.57
0795600	165	57	2.89	5.1663	4.10	0.00	0.00	0.10	79.3%	11.03	6	0795600	C4 G1	Res1	Mixed	13.92	4.10			80			70%	10%		6	6	0	15.28
0795700	150	51	2.94	4.2796	3.45	0.00	0.00	0.00	80.6%	11.92	0	0795700	C4 H1	Res1	Mixed	14.79	3.45			70			70%	10%		5	5	29	16.21
0795801	189	66	2.86	5.0740	4.34	0.00	0.00	0.00	85.5%	13.01	33	0795801	C4 H2	Res1	Mixed	15.21	4.34			80			70%	10%		6	6	0	16.50
0795802	144	54	2.67	6.5190	3.54	0.00	0.00	0.00	54.3%	8.28	6	0795802	C4 H2	Res1	Mixed	15.25	3.54			70			70%	15%		7	7	0	17.33
0795900	153	54	2.83	7.6480	6.78	0.10	0.00	0.00	90.0%	7.06	15	0795900	C4 H2	Res1	Mixed	7.84	6.88			140			80%	15%		17	17	0	10.29
0796000	120	45	2.67	3.7667	2.99	0.00	0.00	0.00	79.5%	11.95	3	0796000	C4 H1	Res1	Mixed	15.03	2.99			60			70%	10%		4	4	0	16.43
0796100	93	27	3.44	2.6061	2.15	0.00	0.00	0.00	82.7%	10.36	0	0796100	C4 H1	Res1	Mixed	12.53	2.15			40			70%	10%		3	3	0	13.83
0796200	303	87	3.48	7.9693	6.27	0.00	0.00	0.31	78.6%	10.92	6	0796200	C4 H2	Res1	Mixed	13.88	6.27			120			70%	20%		17	17	0	16.56
0796300	120	33	3.64	3.1327	2.49	0.00	0.00	0.00	79.6%	10.53	0	0796300	C4 H2	Res1	Mixed	13.24	2.49			50			70%	30%		11	11	0	17.45
0796400	156	36	4.33	3.2742	2.58	0.00	0.00	0.00	78.9%	10.99	-6	0796400	C4 H2	Res1	Mixed	13.94	2.58			50			70%	30%		11	11	0	18.01
0796500	141	45	3.13	3.8079	3.24	0.00	0.00	0.00	85.1%	11.82	3	0796500	C4 H2	Res1	Mixed	13.88	3.24			60			70%	30%		13	13	0	17.77
0796600	159	48	3.31	4.3524	3.27	0.06	0.00	0.19	76.4%	11.03	9	0796600	C4 H2	Res1	Mixed	14.44	3.32			60			70%	30%		13	13	0	18.23
0796700	177	42	4.21	3.8302	2.44	0.00	0.00	0.81	63.8%	10.97	6	0796700	C4 H2	Res1	Mixed	17.19	2.44			50			70%	20%		7	7	8	20.05
0796800	96	33	2.91	2.7940	2.22	0.00	0.00	0.00	79.4%	11.81	0	0796800	C4 H2	Res1	Mixed	14.87	2.22			45			70%	30%		9	9	0	19.12
0796900	165	42	3.93	3.5732	3.03	0.00	0.00	0.00	84.8%	11.75	6	0796900	C4 H3	Res1	Mixed	13.87	3.03			60			70%	25%		11	11	0	17.33
0797000	129	54	2.39	5.8995	4.45	0.00	0.00	0.37	75.5%	9.15	6	0797000	C4 G3	Res1	Mixed	12.13	4.45			90			80%	50%		36	36	0	20.22
0797100	144	48	3.00	4.0559	3.35	0.00	0.00	0.00	82.7%	11.83	3	0797100	C4 H3	Res1	Mixed	14.31	3.35			70			70%	25%		12	12	0	17.97
0797200	285	99	2.88	7.2374	5.93	0.00	0.00	0.00	81.9%	13.68	18	0797200	C4 H3	Res1	Mixed	16.70	5.93			120			70%	25%		21	21	0	20.25
0797300	228	72	3.17	6.3698	5.26	0.00	0.00	0.00	82.5%	11.30	9	0797300	C4 H3	Res1	Mixed	13.70	5.26			110			70%	30%		23	23	0	18.09
0797400	219	72	3.04	5.5311	4.68	0.00	0.00	0.00	84.6%	13.02	3	0797400	C4 H3	Res1	Mixed	15.39	4.68			100			70%	25%		18	18	0	19.13
0797500	168	54	3.11	4.2979	3.67	0.00	0.00	0.00	85.3%	12.56	9	0797500	C4 H3	Res1	Mixed	14.72	3.67			70			70%	20%		10	10	0	17.39
0797600	81	36	2.25	2.6509	1.67	0.00	0.00	0.00	62.9%	13.58	6	0797600	C4 G3	Res1	Terrac	21.60	1.67			80			80%	30%		19	19	0	33.11
0797700	120	51	2.35	22.7849	3.56	0.11	0.00	3.38	16.1%	2.24	6	0797700	C4 G3	Res1	Mixed	13.89	3.67			75			80%	40%		24	24	0	20.43
0797800	159	48	3.31	3.4372	2.85	0.00	0.00	0.00	83.1%	13.96	9	0797800	C4 H3	Res1	Mixed	16.81	2.85			60			70%	20%		8	8	0	19.76
0797900	114	39	2.92	3.1547	2.54	0.00	0.00	0.00	80.5%	12.36	6	0797900	C4 H3	Res1	Mixed	15.35	2.54			50			70%	20%		7	7	0	18.11
0798000	87	36	2.42	2.9893	2.49	0.00	0.00	0.00	83.1%	12.04	6	0798000	C4 H3	Res1	Mixed	14.48	2.49			50			70%	25%		9	9	0	18.00
0798101	27	9	3.00	0.8681	0.73	0.00	0.00	0.00	84.7%	11.52	0	0798101	C4 H3	Res1	Mixed	13.61	0.73			15			70%	20%		2	2	0	16.46
0798102	117	39	3.00	2.8903	2.33	0.00	0.00	0.00	80.7%	13.49	3	0798102	C4 H3	Res1	Mixed	16.73	2.33			45			70%	20%		6	6	2	19.43
0798200	219	69	3.17	6.0520	4.99	0.00	0.00	0.00	82.4%	11.40	12	0798200	C4 H3	Res1	Mixed	13.84	4.99			100			70%	25%		18	18	8	17.35
0798300	96	33	2.91	2.7313	2.26	0.00	0.00	0.00	82.7%	12.08	3	0798300	C4 H3	Res1	Mixed	14.61	2.26			45			70%	20%		6	6	0	17.40
0798400	63	15	4.20	1.7512	1.22	0.06	0.00	0.00	73.2%	9.71	-3	0798400	C4 H3	Res1	Mixed	13.27	1.28			30			70%	30%		6	6	0	18.18
0798500	54	18	3.00	1.5400	1.35	0.00	0.00	0.00	87.6%	11.69	18	0798500	C4 H3	Res1	Mixed	13.35	1.35			30			70%	30%		6	6	0	18.02
0798600	120	36	3.33	3.0128	2.52	0.00	0.00	0.00	83.6%	11.95	6	0798600	C5 E3	Res1	Mixed	14.29	2.52			50			70%	30%		11	11	0	18.46
0798700	90	27	3.33	2.5699	2.18	0.00	0.00	0.00	84.8%	11.28	0	0798700	C5 E3	Res1	Mixed	13.31	2.18			40			70%	25%		7	7	0	16.53
0798801	171	63	2.71	7.6359	4.38	0.00	0.00	0.01	57.4%	8.25	9	0798801	C5 E3	Res1	Mixed	14.37	4.38			90			70%	25%		16	16	0	17.97
0798802	36	9	4.00	0.8032	0.61	0.00	0.00	0.11	76.0%	11.20	0	0798802	C5 E3	Res1	Mixed	14.73	0.61			10			70%	25%		2	2	0	17.60
0798901	42	12	3.50	1.1028	0.90	0.00	0.00	0.00	82.0%	10.88	0	0798901	C5 E3	Res1	Mixed	13.27	0.90			20			70%	20%		3	3	0	16.37
0798902	207	63	3.29	5.9697	4.90	0.00	0.00	0.16	82.0%	10.89	21	0798902	C5 E3	Res1	Mixed	13.28	4.90			100			70%	20%		14	14	0	16.14

0799000	315	78	4.04	8.4048	6.28	0.00	0.00	0.44	74.7%	9.88	0	0799000	C5 E3	Res1	Mixed	13.22	6.28			120			70%	30%		25	25	0	17.23
0799102	105	27	3.89	2.0743	1.56	0.00	0.00	0.00	75.4%	13.02	3	0799102	C5 E3	Res1	Mixed	17.26	1.56			30			70%	30%		6	6	0	21.28
0799105	168	45	3.73	3.0926	2.19	0.00	0.00	0.42	70.7%	14.55	0	0799105	C5 E2	Res1	Mixed	20.58	2.19			40			70%	30%		8	8	0	24.42
0799106	141	36	3.92	2.5607	2.15	0.00	0.00	0.00	84.0%	14.45	33	0799106	C5 E2	Res1	Mixed	17.20	2.15			40			70%	35%		10	10	0	21.75
0799107	141	36	3.92	3.0815	2.90	0.00	0.00	0.00	94.3%	14.28	24	0799107	C5 E2	Res1	Mixed	15.15	2.90			60			70%	35%		15	15	0	20.21
0799108	111	36	3.08	3.2091	2.28	0.00	0.00	0.27	71.1%	12.15	-3	0799108	C5 E3	Res1	Mixed	17.09	2.28			45			70%	40%		13	13	0	22.61
0799109	156	39	4.00	2.3869	2.04	0.00	0.00	0.00	85.3%	16.34	3	0799109	C5 E3	Res1	Mixed	19.15	2.04			40			70%	35%		10	10	0	23.96
0799110	150	51	2.94	3.4588	3.22	0.00	0.00	0.00	93.2%	15.61	51	0799110	C5 E3	Res1	Mixed	16.76	3.22			65			70%	15%		7	7	0	18.88
0799111	123	39	3.15	4.4735	2.82	0.00	0.00	0.00	63.0%	9.17	39	0799111	C5 E3	Res1	Mixed	14.55	2.82			60			70%	20%		8	8	0	17.53
0799112	111	39	2.85	3.4584	3.01	0.00	0.00	0.00	87.1%	11.57	39	0799112	C5 E3	Res1	Mixed	13.28	3.01			60			70%	10%		4	4	0	14.68
0799113	72	30	2.40	2.1432	1.51	0.00	0.00	0.00	70.4%	14.00	18	0799113	C5 F3	Res1	Mixed	19.87	1.51			30			70%	15%		3	3	0	21.96
0799114	99	27	3.67	2.2890	2.05	0.00	0.00	0.00	89.4%	13.98	18	0799114	C5 F3	Res1	Mixed	15.64	2.05			40			70%	15%		4	4	6	17.70
0799115	111	39	2.85	6.1526	4.72	0.00	0.00	0.19	76.8%	10.08	6	0799115	C5 F3	Res1	Mixed	13.13	4.72			90			70%	20%		13	13	3	15.80
0799116	57	18	3.17	23.3119	17.66	0.00	4.69	0.00	95.9%	11.93	18	0799116	C5 F2	Res1	Mixed	12.44	19.00			160		103	90%	75%		5	108	9	20.32
0799200	96	30	3.20	2.4962	2.01	0.00	0.00	0.00	80.6%	12.02	0	0799200	C5 E2	Res1	Mixed	14.91	2.01			40			70%	15%		4	4	1	17.00
0799300	153	48	3.19	4.1624	3.52	0.00	0.00	0.00	84.7%	11.53	0	0799300	C5 E2	Res1	Mixed	13.62	3.52			70			70%	25%		12	12	64	17.09
0799400	198	54	3.67	5.9080	4.21	0.07	0.00	0.30	72.5%	9.99	-3	0799400	C5 E2	Res1	Mixed	13.78	4.28			80			70%	30%		17	17	39	17.71
0799500	255	69	3.70	6.2142	5.07	0.00	0.00	0.00	81.6%	11.10	6	0799500	C5 E2	Res1	Mixed	13.61	5.07			100			70%	30%		21	21	0	17.76
0799600	110	34	3.24	3.0000	2.30	0.00	0.00	0.00	76.7%	11.33	34	0799600	C5 E2	Res1	Mixed	14.78	2.30			45			70%	25%		8	8	0	18.20
0799700	237	57	4.16	4.9223	4.17	0.00	0.00	0.00	84.7%	11.58	0	0799700	C5 E2	Res1	Mixed	13.67	4.17			80			70%	20%		11	11	0	16.35
0799800	90	18	5.00	1.8766	1.54	0.00	0.00	0.00	82.2%	10.12	-3	0799800	C5 E2	Res1	Mixed	12.32	1.54			30			70%	20%		4	4	5	15.04
0799900	120	30	4.00	2.6365	2.19	0.00	0.00	0.00	82.9%	11.38	0	0799900	C5 E2	Res1	Mixed	13.73	2.19			40			70%	20%		6	6	11	16.29
0800000	141	33	4.27	3.1882	2.65	0.00	0.00	0.00	83.0%	10.66	0	0800000	C5 E3	Res1	Mixed	12.84	2.65			55			70%	20%		8	8	11	15.75
0800101	81	27	3.00	40.1546	0.00	0.00	38.47	0.00	95.8%	0.80	12	0800101	C5 G2	Res1	Single	0.83	19.23	8				80%	90%	6	0	6	2	1.96	
0800102	99	30	3.30	51.2969	1.96	0.00	46.54	0.00	94.6%	0.92	6	0800102	C5 G3	Res1	Single	0.97	24.25	10				80%	90%	7	0	7	1	2.23	
0800103	96	30	3.20	43.6714	6.73	0.00	35.27	0.00	96.2%	0.92	6	0800103	C5 G3	Res1	MP	0.95	21.00	15	50			80%	90%	47	0	47	1	4.13	
0800201	300	90	3.33	37.4446	6.06	0.00	19.14	8.64	67.3%	2.59	27	0800201	C5 G4	Res1	MP	3.85	12.60	4	50			80%	50%	17	4	22	2	9.41	
0800202	96	30	3.20	3.5124	2.75	0.00	0.00	0.00	78.3%	8.54	0	0800202	C5 G4	Res1	Mixed	10.91	2.75			55			70%	30%		12	12	2	15.11
0800303	165	51	3.24	8.0956	3.58	0.00	0.00	0.16	44.2%	6.30	3	0800303	C5 F4	Res1	Mixed	14.26	3.58			70			70%	30%		15	15	31	18.37
0800304	213	72	2.96	6.8260	5.38	0.00	0.00	0.30	78.8%	10.55	6	0800304	C5 F4	Res1	Mixed	13.39	5.38			100			70%	30%		21	21	0	17.29
0800305	249	66	3.77	7.4222	4.68	0.00	0.00	0.63	63.0%	9.84	0	0800305	C5 F4	Res1	Mixed	15.60	4.68			90			70%	30%		19	19	0	19.64
0800307	111	30	3.70	2.2757	1.73	0.00	0.00	0.00	76.1%	13.18	0	0800307	C5 E4	Res1	Mixed	17.32	1.73			30			70%	20%		4	4	0	19.75
0800308	87	24	3.63	11.0909	1.70	0.00	0.00	8.05	15.3%	2.70	0	0800308	C5 E3	Res1	Mixed	17.69	1.70			30			70%	25%		5	5	7	20.79
0800309	90	24	3.75	1.9000	1.57	0.00	0.00	0.01	82.7%	17.89	-6	0800309	C5 E4	Res1	Mixed	15.28	1.57			45			70%	25%		8	8	23	20.29
0800310	144	36	4.00	2.9685	2.26	0.00	0.00	0.01	76.0%	12.13	6	0800310	C5 E4	Res1	Mixed	15.96	2.26			45			70%	25%		8	8	24	19.46
0800311	66	21	3.14	1.5808	1.26	0.00	0.00	0.08	79.6%	13.28	3	0800311	C5 E4	Res1	Mixed	16.69	1.26			30			70%	25%		5	5	110	20.86
0800312	141	39	3.62	2.7110	2.17	0.00	0.00	0.04	80.1%	14.39	0	0800312	C5 E4	Res1	Mixed	17.97	2.17			40			70%	15%		4	4	7	19.91
0800313	114	33	3.45	3.0613	2.10	0.00	0.00	0.12	68.6%	10.78	3	0800313	C5 F3	Res1	Mixed	15.71	2.10			40			70%	20%		6	6	4	18.38
0800314	111	30	3.70	2.8040	1.84	0.00	0.00	0.30	65.6%	10.70	0	0800314	C5 F3	Res1	Mixed	16.30	1.84			35			70%	25%		6	6	0	19.63
0800315	111	30	3.70	2.8255	1.90	0.00	0.00	0.23	67.3%	10.62	0	0800315	C5 F3	Res1	Mixed	15.77	1.90			40			70%	25%		7	7	20	19.45

0800400	246	93	2.65	11.4077	9.45	0.00	0.00	0.25	82.8%	8.15	9	0800400	C5 F4	Res1	Mixed	9.85	9.45			180			70%	45%		57	57	24	15.85
0800500	225	75	3.00	23.1485	12.08	0.00	0.00	8.57	52.2%	3.41	6	0800500	C4 H4	Res1	Mixed	6.54	12.08			130			60%	40%		31	31	9	9.12
0800600	120	36	3.33	3.3950	2.66	0.00	0.00	0.00	78.3%	10.60	6	0800600	C4 H4	Res1	Mixed	13.54	2.66			50			70%	20%		7	7	13	16.17
0800700	177	33	5.36	5.7418	2.78	0.00	0.00	0.00	48.4%	5.75	0	0800700	C4 H4	Res1	Mixed	11.88	2.78			60			70%	25%		11	11	31	15.66
0800800	231	48	4.81	6.0303	3.77	0.00	0.00	1.28	62.5%	7.96	0	0800800	C4 H4	Res1	Mixed	12.74	3.77			75			70%	25%		13	13	5	16.22
0800900	114	33	3.45	3.6806	3.14	0.00	0.00	0.00	85.3%	10.32	3	0800900	C4 H4	Res1	Mixed	12.10	3.14			60			70%	30%		13	13	11	16.11
0801000	138	42	3.29	30.5960	3.89	23.95	0.00	0.00	91.0%	2.61	9	0801000	C4 E4	Ind4	Bus6	2.87	27.84		0				70%	0%		0	0	6	2.87
0801100	213	81	2.63	5.7963	4.62	0.00	0.00	0.00	79.8%	13.97	-6	0801100	C4 G4	Res2	Mixed	17.52	4.62			100			70%	20%		14	14	10	20.55
0801200	198	60	3.30	4.9358	3.99	0.00	0.00	0.00	80.8%	12.16	3	0801200	C4 H4	Res1	Mixed	15.04	3.99			80			70%	20%		11	11	5	17.85
0801300	174	54	3.22	4.8125	4.05	0.00	0.00	0.00	84.2%	11.64	3	0801300	C4 H4	Res1	Mixed	13.82	4.05			80			70%	30%		17	17	1	17.97
0801400	96	33	2.91	4.7940	3.53	0.00	0.00	0.00	73.5%	6.88	0	0801400	C4 G4	Res1	Mixed	9.36	3.53			100			80%	50%		40	40	2	20.71
0801500	132	39	3.38	97.7601	1.36	81.61	0.00	6.59	84.9%	0.79	15	0801500	C5 E5	Ind4	Bus6	0.93	82.97		0				70%	0%		0	0	1	0.93
0801600	9	6	1.50	27.9096	0.00	23.36	0.68	0.35	86.1%	1.25	-3	0801600	C5 E5	Ind4	Bus6	1.46	24.03		0				70%	0%		0	0	5	1.46
0801700	171	66	2.59	7.0599	5.08	0.00	0.00	0.20	72.0%	9.35	0	0801700	C4 F4	Res1	Mixed	12.99	5.08			100			70%	30%		21	21	32	17.12
0801800	183	60	3.05	7.6870	6.12	0.14	0.00	0.32	81.5%	8.46	3	0801800	C4 F5	Res1	Mixed	10.38	6.26			140			70%	35%		34	34	31	15.86
0801901	24	12	2.00	0.9775	0.84	0.00	0.00	0.00	86.4%	12.28	0	0801901	C4 F5	Res1	Mixed	14.21	0.84			20			70%	25%		4	4	2	18.35
0801902	21	6	3.50	0.5937	0.49	0.00	0.00	0.00	82.2%	10.11	0	0801902	C4 F5	Res1	Mixed	12.29	0.49			10			70%	25%		2	2	3	15.88
0802000	138	42	3.29	3.6984	3.08	0.00	0.00	0.00	83.4%	11.36	3	0802000	C4 G5	Res1	Mixed	13.62	3.08			60			70%	20%		8	8	6	16.34
0802100	108	33	3.27	5.2255	2.62	0.00	0.00	0.00	50.1%	6.89	3	0802100	C4 G5	Res1	Mixed	13.74	2.62			50			70%	35%		12	12	2	18.41
0802200	165	42	3.93	3.9456	3.38	0.00	0.00	0.00	85.7%	10.64	0	0802200	C4 G5	Res1	Mixed	12.42	3.38			66			70%	25%		12	12	1	15.83
0802300	183	54	3.39	5.0488	4.06	0.00	0.00	0.00	80.4%	10.70	6	0802300	C4 G5	Res1	Mixed	13.30	4.06			80			70%	25%		14	14	13	16.74
0802400	165	57	2.89	5.6273	4.73	0.00	0.00	0.00	84.1%	10.13	0	0802400	C4 G5	Res1	Mixed	12.04	4.73			90			70%	25%		16	16	51	15.36
0802501	132	42	3.14	9.8196	6.59	0.00	0.00	1.09	67.1%	4.28	0	0802501	C4 G5	Res1	Mixed	6.38	6.59			140			80%	85%	86	10	95	156	20.83
0802502	114	33	3.45	6.0442	3.47	0.00	0.00	1.47	57.4%	5.96	-3	0802502	C4 H5	Res1	Mixed	10.38	3.47			70			70%	30%		15	15	147	14.62
0802600	96	36	2.67	3.3910	2.71	0.00	0.00	0.00	79.8%	10.62	-3	0802600	C4 G5	Res1	Mixed	13.30	2.71			50			70%	30%		11	11	63	17.18
0802700	84	30	2.80	2.9918	2.45	0.00	0.00	0.00	82.0%	10.03	3	0802700	C4 G5	Res1	Mixed	12.24	2.45			50			70%	30%		11	11	134	16.52
0802801	12	3	4.00	0.8280	0.70	0.00	0.00	0.00	85.0%	7.25	-3	0802801	C4 F5	Res1	Mixed	8.52	0.70			20			70%	35%		5	5	1	15.49
0802802	60	18	3.33	1.9337	1.55	0.00	0.00	0.00	80.3%	9.31	0	0802802	C4 F5	Res1	Mixed	11.59	1.55			30			70%	35%		7	7	13	16.33
0802803	24	6	4.00	0.5478	0.47	0.00	0.00	0.00	86.3%	10.95	0	0802803	C4 F5	Res1	Mixed	12.69	0.47			10			70%	35%		2	2	3	17.87
0802900	156	48	3.25	4.6365	3.59	0.00	0.00	0.00	77.4%	10.35	-3	0802900	C4 F5	Res1	Mixed	13.37	3.59			70			70%	25%		12	12	0	16.78
0803000	93	36	2.58	4.7908	2.76	0.00	0.00	1.28	57.6%	7.51	3	0803000	C4 F5	Res1	Mixed	13.04	2.76			56			70%	25%		10	10	0	16.59
0803100	126	54	2.33	4.9054	4.11	0.00	0.00	0.02	83.8%	11.01	3	0803100	C4 F5	Res1	Mixed	13.14	4.11			80			70%	25%		14	14	27	16.55
0803200	132	42	3.14	12.9359	3.34	0.00	0.00	8.73	25.8%	3.32	0	0803200	C4 F5	Res1	Mixed	12.89	3.34			70			70%	25%		12	12	180	16.56
0803301	129	48	2.69	4.6382	3.79	0.00	0.00	0.00	81.8%	10.35	0	0803301	C4 G5	Res1	Mixed	12.66	3.79			74			70%	30%		16	16	295	16.76
0803302	78	27	2.89	3.7063	1.98	0.00	0.00	1.16	53.5%	7.28	0	0803302	C4 G5	Res1	Mixed	13.62	1.98			40			70%	20%		6	6	14	16.45
0803303	159	51	3.12	9.8394	3.65	0.00	0.01	5.20	37.2%	5.18	0	0803303	C4 G5	Res1	Mixed	13.95	3.66			70			70%	30%		15	15	63	17.97
0803400	54	21	2.57	1.7713	1.34	0.00	0.00	0.00	75.5%	11.86	3	0803400	C4 F5	Res1	Mixed	15.71	1.34			30			70%	30%		6	6	27	20.42
0803500	111	33	3.36	2.9847	2.32	0.00	0.00	0.00	77.7%	11.06	0	0803500	C4 F5	Res1	Mixed	14.23	2.32			50			70%	30%		11	11	210	18.76
0803601	90	30	3.00	2.2652	1.89	0.00	0.00	0.00	83.3%	13.24	3	0803601	C4 F5	Res1	Mixed	15.90	1.89			40			70%	25%		7	7	261	19.60
0803602	60	18	3.33	2.1937	1.67	0.00	0.00	0.00	75.9%	8.21	0	0803602	C4 F5	Res1	Mixed	10.81	1.67			40			70%	25%		7	7	152	15.01

0803700	159	48	3.31	4.5387	3.86	0.00	0.00	0.00	85.1%	11.02	-3	0803700	C4 E5	Res1	Mixed	12.95	3.86							80				70%	25%		14	14	113	16.58	
0803800	177	54	3.28	4.6882	3.78	0.00	0.00	0.00	80.7%	11.52	-3	0803800	D4 E1	Res1	Mixed	14.28	3.78									80			70%	30%		17	17	160	18.72
0803900	102	33	3.09	3.6643	2.43	0.00	0.00	0.39	66.4%	9.82	0	0803900	D4 E1	Res1	Mixed	14.80	2.43									50			70%	40%	6	8	14	71	20.56
0804000	162	36	4.50	2.8997	2.49	0.00	0.00	0.00	85.9%	12.41	0	0804000	D4 E1	Res1	Mixed	14.46	2.49									50			70%	25%		9	9	113	17.98
0804100	186	42	4.43	4.5097	2.99	0.00	0.00	0.00	66.2%	9.31	0	0804100	D4 E1	Res1	Mixed	14.06	2.99									60			70%	30%		13	13	177	18.28
0804200	144	42	3.43	3.9957	3.39	0.00	0.00	0.00	84.8%	11.01	0	0804200	D4 E1	Res1	Mixed	12.99	3.39									70			70%	30%		15	15	53	17.32
0804300	120	33	3.64	3.3279	2.83	0.00	0.00	0.00	85.0%	10.52	-3	0804300	D4 F1	Res1	Mixed	12.38	2.83									60			70%	30%		13	13	86	16.83
0804400	150	48	3.13	4.4196	3.50	0.00	0.00	0.00	79.2%	10.86	0	0804400	D4 F1	Res1	Mixed	13.71	3.50									70			70%	30%		15	15	113	17.91
0804500	117	42	2.79	3.9362	3.06	0.00	0.00	0.00	77.9%	10.67	-3	0804500	D4 F1	Res1	Mixed	13.70	3.06									60			70%	25%		11	11	34	17.13
0804600	90	36	2.50	3.5157	2.23	0.00	0.00	0.00	63.4%	10.24	0	0804600	D4 F1	Res1	Mixed	16.16	2.23									46			70%	15%		5	5	25	18.33
0804700	183	60	3.05	16.0844	4.26	0.29	0.00	10.06	28.3%	3.73	6	0804700	C4 F5	Res1	Mixed	13.16	4.56									90			70%	35%		22	22	87	18.00
0804800	156	54	2.89	6.9446	4.06	0.00	0.00	0.00	58.4%	7.78	3	0804800	C4 E5	Res1	Mixed	13.31	4.06									80			70%	25%		14	14	79	16.76
0804901	177	54	3.28	11.2488	6.81	0.00	0.00	0.06	60.5%	6.58	3	0804901	C4 E5	Res1	Mixed	10.87	6.81									140			70%	55%	38	16	54	55	18.79
0804902	189	39	4.85	4.2328	2.90	0.00	0.00	0.00	68.6%	9.69	3	0804902	C4 E5	Res1	Mixed	14.13	2.90									60			70%	25%		11	11	6	17.75
0805000	81	21	3.86	13.9713	1.47	0.00	0.00	0.00	10.5%	1.72	0	0805000	C4 E5	Res1	Mixed	16.37	1.47									30			70%	20%		4	4	1	19.23
0805100	102	30	3.40	2.9383	2.41	0.00	0.00	0.00	82.1%	11.23	-3	0805100	C4 E5	Res1	Mixed	13.68	2.41									50			70%	25%		9	9	9	17.31
0805200	51	15	3.40	1.4119	1.12	0.00	0.00	0.00	79.7%	10.62	3	0805200	C4 F5	Res1	Mixed	13.33	1.12									25			70%	20%		4	4	7	16.44
0805300	135	36	3.75	3.7176	2.87	0.14	0.00	0.00	81.1%	9.95	-3	0805300	C4 E5	Res1	Mixed	12.27	3.02									60			70%	30%		13	13	35	16.45
0805400	156	42	3.71	4.6706	2.99	0.00	0.00	0.00	64.0%	8.99	0	0805400	D4 E1	Res1	Mixed	14.06	2.99									60			70%	25%		11	11	24	17.58
0805500	81	21	3.86	2.5203	1.99	0.00	0.00	0.00	79.1%	9.13	0	0805500	D4 E1	Res1	Mixed	11.54	1.99									40			70%	20%		6	6	26	14.35
0805601	132	51	2.59	3.7408	2.66	0.28	0.00	0.00	78.5%	13.63	0	0805601	C4 F4	Res1	Mixed	17.38	2.93									50			70%	25%		9	9	7	20.36
0805602	81	33	2.45	2.4477	2.13	0.00	0.00	0.00	87.0%	13.48	-3	0805602	C4 E4	Res1	Mixed	15.50	2.13									30			70%	25%		5	5	16	17.96
0805603	171	57	3.00	3.7886	3.35	0.00	0.00	0.00	88.5%	15.05	12	0805603	C4 F4	Res1	Mixed	16.99	3.35									60			70%	25%		11	11	15	20.12
0805701	96	30	3.20	2.9184	2.29	0.00	0.00	0.00	78.4%	10.28	-3	0805701	C4 E4	Res1	Mixed	13.10	2.29									40			70%	35%		10	10	3	17.39
0805702	162	60	2.70	4.9450	3.91	0.00	0.00	0.00	79.1%	12.13	0	0805702	C4 E4	Res1	Mixed	15.35	3.91									70			70%	35%		17	17	8	19.73
0805800	198	63	3.14	8.0662	4.48	0.00	0.00	0.00	55.5%	7.81	3	0805800	C4 E4	Res1	Mixed	14.07	4.48									80			70%	35%		20	20	23	18.45
0805900	144	54	2.67	6.1902	5.68	0.00	0.00	0.00	91.7%	8.72	0	0805900	C4 E4	Res1	Mixed	9.51	5.68									140			70%	25%		25	25	0	13.83
0806000	180	63	2.86	5.6866	4.56	0.00	0.00	0.00	80.2%	11.08	9	0806000	C4 F4	Res1	Mixed	13.81	4.56									90			70%	25%		16	16	297	17.26
0806100	216	81	2.67	7.1037	5.75	0.00	0.00	0.00	81.0%	11.40	6	0806100	C4 F4	Res1	Mixed	14.08	5.75									110			70%	25%		19	19	1	17.43
0806203	129	42	3.07	4.8519	3.76	0.00	0.00	0.31	77.5%	9.48	0	0806203	C3 H3	Res1	Mixed	12.23	3.76									80			70%	35%		20	20	8	17.45
0806204	204	72	2.83	11.4829	6.40	0.00	0.00	1.98	55.7%	6.97	15	0806204	C3 H3	Res1	Mixed	12.50	6.40									130			70%	40%	6	30	36	12	18.19
0806205	162	57	2.84	8.2215	4.08	0.00	0.00	2.18	49.6%	6.93	6	0806205	C3 H3	Res1	Mixed	13.98	4.08									80			70%	30%		17	17	0	18.10
0806206	201	66	3.05	7.3514	5.51	0.00	0.00	0.47	75.0%	9.66	0	0806206	C3 H3	Res1	Mixed	12.88	5.51									110			70%	35%		27	27	39	17.77
0806207	207	69	3.00	7.7371	5.54	0.47	0.00	0.19	77.7%	9.44	-3	0806207	C3 H4	Res1	Mixed	12.14	6.01									120			70%	35%		29	29	105	17.03
0806208	204	69	2.96	8.2640	5.56	0.00	0.00	0.08	67.2%	8.35	0	0806208	C3 H4	Res1	Mixed	12.42	5.56									110			70%	30%		23	23	63	16.57
0806301	264	78	3.38	8.1235	6.63	0.00	0.00	0.00	81.6%	10.09	-3	0806301	C4 E4	Res1	Mixed	12.36	6.63									130			70%	35%		32	32	10	17.17
0806303	69	24	2.88	2.3913	1.82	0.00	0.00	0.00	75.9%	10.04	0	0806303	C4 E4	Res1	Mixed	13.22	1.82									36			70%	30%		8	8	136	17.38
0806304	9	3	3.00	7.4406	0.19	0.00	0.00	6.12	2.6%	0.81	0	0806304	C4 E4	Res1	Mixed	31.50	0.19									0			70%	20%		0	0	26	31.50
0806401	78	27	2.89	2.5307	2.01	0.00	0.00	0.00	79.3%	10.67	0	0806401	C3 H4	Res1	Mixed	13.46	2.01									40			70%	30%		8	8	59	17.65
0806402	123	42	2.93	7.4388	3.71	0.00	0.00	0.00	49.9%	5.65	3	0806402	C3 H4	Res1	Mixed	11.31	3.71									76			70%	25%		13	13	17	14.89

Wattle Downs	Populat 2006	Dwell 2006	Pop/Dwell 2006	MB Area (Hect)	Resident Area	Busines Area	Rural Area	Open Space	Net : Gross	R Gross	1996 / 2006	MeshBl 2006	Map	Exist Zone	SD4 Zone	R Net	Net Area	Single	Greenf Master Planned	Mixed	Terrace Apmts	Town C / Busines	Capac Utilis	SD4 Dev Chance	Green Field	Brown Field	SD4 Resid Capacity	AC Resid Capacity	New Net R
0767902	159	48	3.31	6.9643	4.09	0.00	0.00	1.57	58.7%	7.61	0	0767902	C3 F1	Res4	Mixed	12.97	4.09			82			70%	40%		23	23	13	18.57
0767903	258	84	3.07	10.2866	7.02	0.00	0.00	1.07	68.3%	8.85	0	0767903	C3 F1	Res4	Mixed	12.96	7.02			140			65%	35%		32	32	995	17.50
0767907	240	78	3.08	11.5094	5.65	0.71	0.00	0.47	55.2%	7.39	6	0767907	C3 F1	Res4	Mixed	13.37	6.36			130			65%	25%	1	20	21	1	16.70
0767908	0	0		58.2891	33.02	3.88	0.00	0.77	63.3%	0.14	0	0767908	B3 E4	Res4	MP	0.22	36.90		1300				60%	95%	741	0	741	0	20.30
0767909	156	45	3.47	4.7445	3.96	0.00	0.00	0.00	83.4%	9.48	9	0767909	B3 F5	Res4	Mixed	11.37	3.96			80			65%	25%		13	13	0	14.66
0767910	243	72	3.38	7.9073	6.36	0.00	0.00	0.00	80.5%	9.36	0	0767910	B3 F4	Res4	Mixed	11.63	6.36			140			65%	25%		23	23	0	15.20
0767911	162	48	3.38	7.6306	4.03	0.00	0.00	0.00	52.8%	6.68	0	0767911	B3 F5	Res4	Mixed	12.65	4.03			80			70%	10%	1	5	6	0	14.04
0767912	255	84	3.04	13.5794	6.54	0.00	0.00	5.01	48.2%	6.26	9	0767912	B3 F5	Res4	Mixed	13.00	6.54			160			70%	40%		45	45	0	19.85
0767913	153	57	2.68	8.9817	4.68	0.00	0.00	3.19	52.1%	6.35	0	0767913	C3 E1	Res4	Mixed	12.18	4.68			120			70%	40%		34	34	0	19.35
0767914	174	54	3.22	5.9707	4.38	0.00	0.00	0.45	73.3%	9.71	-3	0767914	C3 F1	Res4	Mixed	13.25	4.38			100			70%	35%		25	25	0	18.85
0767915	126	36	3.50	4.1852	3.12	0.00	0.00	0.25	74.5%	9.32	0	0767915	C3 F1	Res4	Mixed	12.51	3.12			60			60%	30%		11	11	0	15.97
0767916	126	39	3.23	4.0432	3.21	0.00	0.00	0.00	79.5%	9.89	0	0767916	C3 F1	Res4	Mixed	12.45	3.21			65			60%	30%	1	11	12	0	16.09
0767917	129	39	3.31	4.7845	3.05	0.00	0.00	0.83	63.7%	8.78	0	0767917	C3 F1	Res4	Mixed	13.78	3.05			60			70%	25%		11	11	0	17.22
0767918	93	30	3.10	4.9040	2.23	0.00	0.00	0.78	45.5%	6.12	0	0767918	B3 F5	Res4	Mixed	13.45	2.23			45			70%	15%		5	5	0	15.57
0767919	126	39	3.23	5.6124	3.20	0.00	0.00	0.32	57.0%	7.48	0	0767919	C3 G1	Res4	Mixed	13.12	3.20			65			70%	10%		5	5	0	14.54
0767920	153	45	3.40	5.8525	3.84	0.00	0.00	0.97	65.7%	8.71	0	0767920	C3 G1	Res4	Mixed	13.27	3.84			80			70%	25%		14	14	0	16.91
0769008	21	6	3.50	18.8818	12.65	0.00	0.00	0.00	67.0%	0.37	0	0769008	C2 G1	MRes	MP	0.55	12.65		375				70%	10%	26	0	26	9	2.63
0769011	213	66	3.23	14.7414	5.57	0.00	0.00	3.73	37.8%	4.75	33	0769011	B2 H5	MRes	Mixed	12.57	5.57			100			80%	35%		28	28	6	17.60
0769012	201	66	3.05	8.8316	5.83	0.09	0.00	1.59	67.0%	8.04	24	0769012	B3 E5	MRes	Mixed	12.00	5.92			120			70%	35%		29	29	0	16.97
0769014	195	57	3.42	8.5043	4.68	0.00	0.00	2.17	55.1%	7.17	33	0769014	B2 H5	MRes	Mixed	13.02	4.68			90			80%	25%		18	18	21	16.87
0769016	144	48	3.00	4.1634	3.25	0.00	0.00	0.00	78.1%	11.53	48	0769016	B2 H5	MRes	Mixed	14.76	3.25			65			80%	20%		10	10	7	17.96
0769017	117	36	3.25	6.8163	3.42	0.00	0.00	2.50	50.2%	6.31	36	0769017	C2 H1	MRes	Mixed	12.56	3.42			100			70%	40%		28	28	2	20.74
0769018	138	48	2.88	5.6527	4.34	0.00	0.00	0.63	76.7%	8.49	18	0769018	C2 H1	MRes	Mixed	11.07	4.34			120			70%	50%		42	42	6	20.75
0769019	108	33	3.27	2.5401	1.99	0.00	0.00	0.00	78.5%	12.99	3	0769019	B2 G5	MRes	Mixed	16.55	1.99			40			70%	30%		8	8	7	20.77
0769020	138	45	3.07	3.4072	2.80	0.00	0.00	0.00	82.1%	13.21	0	0769020	B2 G5	MRes	Mixed	16.09	2.80			55			70%	30%		12	12	0	20.22
0769021	123	42	2.93	4.3041	2.91	0.00	0.00	0.74	67.6%	10.22	0	0769021	B2 G5	MRes	Mixed	15.11	2.91			60			70%	40%	1	16	17	5	20.88
0769022	174	54	3.22	5.6241	3.35	0.00	0.00	1.37	59.6%	9.60	6	0769022	B2 G5	MRes	Mixed	16.11	3.35			80			70%	50%		28	28	7	24.46
0769023	72	27	2.67	2.6964	1.78	0.00	0.00	0.40	66.0%	10.75	0	0769023	B2 G5	MRes	Mixed	16.29	1.78			40			70%	50%		14	14	26	24.16
0769024	99	36	2.75	3.3775	2.38	0.00	0.00	0.13	70.5%	10.66	9	0769024	B2 G5	MRes	Mixed	15.12	2.38			45			70%	40%		13	13	8	20.41
0769025	96	33	2.91	3.2258	2.51	0.00	0.00	0.00	77.8%	10.85	33	0769025	B2 H5	MRes	Mixed	13.95	2.51			50			70%	15%	1	4	5	18	16.05
0769026	177	60	2.95	5.2281	4.10	0.00	0.00	0.00	78.3%	11.48	18	0769026	B2 H5	MRes	Mixed	14.65	4.10			80			80%	25%		16	16	29	18.56
0769027	129	42	3.07	4.2687	3.58	0.00	0.00	0.00	83.9%	10.07	42	0769027	B2 H5	MRes	Mixed	12.01	3.58			70			80%	15%		8	8	5	14.35
0769028	117	42	2.79	4.3874	3.64	0.00	0.00	0.00	83.0%	11.62	36	0769028	B2 H5	MRes	Mixed	14.01	3.64			70			80%	10%	1	5	6	7	15.55
0769029	102	36	2.83	6.6494	2.84	0.00	0.00	3.07	42.7%	5.71	-3	0769029	C2 G1	MRes	Mixed	13.39	2.84			70			80%	45%		25	25	1	22.27
0769030	105	36	2.92	8.8095	2.19	0.06	0.00	5.90	25.5%	4.09	0	0769030	C2 G2	MRes	Mixed	16.05	2.24			50			75%	45%		17	17	56	23.57
0769031	144	48	3.00	16.3385	9.51	0.00	0.00	0.01	58.2%	5.08	0	0769031	C2 F1	MRes	Mixed	8.73	9.51			160			80%	85%	98	11	109	36	20.17
0769032	96	30	3.20	5.0800	2.10	0.00	0.00	2.49	41.2%	6.69	6	0769032	C2 F1	MRes	Mixed	16.23	2.10			40			70%	35%		10	10	23	20.91
0769033	93	36	2.58	26.2857	15.66	0.00	0.00	0.00	59.6%	1.86	3	0769033	C2 E1	MRes	Mixed	3.13	15.66			320			90%	95%	246	27	274	35	20.60
0769034	90	33	2.73	19.4879	11.67	0.00	0.00	3.45	59.9%	10.62	33	0769034	B2 F5	MRes	Mixed	17.74	11.67			100			95%	10%	3	7	10	5	18.56
0769035	60	18	3.33	5.7420	1.20	0.00	0.00	0.00	20.9%	3.83	18	0769035	C2 F1	MRes	Mixed	18.32	1.20			25			90%	10%		2	2	28	20.20
0769036	81	21	3.86	1.9704	1.42	0.00	0.00	0.00	72.1%	11.67	3	0769036	C2 F1	MRes	Mixed	16.19	1.42			30			90%	15%		4	4	22	19.04

0769037	120	39	3.08	3.1492	2.42	0.00	0.00	0.00	77.0%	13.34	39	0769037	C2 F1	MRes	Mixed	17.33	2.42			50		90%	5%		2	2	4	18.25
0769038	132	48	2.75	8.2208	2.92	0.00	0.00	3.88	35.5%	6.81	48	0769038	C2 G1	MRes	Mixed	19.17	2.92			60		90%	5%		3	3	22	20.09
0769039	138	45	3.07	3.9272	2.81	0.00	0.00	0.00	71.6%	12.48	45	0769039	C2 G1	MRes	Mixed	17.44	2.81			60		90%	5%		3	3	16	18.40
0769040	309	198	1.56	12.0352	11.07	0.00	0.00	0.48	92.0%	16.45	198	0769040	B2 G5	MRes	Mixed	17.89	11.07				80	90%	50%		36	36	11	21.14
0769041	81	27	3.00	2.2516	1.61	0.00	0.00	0.00	71.5%	12.44	27	0769041	C2 F5	MRes	Mixed	17.40	1.61			30		90%	5%		1	1	22	18.24
0769042	84	30	2.80	2.4177	1.74	0.00	0.00	0.00	72.0%	13.24	30	0769042	C2 G1	MRes	Mixed	18.38	1.74			35		90%	5%		2	2	18	19.29
0769043	102	33	3.09	2.5357	1.92	0.00	0.00	0.00	75.9%	13.80	33	0769043	C2 G1	MRes	Mixed	18.19	1.92			40		90%	5%		2	2	41	19.13
0769044	69	24	2.88	4.3292	3.78	0.00	0.00	0.00	87.3%	6.47	24	0769044	C2 G1	MRes	MP	7.41	3.78		120			70%	30%	25	0	25	15	14.08
0769045	165	60	2.75	4.4074	3.32	0.36	0.00	0.00	83.7%	13.61	21	0769045	C2 H1	MRes	Mixed	16.27	3.69			80		70%	30%		17	17	27	20.83
0769046	51	15	3.40	1.2979	1.04	0.00	0.00	0.00	80.3%	12.33	0	0769046	C2 G1	MRes	Mixed	15.35	1.04			25		70%	30%		5	5	24	20.38
0769047	153	57	2.68	4.5968	3.80	0.00	0.00	0.02	82.6%	12.40	3	0769047	C2 G1	MRes	Mixed	15.01	3.80			75		70%	30%		16	16	0	19.15
0769048	195	69	2.83	4.8983	4.11	0.00	0.00	0.00	84.0%	14.09	6	0769048	C2 G2	MRes	Mixed	16.78	4.11			80		70%	30%		17	17	0	20.86
		7,185	2,442	2.94	416	254	5	0	48	62.3%	6.12	894			9.82	259	0	1,795	3,922	80	0		33%	1,146	759	1,904	1,578	17.16
												36.6%			Max Possible	5,797					60.2%	39.8%	78%	64.6%				
														Likely Take-up	44.1% 27.4% 45.0%													