Auckland Plan

Total Auckland development potential

Final Report

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EXECUTIVE SUMMARY

The Auckland Plan is unworkable in its present form

Intensification to the target levels will not be achieved

Intensification will require significant amendments to the Plan

- Major rezoning and widespread intensification is required

Even with amendments, enormous political and community issues will almost certainly prohibit intensification to Council's desired targets

EXECUTIVE SUMMARY

Whilst the Plan's target cannot be achieved, substantial intensification is possible, but needs to be much more widespread than the current Auckland Plan's town centres and corridors.

Without major re-zoning only 45-60,000 extra dwellings are able to be provided in intensified form in the next 30 years.

With major re-zoning and sticking to town centres and corridors (as current draft Auckland Plan) could provide 90-120,000 extra dwellings .

With major re-zoning in most current urban areas (requiring huge political resilience) could provide 200-270,000 extra dwellings.

Sales demand drives the location of intensification. Developers provide where there is sales demand

INTRODUCTION: Fine Grained Analysis (FGA) METHODOLOGY

The pilot FGA considers the development potential of 14 neighbourhoods from an individual property parcel level.

Each meshblock contains about 50-100 property parcels, within a neighbourhood of 2-10,000 properties.

The FGA is purposely aspirational and very aggressive in the intensification numbers sought . It considers what is possible, but would need substantial political resilience to implement.

It shows where development would need occur to get close to achieving the intensification numbers sought by Council

METHODOLOGY:

Initial information was provided from the Auckland Council GIS system

The GIS base data was carefully reviewed and validated to ensure accuracy. We reviewed each meshblock to ensure we achieved net land areas (*excluding roads, parks/reserves, schools, church land etc from calcs*)

The initial development potential work was manual and slow, but SD4 and AC improved the process using Council's GIS.

This SD4 Report and its analysis has been peer reviewed by Martin Udale of Essentia Consulting.

METHODOLOGY: Theory and maths used to generate development potential maps

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

ZONING: Utilised Auckland city council zones, but adjusted the rules

We believe Zones are required

The Auckland City Council rules are a starting point

The assumption is for two tier rules:

1. base permitted
2. greater discretion for following high urban design

Greater development of a site is suggested for high quality urban design developments

STUDIO D4 Jasmax

This chart highlights the previous ACC Zones and proposed "as of right rules"

Auckland Council
Te Kaunihera o Tāmaki Makaurau

Zone	Intent	Site Size	Density (R)	Height (m)	Levels	Site Cov	Permeability	Front Yard	Side Yard	Pvt OpenS	N Boundary	E-W Bound	S Boundary
1	Heritage / Historic	400	25	8	2	55%	28%	varies	*1m*	80m²	3m 45º	3m 45º	3m 45º
2a	Large site Res	1000	10	10	2-3	25%	50%	6m	*1m*	100m²	2m 55º	2m 45º	2m 35º
2b	Large site Res	600	17	8	2	30%	45%	6m	*1m*	100m²	2m 55º	2m 45º	2m 35º
2c	Large site Res	1000	10	8	2	30%	50%	6m	*1m*	100m²	2m 55º	2m 45º	2m 35º
3a	Volcanic Residential	site	site	8	2	55%	28%	varies	*1m*	80m²	3m 45º	3m 45º	3m 45º
3b	Volcanic Residential	600	17	8	2	30%	45%	6m	*1m*	100m²	2m 45º	2m 45º	2m 35º
4	Flora Dominant	site	site	8	2	7.5%	85%	7.5m	*1m*	100m²	2m 55º	2m 45º	2m 35º
5	Suburban-Low	500	20	8	2	35%	40%	4.5m	*1m*	100m²	2m 55º	2m 45º	2m 35º
6a	Suburban-Med	375	27	8	2	35%	40%	2.5m	*1m*	100m²	2m 55º	2m 45º	2m 35º
6b	Suburban-Med	300	33	10	3	35%	40%	2.5m	*1m*	80m²	2m 55º	2m 45º	2m 35º
7a	Suburban-High	200	50	10	3	35%	40%	1.5m	*1m*	80m²	special complicated rules		
7b	Suburban-High	200	50	12.5	4	35%	40%	1.5m	*1m*	80m²	special complicated rules		
7c	Suburban-High	200	50	20	6	35%	40%	1.5m	*1m*	80m²	special complicated rules		
8a	Strategic Growth	150	67	11	3			1.4m,balcony ,3m	none	40m²	3.6m-0m, 3.3m up -2m across, 45º		
8b	Strategic Growth	100	100	14	4			1.4m,balcony ,3m	none	40m²	3.6m-0m, 3.3m up -2m across, 45º		
8c	Strategic Growth	no limit	no limit	17	5			1.4m,balcony ,3m	none	40m²	3.6m-0m, 3.3m up -2m across, 45º		

This chart highlights the proposed Zones, for 1,000m2+ sites and high urban design

Zone	Intent	Site Size	Density (R)	Height (m)	Levels	Site Cov	Permeability	Front Yard	Side Yard	Pvt OpenS	N Boundary	E-W Bound	S Boundary
1	Heritage / Historic	400	25	8		55%	28%	varies	*1m*	80m²	3m 45º	3m 45º	3m 45º
2a	Large site Res	1000	10	10	2-3	30%	40%	6m	*1m*	100m²	2m 55º	2m 45º	2m 35º
2b	Large site Res	600	17	8	2	40%	30%	6m	*1m*	100m²	2m 55º	2m 45º	2m 35º
2c	Large site Res	1000	10	8	2	35%	40%	6m	*1m*	100m²	2m 55º	2m 45º	2m 35º
3a	Volcanic Residential	site	site	8	2	55%	28%	varies	*1m*	80m²	3m 45º	3m 45º	3m 45º
3b	Volcanic Residential	600	17	8	2	40%	40%	6m	*1m*	100m²	2m 45º	2m 45º	2m 35º
4	Flora Dominant	site	site	8	2	7.5%	85%	7.5m	*1m*	100m²	2m 55º	2m 45º	2m 35º
5	Suburban-Low	**250**	40	10	3	50%	25%	2.5m	**none**	80m²	**5m 45º**	**5m 45º**	**3m 45º**
6a	Suburban-Med	**125**	80	10	3	60%	20%	1.5m	**none**	80m²	**none**	5m 45º	3m 45º
6b	Suburban-Med	**100**	100	11	3	60%	20%	1.5m	**none**	80m²	**none**	none	none
7a	Suburban-High	100	100	13	4	70%	15%	1m,balcony,3m	none	40m²	none	none	none
7b	Suburban-High	80	125	16	5	75%	10%	1m,balcony,3m	none	40m²	none	none	none
7c	Suburban-High	67	150	20	6	80%	10%	1m,balcony,3m	none	40m²	none	none	none
8a	Strategic Growth	80	125	16	5	80%	no limit	0m,balcony,3m	none	40m²	none	none	none
8b	Strategic Growth	50	200	25	8	90%	no limit	0m,balcony,3m	none	40m²	none	none	none
8c	Strategic Growth	no limit	no limit	50	15	no limit	no limit	0m,balcony,3m	none	40m²	none	none	none

NEIGHBOURHOODS: Analysed per parcel and reported per Meshblock

14 diverse neighbourhoods analysed:

Browns Bay, Unsworth Hghts, Birkenhead/Highbury

Te Atatu Peninsula, New Lynn, Glen Eden and Oratia

Mt Albert, Onehunga, Parnell and Tamaki

Mangere, Manurewa and Farm Cove / Half Moon Bay

Used the initial data for each meshblock in each neighbourhood and the development potential maps

Final development potential of each meshblock considered 3 professional judgement issues

PROFESSIONAL JUDGEMENT APPLIED TO EACH PARCEL/MESHBLOCK

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

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

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

The above constraints mean only 20-50% of technically capable intensification potential will actually be developed, Council would theoretically need to up-zone for 250-300% of the actual dwelling unit numbers desired

SD4's development potential data has been provided to Council and Jasmax

Auckland Council's team have been very cooperative and the GIS system has huge potential

Jasmax have been provided with development potential for every parcel in every MB from the GIS and the summarised SD4 data

Available tools and levers to facilitate quality intensification:

1. Extensive Council Community Communication on the benefits of high quality urban intensification

2. Reducing Council barriers inhibiting good quality intensification

3. Providing Incentives to encourage developers to develop in target areas

Encourage and nurture development opportunities in target areas: Council not to intervene to try and be the developer where the market will not go: it will cost Billions to achieve the target numbers!

Results of individual neighbourhoods development potential

Birkenhead:

Good potential in town centre and in many other areas of the neighbourhood

Browns Bay

Excellent potential in areas surrounding town centre and in elevated areas

Unsworth Heights

New subdivision, almost no new development possible, except one site

Glen Eden

Hard to intensify, smallish sites, substantial improvements, site contours

New Lynn

Intensification possible over time, will need careful phasing of intensification

Oratia
Intensification targets not realistic as much of area has newish houses on small sites

Te Atata Peninsula
Good potential in town centre and many other older near coast areas

Mt Albert
Promising, strategic upzoning could produce excellent urban built form outcomes

Onehunga
Has good potential over time. Careful phasing required. Manage urban design

Parnell
Highly market attractive but most sites heavily developed now. Numbers low

Tamaki
a huge opportunity if managed strategically. Need to start in market attractive areas

Farm Cove
Improvements in most areas too high for intensification in 0-15 years, 15 yrs+??

Mangere
Has potential if phased and managed well. Start close to town centre, new typology

Manurewa
1960-70's subdivisions, smaller sites and IV's too high. Intensification not viable

This chart shows the 14 FGA pilot area development potential numerical results

	FGA Study areas	Net Area - Hectares	2006 Actual Dwellings	2006 Actual Net Density	AC Residential Capacity Numbers	Towards a Preferred Urban Form (TaPUF) Growth Target	TaPUF Projected Total Dwellings	TaPUF Projected Density	TaPUF Planned Growth	SD4 Capcity Analysis (this Report)	SD4 projected Total Dwellings	Diff between SD4 and TaPUF	SD4 Projected Density	SD4 Projected Growth
N1	Birkenh/Highbury	265	3,165	11.9	2,912	3,000	**6,165**	23.3	**95%**	4,327	7,492	1,327	28.3	**137%**
N2	Browns Bay	378	5,148	13.6	1,595	3,500	**8,648**	22.9	**68%**	4,035	9,183	535	24.3	**78%**
N3	Unsworth Heigh	179	2,559	14.3	212	300	**2,859**	16.0	**12%**	183	2,742	-117	15.4	**7%**
W1	Glen Eden	463	6,135	13.2	3,814	3,000	**9,135**	19.7	**49%**	1,732	7,867	-1,268	17.0	**28%**
W2	New Lynn	350	3,465	9.9	5,273	4,500	**7,965**	22.8	**130%**	4,004	7,469	-496	21.4	**116%**
W3	Oratia	205	2,355	11.5	2,417	2,900	**5,255**	25.7	**123%**	976	3,331	-1,924	16.3	**41%**
W4	Te Atatu Peninsula	296	4,020	13.6	1,704	2,500	**6,520**	22.1	**62%**	3,560	7,580	1,060	25.6	**89%**
C1	Mt Albert	405	6,231	15.4	2,373	7,500	**13,731**	33.9	**120%**	9,314	15,545	1,814	38.4	**149%**
C2	Onehunga	224	3,177	14.2	3,855	5,000	**8,177**	36.6	**157%**	4,586	7,763	-414	34.7	**144%**
C3	Parnell	133	2,859	21.5	2,038	3,000	**5,859**	44.0	**105%**	1,284	4,143	-1,716	31.1	**45%**
C4	Tamaki	407	5,167	12.7	4,403	12,450	**17,617**	43.3	**241%**	12,030	17,197	-420	42.3	**233%**
S1	Farm Cove	407	5,277	13.0	2,340	3,750	**9,027**	22.2	**71%**	2,340	7,617	-1,410	18.7	**44%**
S2	Mangere	268	2,668	10.0	2,689	2,500	**5,168**	19.3	**94%**	2,168	4,836	-332	18.1	**81%**
S3	Manurewa	753	9,942	13.2	3,551	5,000	**14,942**	19.9	**50%**	2,512	12,454	-2,488	16.5	**25%**
	Totals	**4,730**	**62,168**	**13.1**	**39,176**	**58,900**	**121,068**	**25.6**	**95%**	**53,053**	**115,221**	**-5,847**	**24.4**	**85%**

Appendix A1:
Birkenhead / Highbury Development Potential

Birkenhead / Highbury			
	Issue	**Description**	**SD4 Comments**
1	**1st House Timing**	*Initial extensive residential housing developed in neighbourhood*	Initial housing in late 1800's and early 1900's
2	**Intensification extent?**	*what intensification has already occurred in neighbourhood, what effect?*	There has been substantial infill flats / units which will curtail future intensification, mainly within the Highbury town centre and near Onewa Rd
3	**Topography**	*what are the 3D ground features that effect development potential*	Substantial slope. Most of the under-utilised sites have very difficult terrain. There are many areas with excellent outlook, providing good intensification opportunity
4	**Existing Intensification**	*What is the prevalent site size and how extensively developed is neighbourhood*	Much variance in site size. All the "easy" re-development sites have already been intensified. Apartment intensification is market attractive.
5	**Town Centre Opportunities**	*What opportunities exist to develop in the Town Centre and dev potential numbers*	Small fragmented owner sites, and high IV's will restrict numbers. Highbury Shopping Centre good opportunity. May get 1,000-1,500 extra dwellings
6	**Out of Centre Opportunities**	*Which other areas should be intensified within the neighbourhood.*	This is where the biggest opportunity exists. Northcote and Birkenhead Point have excellent ferry access and should be intensified (eg Cremorne in Sydney)
7	**Tools and Levers**	*what tools and levers are needed to facilitate quality urban intensification in area*	This entire neighbourhood is market attractive. Substantial market-led intensification is possible with bold up-zoning. Political resilience required
8	**Upzoning Required**	*What upzoning is required to facilitate intensification to numbers projected*	Up-zone the Town centre to an 8AB, density R200, height 25m. Upzoning of areas with good outlook to 7A, R100, 13m. This includes Northcote and Birkenhead Point
9	**SD4 kick-start Recommendat:**	*What does SD4 recommend would kick-start quality intensification*	Upzone the areas with good outlook for immediate intensification opportunity. Ensure strong urban design controls for attractive precincts
10	**Intensification Timing**	*What is the likely timing of proposed intensification in this neighbourhood*	Upzoning will produce immediate effect, and last for 20-30 years
11	**What should Council not do**	*What should Council **not** do, as desired outcomes will not be achieved; why*	Protect real heritage, but don't protect houses which have reached the end of their useful life. Up-zoning will provide new opportunities.
12	**Concluding Comments**	*Overall concluding comments of development potential of neighbourhood*	With strong urban design controls, Birkenhead / Highbury could be a great intensification hot-spot for the next 20-30 years

Appendix A2:
Browns Bay Development Potential

	Browns Bay		
	Issue	**Description**	**SD4 Comments**
1	**1st House Timing**	*Initial extensive residential housing developed in neighbourhood*	Some houses early 1900's, with substantial 1st generation housing in the 1960's near the coast, the 1970's in many areas and the 1980's and 1990's in the harder topographical areas
2	**Intensification extent?**	*what intensification has already occurred in neighbourhood, what effect?*	Some apartments in the town centre area, showing market attractiveness and economic viability, but minimal intensification elsewhere due to previous zoning restrictions
3	**Topography**	*what are the 3D ground features that effect development potential*	The town centre area is relatively level and offers good intensification opportunity. Many of the areas further from the coast have substantial slope, making cost effective intensification hard.
4	**Existing Intensification**	*What is the prevalent site size and how extensively developed is neighbourhood*	There has been minimal intensification. The areas developed earliest have greatest re-development potential. The areas developed in the last 20-30 years have minimal potential.
5	**Town Centre Opportunities**	*What opportunities exist to develop in the Town Centre and dev potential numbers*	Areas close to the existing town centre present the best opportunity for quality intensification. There are a number of underutilised sites by the town centre near the coast that have potential
6	**Out of Centre Opportunities**	*Which other areas should be intensified within the neighbourhood.*	All the transport (bus) connections are on the main feeder roads which are predominantly on ridge lines. These ridge line areas offer good intensification opportunities, with bus access.
7	**Tools and Levers**	*what tools and levers are needed to facilitate quality urban intensification in area*	This entire neighbourhood is market attractive. Substantial market-led intensification is possible with bold up-zoning. The town centre and areas with good outlook should have bold up-zoning
8	**Upzoning Required**	*What upzoning is required to facilitate intensification to numbers projected*	Up-zone the Town centre to an 8AB, R200, 25m high. Upzone areas with good outlook to 7A, R100, 13m high. have huge potential to produce attractive precincts
9	**SD4 kick-start Recommendat:**	*What does SD4 recommend would kick-start quality intensification*	Prepare a detailed Browns Bay Town Centre intensification Master Plan. Ensure strong urban design controls for attractive precincts. This precinct could be outstanding
10	**Intensification Timing**	*What is the likely timing of proposed intensification in this neighbourhood*	Upzoning will produce immediate effect, and last for 20-30 years
11	**What should Council not do**	*What should Council **not** do, as desired outcomes will not be achieved; why*	Don't artificially protect brown industry in the town centre. Creating a high density mixed use zone in the town centre will create far higher employment opportunities than at present.
12	**Concluding Comments**	*Overall concluding comments of development potential of neighbourhood*	With strong urban design controls, the Browns Bay town centre could be a flag ship exemplar high quality mixed use intensification precinct for Auckland.

Appendix A3:
Unsworth Heights Development Potential

Unsworth Heights

	Issue	Description	SD4 Comments
1	**1st House Timing**	*Initial extensive residential housing developed in neighbourhood*	Development started in the 1970's on Sunset Road and near to the Northern motorway. Most housing built in the 1980's and 1990's
2	**Intensification extent?**	*what intensification has already occurred in neighbourhood, what effect?*	There has been no intensification, as all the sites are already fairly extensively utilised
3	**Topography**	*what are the 3D ground features that effect development potential*	There are areas of gentle rolling slope, but no extensive sloping areas
4	**Existing Intensification**	*What is the prevalent site size and how extensively developed is neighbourhood*	The older 1970's and 1980's sites have reasonably well utilised intensification. The more recent 1990's development areas have extensive houses on relatively small sites
5	**Town Centre Opportunities**	*What opportunities exist to develop in the Town Centre and dev potential numbers*	There is one large undeveloped site near a small nominal town centre, which is the only town centre intensification opportunity in the neighbourhood.
6	**Out of Centre Opportunities**	*Which other areas should be intensified within the neighbourhood.*	There is almost no opportunity for any out of centre intensification for at least 30 years
7	**Tools and Levers**	*what tools and levers are needed to facilitate quality urban intensification in area*	There are no tools and levers which will have any impact on trying to intensify this area.
8	**Upzoning Required**	*What upzoning is required to facilitate intensification to numbers projected*	Up-zoning will have almost no impact on intensification, as most of the sites are already extensively developed.
9	**SD4 kick-start Recommendat:**	*What does SD4 recommend would kick-start quality intensification*	There's nothing that can be done, except manage the urban design quality of the only vacant site near the small town centre
10	**Intensification Timing**	*What is the likely timing of proposed intensification in this neighbourhood*	The only intensification site could be developed within the next 10 years.
11	**What should Council not do**	*What should Council **not** do, as desired outcomes will not be achieved; why*	Accept that there will not be intensification here, don't upzone and believe intensification will occur.
12	**Concluding Comments**	*Overall concluding comments of development potential of neighbourhood*	Neighbourhoods that have been extensively developed since the 1970's-80's with high site utilisation offer almost no redevelopment potential in the next 30 years.

Appendix A4:
Glen Eden Development Potential

	Glen Eden		
	Issue	**Description**	**SD4 Comments**
1	**1st House Timing**	*Initial extensive residential housing developed in neighbourhood*	Initial housing in the 1960's, most of the housing built in the 1970's. The more difficult sites developed in the 1980's and 1990's. There are some really difficult undeveloped sites left
2	**Intensification extent?**	*what intensification has already occurred in neighbourhood, what effect?*	There have been a few, low quality terrace house developments close to Glen Eden town centre on sites that were underutilised. Most of the "easy" redevelopment sites have been taken up.
3	**Topography**	*what are the 3D ground features that effect development potential*	Most of Glen Eden has substantial slope, which makes high site utilisation costly. Most of the under-utilised sites have very difficult terrain.
4	**Existing Intensification**	*What is the prevalent site size and how extensively developed is neighbourhood*	Most of the land was subdivided in the late 1960's and 1970's and the sites are noticeably smaller than the isthmus areas. Existing houses are reasonably sized and in reasonable condition
5	**Town Centre Opportunities**	*What opportunities exist to develop in the Town Centre and dev potential numbers*	The "easy" town centre intensification opportunities have already been taken. Small fragmented retail premise sites make large scale intensification costly and not economically viable.
6	**Out of Centre Opportunities**	*Which other areas should be intensified within the neighbourhood.*	There is potential to build on sites considered previously "too hard", but there is relatively minimal opportunity elsewhere. e.g. Fruitvale Station has only small sites with extensive IV's nearby
7	**Tools and Levers**	*what tools and levers are needed to facilitate quality urban intensification in area*	Upzoning will have some impact on town centre sites, but this will produce very few extra dwellings. There are no other realistic tools available: small sites, reasonable IV's = hard
8	**Upzoning Required**	*What upzoning is required to facilitate intensification to numbers projected*	Upzoning will have some impact, but minimal. Even upzoning the town centre to 8AB, R200, height 25m may only yield apartments in 15-25 years time.
9	**SD4 kick-start Recommendat:**	*What does SD4 recommend would kick-start quality intensification*	Focus on other areas closer in. Glen Eden will not provide the intensification numbers sought
10	**Intensification Timing**	*What is the likely timing of proposed intensification in this neighbourhood*	There may be some intensification opportunities in 20-30 years time, but minimal in the short to medium term
11	**What should Council <u>not</u> do**	*What should Council **<u>not</u>** do, as desired outcomes will not be achieved; why*	<u>Don't</u> upzone and believe intensification will occur. It will not
12	**Concluding Comments**	*Overall concluding comments of development potential of neighbourhood*	Glen Eden has difficult terrain, smaller site size, reasonable quality existing improvements. Intensification is just not viable to anywhere near the numbers sought by Council

Appendix A5:
New Lynn Development Potential

New Lynn

	Issue	Description	SD4 Comments
1	**1st House Timing**	*Initial extensive residential housing developed in neighbourhood*	State houses were developed close to the town centre in the 1950's, with more extensive residential in the late 1950's and early 1960's.
2	**Intensification extent?**	*what intensification has already occurred in neighbourhood, what effect?*	Areas around Ambrico Place have had low quality terrace houses developed. Some apartments of low quality in Crown Lynn Pl. Reasonable volumes of flats / units in older areas
3	**Topography**	*what are the 3D ground features that effect development potential*	Most of New Lynn is relatively flat, and suitable for intensification. There is increasing slope towards Golf Rd and the Titirangi area.
4	**Existing Intensification**	*What is the prevalent site size and how extensively developed is neighbourhood*	There have been terrace houses and apartments on previous brownfield industrial areas and a number of older style flats surrounding the town centre area.
5	**Town Centre Opportunities**	*What opportunities exist to develop in the Town Centre and dev potential numbers*	There has been substantial Council infrastructure spend in the town centre. Provide a high quality amenity (i.e. parks / plazas), and when this happens intensification to scale is possible
6	**Out of Centre Opportunities**	*Which other areas should be intensified within the neighbourhood.*	Most of the intensification for New Lynn should be in the town centre. There is minimal market demand for further intensification beyond this.
7	**Tools and Levers**	*what tools and levers are needed to facilitate quality urban intensification in area*	Provide a high quality amenity (i.e. parks / plazas). Development levy and rates relief may be required for the first "x" developments. Case managers for any developers interested in area.
8	**Upzoning Required**	*What upzoning is required to facilitate intensification to numbers projected*	Upzone the town centre to 8AB, R200, height 25m with potential of 50m in centre. Minimum zoning needs to be applied to certain sites that are ear-marked for residential intensification.
9	**SD4 kick-start Recommendat:**	*What does SD4 recommend would kick-start quality intensification*	Prepare a market demographic review: Which occupant type could be attracted to living in New Lynn town centre, what are they prepared to pay in sales or rental $? How to target?
10	**Intensification Timing**	*What is the likely timing of proposed intensification in this neighbourhood*	New Lynn intensification will be difficult and take a long time. Put the framework in place, there maybe some further development in the first 10 years with more in the 10-25 year timeframe
11	**What should Council not do**	*What should Council **not** do, as desired outcomes will not be achieved; why*	Don't try and be the developer, Council will lose huge $. Put the framework in place to assist developers to provide what Council seeks
12	**Concluding Comments**	*Overall concluding comments of development potential of neighbourhood*	New Lynn will have to be a long term carefully managed precinct, but quality intensification is possible in the long term with careful nurturing from Council to assist developers

Appendix A6:
Oratia Development Potential

Oratia

	Issue	Description	SD4 Comments
1	**1st House Timing**	*Initial extensive residential housing developed in neighbourhood*	Initial "rural" housing in the 1960's, infill low density housing built in the 1970's and 80's. More recent suburban small site subdivisions in the 1990's and 2000's.
2	**Intensification extent?**	*what intensification has already occurred in neighbourhood, what effect?*	There has been no 2nd generation intensification of any kind in Oratia. The initial greenfield sites are still being filled.
3	**Topography**	*what are the 3D ground features that effect development potential*	Much of Oratia has rolling land forms, which have provided reasonably flat sections on which the more intensive larger houses on small sites have been developed.
4	**Existing Intensification**	*What is the prevalent site size and how extensively developed is neighbourhood*	The early sites were on larger semi-rural land. The recent subdivisions are on very small sections and offer no chance of intensification within 30-50 years.
5	**Town Centre Opportunities**	*What opportunities exist to develop in the Town Centre and dev potential numbers*	There are some intensification opportunities on Greenfield by Sunnyvale station, but this will yield relatively few units. There are very few re-development intensification opportunities.
6	**Out of Centre Opportunities**	*Which other areas should be intensified within the neighbourhood.*	There are vacant greenfield sites which will no doubt be developed in coming years. There are no 2nd generation redevelopment opportunities as most of the houses are relatively new.
7	**Tools and Levers**	*what tools and levers are needed to facilitate quality urban intensification in area*	There are almost no tools and levers in this outlying suburb that will have any effect on intensification, excepting ensuring areas close to town centres are medium density.
8	**Upzoning Required**	*What upzoning is required to facilitate intensification to numbers projected*	Upzoning areas close to town centres may slightly increase density, but the overall impact will be minimal
9	**SD4 kick-start Recommendat:**	*What does SD4 recommend would kick-start quality intensification*	Focus on other areas closer in. Oratia will not provide any meaningful intensification opportunities
10	**Intensification Timing**	*What is the likely timing of proposed intensification in this neighbourhood*	Apart from the existing greenfield areas, there is not likely to be any intensification in Oratia.
11	**What should Council not do**	*What should Council **not** do, as desired outcomes will not be achieved; why*	Don't upzone and believe intensification will occur. It will not as most of the existing houses are reasonable new
12	**Concluding Comments**	*Overall concluding comments of development potential of neighbourhood*	There are relatively few remaining greenfield areas in Oratia. Existing urban areas have newish houses that will not take intensification. The numbers sought by Council are unrealistic

Appendix A7:
Te Atatu Peninsula Development Potential

Te Atatu Peninsula

	Issue	Description	SD4 Comments
1	**1st House Timing**	*Initial extensive residential housing developed in neighbourhood*	The initial houses were developed in the 1940's, 50's and 60's. The older houses are on the North of the peninsula on large sections close to the coast, with newer houses further south
2	**Intensification extent?**	*what intensification has already occurred in neighbourhood, what effect?*	There has been some 2nd generation development in the town centre. Waitakere Properties Harbourview development has a number of good quality new medium density developments
3	**Topography**	*what are the 3D ground features that effect development potential*	Most of the Peninsula is on flat land with gentle slopes leading to the water. Ideal for 2nd generation re-development to a more intensified form
4	**Existing Intensification**	*What is the prevalent site size and how extensively developed is neighbourhood*	Most of the older large sites have small State type houses. Excellent opportunities to improve site utilisation.
5	**Town Centre Opportunities**	*What opportunities exist to develop in the Town Centre and dev potential numbers*	The town centre presents good medium term redevelopment intensification opportunity, but this will not yield sufficient properties. Ideally other areas should improve first.
6	**Out of Centre Opportunities**	*Which other areas should be intensified within the neighbourhood.*	This is where the biggest opportunity exists. The northern areas of the peninsula could re-develop first, followed by central and southern areas in later years
7	**Tools and Levers**	*what tools and levers are needed to facilitate quality urban intensification in area*	This entire neighbourhood could be made market attractive. Substantial market-led intensification is possible with bold up-zoning and strong PR / Communications to the Community.
8	**Upzoning Required**	*What upzoning is required to facilitate intensification to numbers projected*	Up-zone the Town centre to 8AB, R200, 25m high is recommended. Upzoning of areas with good outlook to 6A and 7A, R80-100, height 10-13m. Ensure strong urban design controls
9	**SD4 kick-start Recommendat:**	*What does SD4 recommend would kick-start quality intensification*	Upzone the areas with good outlook for immediate intensification opportunity. Ensure strong urban design controls for attractive precincts. Encourage examplar developments early on.
10	**Intensification Timing**	*What is the likely timing of proposed intensification in this neighbourhood*	Upzoning will produce effect fairly quickly, and last for 20-40 years. Development will likely start in areas with good outlook. Areas further south will be re-developed in later years.
11	**What should Council not do**	*What should Council **not** do, as desired outcomes will not be achieved; why*	Don't only re-zone the town centre area. The area is too small and the entire Peninsula needs up-zoning. This could become an excellent precinct in years to come
12	**Concluding Comments**	*Overall concluding comments of development potential of neighbourhood*	With strong urban design controls, Te Atatu Peninsula could be a great intensification hot-spot for the next 20-40 years, with relatively affordable medium density housing

Appendix A8:
Mt Albert Development Potential

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Mt Albert

	Issue	Description	SD4 Comments
1	**1st House Timing**	*Initial extensive residential housing developed in neighbourhood*	Initial housing in the early 1900's, with subdivisions on larger sites occuring in the 1930's through to the 1950's.
2	**Intensification extent?**	*what intensification has already occurred in neighbourhood, what effect?*	There have been a number of infill flats and low quality apartments, especially near the St Lukes area, which will curtail future intensification. This shows that future intensification is market viable
3	**Topography**	*what are the 3D ground features that effect development potential*	Most of Mt Albert is on gentle modulating land and suitable for intensification.
4	**Existing Intensification**	*What is the prevalent site size and how extensively developed is neighbourhood*	Many of the early developed sites are large and very suitable for re-development. Many of the "easy" re-development sites have already been intensified.
5	**Town Centre Opportunities**	*What opportunities exist to develop in the Town Centre and dev potential numbers*	Mt Albert town centre presents very good opportunity, although Council zoning will need to be bold, especially as half of the town centre has 2B zoned residential to the East of the centre.
6	**Out of Centre Opportunities**	*Which other areas should be intensified within the neighbourhood.*	Substantial intensification opportunities exist. The Unitec site could be substantially master-planned to a high density Campus, similar to the British Columbia University in Vancouver.
7	**Tools and Levers**	*what tools and levers are needed to facilitate quality urban intensification in area*	Mt Albert is central and well served with transport infrastructure. This area is capable of supporting substantial market-led intensification, with bold up-zoning.
8	**Upzoning Required**	*What upzoning is required to facilitate intensification to numbers projected*	Up-zoning the Town core to an 8AB, R200, height 25m. Zone the Town Centre to a 7AB, R100, height 13m. This is bold, especially in 2B areas. Mt Albert will be a litmus test for political resilience
9	**SD4 kick-start Recommendat:**	*What does SD4 recommend would kick-start quality intensification*	Prepare an intensification master-plan for Mt Albert. Communicate the Plan clearly with the Community. Nurture initial good quality exemplar developments
10	**Intensification Timing**	*What is the likely timing of proposed intensification in this neighbourhood*	A good Precinct Plan should allow good quality developments in the medium term.
11	**What should Council <u>not</u> do**	*What should Council **<u>not</u>** do, as desired outcomes will not be achieved; why*	<u>Don't</u> believe intensification will occur without major upzoning. Without boldness, intensification will be ad-hoc and low in number
12	**Concluding Comments**	*Overall concluding comments of development potential of neighbourhood*	Mt Albert is a litmus test for political resilience. Without major up-zoning intensification will be sporadic and low quality. Quality upzoning could make Mt Albert a vibrant intensified precinct

Appendix A9:
Onehunga Development Potential

STUDIO D4 Jasmax

Auckland Council
Te Kaunihera o Tāmaki Makaurau

Onehunga

	Issue	Description	SD4 Comments
1	**1st House Timing**	*Initial extensive residential housing developed in neighbourhood*	Initial housing in the early 1900's, with subdivisions on larger sites occuring in the 1930's through to the 1950's.
2	**Intensification extent?**	*what intensification has already occurred in neighbourhood, what effect?*	There have been a number of infill flats, especially closer to the Onehunga town centre area, which will curtail future intensification. This shows that future intensification is market viable
3	**Topography**	*what are the 3D ground features that effect development potential*	Most of Onehunga is on gentle modulating land, gently sloping towards the Manukau Harbour and suitable for intensification.
4	**Existing Intensification**	*What is the prevalent site size and how extensively developed is neighbourhood*	Many of the early developed sites are large and very suitable for re-development. Many of the "easy" re-development sites have already been intensified.
5	**Town Centre Opportunities**	*What opportunities exist to develop in the Town Centre and dev potential numbers*	The town centre alone will not yield sufficient density numbers to reach Council targets. The town centre will only be viable in the medium term.
6	**Out of Centre Opportunities**	*Which other areas should be intensified within the neighbourhood.*	The Northern Onehunga area, south of Cornwall Park is market attractive, and a rejuvenated Manukau Harbour foreshore and park areas could accelerate intensification in this area.
7	**Tools and Levers**	*what tools and levers are needed to facilitate quality urban intensification in area*	Widespread up-zoning, strong urban design and provide attractive public spaces. Redevelopment will occur gradually over the next 10-30 years to the overall density required
8	**Upzoning Required**	*What upzoning is required to facilitate intensification to numbers projected*	Most of Onehunga will need to be upzoned. 6AB, R80 height 10m in most areas, with 8AB, R200, height 25m in the town core. 7AB, R100, height 13m in southern areas.
9	**SD4 kick-start Recommendat:**	*What does SD4 recommend would kick-start quality intensification*	Encourage quality exemplar developments, nurture good opportunities
10	**Intensification Timing**	*What is the likely timing of proposed intensification in this neighbourhood*	Development may not be viable in the very short term, but will likely pick up in the next 5-10 years. Onehunga may require patience, as the area is not far short of market attractiveness
11	**What should Council not do**	*What should Council **not** do, as desired outcomes will not be achieved; why*	Don't force development timing unrealistically. Set the right zoning framework and intensification will happen in the next development cycle
12	**Concluding Comments**	*Overall concluding comments of development potential of neighbourhood*	Onehunga can become a good intensification neighbourhood in the medium term, although this needs to be widespread as the town centre will not yield sufficient numbers

Appendix A10:
Parnell Development Potential

Parnell			
	Issue	**Description**	**SD4 Comments**
1	**1st House Timing**	*Initial extensive residential housing developed in neighbourhood*	The first houses were some of Auckland's earliest in 1850. Most of the traditional houses are zoned residential 1 and built in the late 1800's. Later houses in the early 1900's
2	**Intensification extent?**	*what intensification has already occurred in neighbourhood, what effect?*	Parnell has had a substantial amount of intensification as one of the most market attractive areas of Auckland. This has caused a shortfall of further development sites.
3	**Topography**	*what are the 3D ground features that effect development potential*	Parnell is centred on the Parnell Rd ridge, with substantial sloping land to each side. There are many areas with excellent outlook. Almost all sites have excellent development possibilities
4	**Existing Intensification**	*What is the prevalent site size and how extensively developed is neighbourhood*	Much variance in site size. All the "easy" re-development sites have already been intensified. Apartment intensification is market attractive. Finding further intensification sites is very difficult
5	**Town Centre Opportunities**	*What opportunities exist to develop in the Town Centre and dev potential numbers*	The town centre is very market attractive, however small sites with fragmented owners, and high IV's will restrict numbers.
6	**Out of Centre Opportunities**	*Which other areas should be intensified within the neighbourhood.*	There are minimal opportunities out of the town centre as much of this is zoned Residential 1 or 2B. This is an area where the older housing fabric is well worthy of preservation.
7	**Tools and Levers**	*what tools and levers are needed to facilitate quality urban intensification in area*	Apart from further up-zoning, there is very little that can be done to accelerate further intensification.
8	**Upzoning Required**	*What upzoning is required to facilitate intensification to numbers projected*	Up-zoning the Town centre to an 8AB, R200 and allow heights 25-50m. This will have the effect of providing viability to otherwise marginal redevelopment sites, and higher density numbers to sites.
9	**SD4 kick-start Recommendat:**	*What does SD4 recommend would kick-start quality intensification*	Providing increased height and density allowances are the only kick-starts for this area. Provide strong urban design controls for up-zoned new developments.
10	**Intensification Timing**	*What is the likely timing of proposed intensification in this neighbourhood*	Intensification will continue organically for the next 10-30 years, similar to the last 15-20 years
11	**What should Council not do**	*What should Council **not** do, as desired outcomes will not be achieved; why*	Don't destroy the character of Parnell, it drives future intensification opportunity
12	**Concluding Comments**	*Overall concluding comments of development potential of neighbourhood*	Parnell will continue to grow organically, but many of the redevelopment sites have already been intensified, so development numbers will likely not meet growth targets.

Appendix A11:
Tamaki Development Potential

Tamaki

	Issue	Description	SD4 Comments
1	**1st House Timing**	*Initial extensive residential housing developed in neighbourhood*	All of the housing was built in the 1940's and 1950's, much of it State housing
2	**Intensification extent?**	*what intensification has already occurred in neighbourhood, what effect?*	Apart from some selective Housing NZ intensification, there has been almost no rebuilding, which makes Tamaki an excellent opportunity for widespread regeneration.
3	**Topography**	*what are the 3D ground features that effect development potential*	Most of Tamaki is on relatively flat land and is highly suitable for intensification. The street grid is also suitable for intensification.
4	**Existing Intensification**	*What is the prevalent site size and how extensively developed is neighbourhood*	Most of the early developed sites are large and have very low site utilisation. This entire neighbourhood could be redeveloped in a controlled quality manner.
5	**Town Centre Opportunities**	*What opportunities exist to develop in the Town Centre and dev potential numbers*	Opportunities in Panmure, Glen Innes. The Tamaki TOD is a huge opportunity, large land-holdings by 2-3 owners, make this one of Auckland's best brownfield large scale opportunities
6	**Out of Centre Opportunities**	*Which other areas should be intensified within the neighbourhood.*	The entire Tamaki area is ripe for redevelopment and should all be rezoned.
7	**Tools and Levers**	*what tools and levers are needed to facilitate quality urban intensification in area*	A strong Communication, PR strategy and Community safety / security is required. Start in market attractive areas, and this rejuvenation will slowly make further areas market attractive
8	**Upzoning Required**	*What upzoning is required to facilitate intensification to numbers projected*	The entire area should be upzoned substantially. 8AB, R200, height 25m in town centres and along rail corridor. 6AB and 7AB, R80-100 and heights of 10-13m in all other areas.
9	**SD4 kick-start Recommendat:**	*What does SD4 recommend would kick-start quality intensification*	Make communities safe and secure, improve schools. Strong PR stating that the area will be rejuvenated, so that new developments become attractive to Purchasers
10	**Intensification Timing**	*What is the likely timing of proposed intensification in this neighbourhood*	Throughout the 20-30 years of the Auckland Plan, although housing could start when streets are safe and secure and after a strong PR campaign: within a few years.
11	**What should Council not do**	*What should Council **not** do, as desired outcomes will not be achieved; why*	Don't focus intensification in the worst parts of GI, without addressing safety and security in the entire neighbourhood.
12	**Concluding Comments**	*Overall concluding comments of development potential of neighbourhood*	Tamaki is the best rejuvenation intensification opportunity that Auckland has. Retain the existing residents, provide safety and security and good schooling to attract new occupiers

Appendix A12:
Farm Cove Development Potential

Farm Cove

	Issue	Description	SD4 Comments
1	**1st House Timing**	*Initial extensive residential housing developed in neighbourhood*	Some houses early 1900's, with substantial 1st generation housing in the 1960's near the coast, the 1970's in many areas and the 1980's and 1990's in the harder topographical areas
2	**Intensification extent?**	*what intensification has already occurred in neighbourhood, what effect?*	There has been no 2nd generation intensification within Farm Cove, as the 1st generation properties are still generally in good condition.
3	**Topography**	*what are the 3D ground features that effect development potential*	The area has gently rolling land in the southern area, but areas with greater slope in the northern area. Overall land slope should not hinder intensification
4	**Existing Intensification**	*What is the prevalent site size and how extensively developed is neighbourhood*	Most areas have extensively developed sites. Substantial existing site utilisation will be the biggest barrier to removing existing houses and intensifying. i.e. very high relative IV's
5	**Town Centre Opportunities**	*What opportunities exist to develop in the Town Centre and dev potential numbers*	There is no real town centre in the area, excepting small local shopping areas and surrounding the Half Moon Bay Marina.
6	**Out of Centre Opportunities**	*Which other areas should be intensified within the neighbourhood.*	In the very long term there may be opportunities to redevelop on some of the ridge lines.
7	**Tools and Levers**	*what tools and levers are needed to facilitate quality urban intensification in area*	The is almost nothing that can be done to encourage intensification here. The existing houses still have a substantial lifespan.
8	**Upzoning Required**	*What upzoning is required to facilitate intensification to numbers projected*	Up-zoning will provide long term future opportunity, but have almost no short to medium term effect. Therefore re-zone the area to 6A, R80, height 10m, but expect no effect in first 15-20 years
9	**SD4 kick-start Recommendat:**	*What does SD4 recommend would kick-start quality intensification*	There is nothing that can realistically be done to kick-start intensification.
10	**Intensification Timing**	*What is the likely timing of proposed intensification in this neighbourhood*	Intensification through redevelopment may happen in 20-30 years in the southern area, and in 30-50 years in the Northern area, but unlikely much before then.
11	**What should Council <u>not</u> do**	*What should Council **<u>not</u>** do, as desired outcomes will not be achieved; why*	<u>Don't</u> forecast much increased density in the next 20 years, IV's are just too high
12	**Concluding Comments**	*Overall concluding comments of development potential of neighbourhood*	Farm Cove will probably be an attractive redevelopment area in 2040-2060, but not likely before then as the existing sites are highly utilised with substantial quality improvements.

Appendix A13:
Mangere Development Potential

	Mangere		
	Issue	**Description**	**SD4 Comments**
1	**1st House Timing**	*Initial extensive residential housing developed in neighbourhood*	Most of Mangere was developed in the 1950's, 60's and 70's, with newer subdivisions to the South in the last 10-20 years.
2	**Intensification extent?**	*what intensification has already occurred in neighbourhood, what effect?*	There has been almost no re-development intensification in Mangere, excepting some social housing
3	**Topography**	*what are the 3D ground features that effect development potential*	Most of Mangere is relatively level, providing no intensification constraints
4	**Existing Intensification**	*What is the prevalent site size and how extensively developed is neighbourhood*	The sites closer to the town centre were developed first and have larger sites with lesser utilisation. Areas developed later are on smaller sites with better quality housing.
5	**Town Centre Opportunities**	*What opportunities exist to develop in the Town Centre and dev potential numbers*	The Mangere town centre does have long term development potential. Intensification typologies that suite the predominant Pacific occupiers need to be economically provided
6	**Out of Centre Opportunities**	*Which other areas should be intensified within the neighbourhood.*	There is minimal out of centre opportunity, as most of the dwellings are on smaller sites with reasonable improvements. There are some coastal opportunities
7	**Tools and Levers**	*what tools and levers are needed to facilitate quality urban intensification in area*	A carefully managed Mangere master-plan needs to be created and clearly communicated to key stakeholders. Upzoning already in place. Start with subsidised exemplar development
8	**Upzoning Required**	*What upzoning is required to facilitate intensification to numbers projected*	Most of the town centre area is already up-zoned. Review the areas relative to the Master-Plan and tweak if necessary
9	**SD4 kick-start Recommendat:**	*What does SD4 recommend would kick-start quality intensification*	Council Communication of intended intensification and community buy in is key to start with. Assist an initial developer and create an initial subsidised exemplar development
10	**Intensification Timing**	*What is the likely timing of proposed intensification in this neighbourhood*	Development could start when the next property cycle kicks in and last for 10-20 years.
11	**What should Council not do**	*What should Council **not** do, as desired outcomes will not be achieved; why*	Council not to be the developer. Assist developers with typologies that can be made to be market attractive
12	**Concluding Comments**	*Overall concluding comments of development potential of neighbourhood*	The areas in the Mangere town centre do have development potential in the medium term and can be encouraged with a clearly communicated Master-Plan, that has Community buy in

Appendix A14:
Manurewa Development Potential

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Te Kaunihera o Tāmaki Makaurau

Manurewa

	Issue	Description	SD4 Comments
1	**1st House Timing**	*Initial extensive residential housing developed in neighbourhood*	Initial housing in the 1960's, with most of the housing built in the 1970's, in traditional subdivisions of the time, with smaller sections than 1930-1950's subdivisions, that are further north.
2	**Intensification extent?**	*what intensification has already occurred in neighbourhood, what effect?*	There has been almost no 2nd generation redevelopment, as SD4 believes site utilisation is good with substantial improvement value
3	**Topography**	*what are the 3D ground features that effect development potential*	Most of Manurewa is relatively flat, providing no barrier to intensification.
4	**Existing Intensification**	*What is the prevalent site size and how extensively developed is neighbourhood*	Most of the land was subdivided in the late 1960's and 1970's and the sites are noticeably smaller than isthmus areas. Existing houses are reasonably sized and in reasonable condition
5	**Town Centre Opportunities**	*What opportunities exist to develop in the Town Centre and dev potential numbers*	There are some opportunities, but the Manurewa town centre has a number of retail improvements that are relatively expensive to aggregate and turn into viable development sites
6	**Out of Centre Opportunities**	*Which other areas should be intensified within the neighbourhood.*	There are very few realistic opportunities to intensify as the 1960's / 1970's sections are noticeably smaller than further north and the improvements are still of reasonable value
7	**Tools and Levers**	*what tools and levers are needed to facilitate quality urban intensification in area*	Upzoning will have some impact on town centre sites, but this will produce very few extra dwellings. There are no other realistic tools available: small sites, reasonable IV's = hard
8	**Upzoning Required**	*What upzoning is required to facilitate intensification to numbers projected*	Upzoning will have some impact, but minimal. Upzone the town centre to 8AB, R200, height 25m. Zone other areas 6A, R80, height 10m. I doubt this will yield any re-development for 20-30 years
9	**SD4 kick-start Recommendat:**	*What does SD4 recommend would kick-start quality intensification*	Manurewa is not ready for redevelopment for at least 20-30 years. Focus on other areas closer in. Manurewa will not provide the intensification numbers sought
10	**Intensification Timing**	*What is the likely timing of proposed intensification in this neighbourhood*	There may be some intensification opportunities in 20-30 years time, but minimal in the short to medium term
11	**What should Council <u>not</u> do**	*What should Council **<u>not</u>** do, as desired outcomes will not be achieved; why*	<u>Don't</u> upzone and believe intensification will occur. It will not
12	**Concluding Comments**	*Overall concluding comments of development potential of neighbourhood*	Manurewa has low capital values, smaller site size, reasonable quality existing improvements. Intensification is just not viable to anywhere near the numbers sought by Council

Appending Notes

Providing greater detail to the text in the main Presentation document

Auckland Plan

Total Auckland development potential

Using a Fine Grained Analysis (FGA)

Final Report of 14 pilot neighbourhoods

Notes to accompany presentation

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22 December 2011

1. EXECUTIVE SUMMARY

This report finds the intensification projections in the current draft Auckland Plan unworkable without substantial amendments.

- **Without major re-zoning** SD4 believes only 45-60,000 extra dwellings can be provided in intensified form in the areas highlighted in the current draft Auckland Plan (this compares with the Plans projections of 300,000).

- **With major rezoning** and sticking to town centres (as current draft Auckland Plan), an additional 90-120,000 extra dwellings could be provided (compared to projections of 300,000).

- Substantial upzoning in almost the entire isthmus of Auckland, in coastal areas and areas with good outlook is needed, to achieve anything close to the draft Auckland Plan's additional intensification dwelling targets (300,000).

- If there was **major rezoning in most urban areas of Auckland** (requiring **HUGE** political resilience), this could provide an additional 200-270,000 dwellings. Images are provided in sample neighbourhoods by Jasmax Architecture, which highlight the level of intensification that would be achieved with an extra 200-270,000 intensified dwellings.

- This Report covers 14 sample neighbourhoods, from a total of 112 Auckland urban Neighbourhoods. The 14 sample provide a good reflection of likely intensification numbers achievable for the 112. Each neighbourhood will need a full detailed FGA (suggested before Unitary Plan preparation) to establish the development capacity for that neighbourhood.

- The capacity numbers provided are purposely very aggressive, to show what is possible for every neighbourhood. Every area that is taken off the intensification list (e.g. due to political / community resistance) will need to be provided in Greenfield. It will not be feasible to take numbers from one neighbourhood and add to another, as for the 200-270,000 numbers, every intensification opportunity is already "maxed out".

- Upzoning for urban intensification will need to be 250-300% of what is technically able to be provided, due to existing heavily developed sites not able to be re-developed, many land owners not developing to the maximum density allowed and a large number of property owners, deciding not to develop in the time as anticipated by Council.

2. KEY FINDINGS

- Many of Auckland's town centres are already substantially improved, reducing development opportunities when capital values are much higher than land values
- There's no sales demand to live on transport corridors
- Even with substantial up-zoning, town centres alone will only achieve 30-40% of Auckland Council's intensification targets
- We were not able to achieve substantial intensification across the pilot FGA neighbourhoods to the levels required for 300,000 intensification across Auckland
- Intensification in the pilot FGA areas were only possible if there was also substantial upzoning out of centres
- There are a number of recommended low cost Council tools and levers
- Direct Council intervention to develop in areas not market attractive is not needed
- A full FGA analysis for all Auckland's 112 neighbourhoods is required

3. INTRODUCTION

The Fine Grained Analysis (FGA) explained:

The FGA analysis, using a very robust process, extensively reviewed the development potential of three neighbourhoods in the north, four in the west, four in central Auckland and three in the south. These neighbourhoods ranged from the most affluent to low socio-economic areas.

Auckland Council statistics and data were used on most calculations, with some professional judgement. Martin Udale then fully peer reviewed the report.

This pilot Fine Grained Analysis (FGA) reviewed the development potential of every property parcel, within each Meshblock (approx 50-100 parcels), within a neighbourhood of 2-10,000 properties. From 112 Auckland neighbourhoods, 14 were reviewed.

This FGA is purposely aspirational and very aggressive in the intensification numbers sought. It shows where development could occur to achieve the intensification numbers sought by Council.

Council is seeking 300,000 extra dwellings through urban intensification. Providing anything above 70-100,000 extra dwellings in existing urban areas, will require huge political resilience, to the likely community resistance.

4. METHODOLOGY

There were 9,500 meshblocks (MB) of data provided in spreadsheet form, including the latest 2011 Council Valuations and 2006 Census dwelling numbers and 2006 population figures. Further information included the residential area, business area, rural area and open space per meshblock, allowing a calculation for net developable area per MB.

The base data was carefully reviewed over 10-14 days to ensure consistency and accuracy. A number of areas needed to be deleted from the potential developable areas, including parks, churches and schools.

Auckland Council provided updated data that made the FGA base data (500,000 cells of a spreadsheet) robust.

We started with Birkenhead as a pilot, reviewing every land parcel (all 2,000+) for its development potential, involving "grading" potential in 10 colours. The manual approach was very slow, so SD4, AC and Jasmax worked closely to provide mathematical formulae of the development potential process, including how SD4 ascertained "development potential", to structure into maths and use with the GIS.

Extensive modelling was used to ensure the maths formulae provided a robust process to evaluate development potential of each of Auckland's 300,000+ land parcels. We needed to compare relative potential locally and across Auckland.

4.1 Theory and maths used to generate maps of development potential

<u>Improvements value on a site</u>

- 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

<u>Site size</u>

- 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", (for example 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

Number of dwellings on a Site

- When a site has no site dwellings, the "value" for the existing owner is minimal and development is most likely. One dwelling is okay and then needs to be removed for re-development. Two dwellings get harder and more than 10 dwellings are difficult
- A detailed maths formula was created to model no-few-many dwellings/site etc

Relative Land value

- Land Value (LV/m2) mainly determines market attractiveness to an area
- Selling new houses / apartments in low LV areas is very difficult, (for example, Taumaranui)
- Relative LV's within site to street to neighbourhood affect development potential
- A detailed formula was created for relative LV's per parcel, but given lower rating.

5. ZONING

Having carried out substantial analysis, we are convinced that zones and rules are required in the new Unitary Plan. These rules will apply to each neighbourhood and should be considered to a fine grained meshblock basis. We used the existing Auckland City Council zones and rules as a starting base, but have made a series of suggested preliminary changes to these rules.

- We are suggesting that a property owner / developer can use the permitted rules and carry out general development work. No "bonus" will apply.
- If a property owner or developer had a larger site (say 1,000m2+), provided suitable site stormwater attenuation and followed extensive urban design guidelines (as per the new Compendium), it is proposed to provide greater development opportunity to those sites, offering development potential "bonus"
- Small rule amendments are suggested to make rear lot subdivisions harder
- Assuming a minimum site (aggregated) size of 1,000m2 and using the new urban design guidelines / compendium, we have changed the rules as follows:
    - Reduced the site size per unit (density)
    - slightly increased height allowances
    - increased site coverage (requires on site stormwater attenuation)
    - Reduced front and side yards in some zones
    - Changed the height in relation to boundary rules

6. NEIGHBOURHOODS

14 diverse neighbourhoods were selected by SD4 with Auckland Council assistance, to provide reasonable representation of the total 112 neighbourhoods of urban Auckland:

The neighbourhoods selected were

Northern:

- Browns Bay,
- Unsworth Heights,
- Birkenhead/Highbury

Western:

- Te Atatu Peninsula,
- New Lynn,
- Glen Eden,
- Oratia

Central:

- Mt Albert,
- Onehunga,
- Parnell,
- Tamaki

Southern:

- Mangere,
- Manurewa,
- Farm Cove / Half Moon Bay

The results for each of the 14 neighbourhoods provide an overview of what could be considered for all the 112 neighbourhoods.

One can not extrapolate results onto each other neighbourhood. **A fine grained analysis for every property in every meshblock in all the 112 neighbourhoods will be required before the Unitary Plan is prepared.**

7. PROVIDING DEVELOPMENT POTENTIAL OF EACH MESHBLOCK

- The Gross land area of each meshblock consists of
    - Roads,
    - Residential land area,
    - Business area,
    - Open space, parks and reserves etc
    - Community facilities, churches,
    - Educational facilities, schools etc

- Each meshblock was reviewed to produce a net developable area, which is the net residential and business land areas combined, as an area and a percentage of gross.

- Each GIS provided Neighbourhood Plan had existing zone information. These were reviewed and new suggested zones provided for each meshblock. These were in a minimum suggested zone, followed by recommended zone. The minimum suggested zone is the "trigger point" at which development could occur.

- The existing MB Net density (R Net) was then considered with the MB Net Area to consider the extra residential development potential of each individual MB

- The maximum extra dwellings for each MB, considering the recommended zoning, if all realistic development opportunities were fully developed to the max

- The likely capacity utilisation of the MB (for instance, if a site was zoned for 4 units, would a site be fully re-developed or redeveloped to only supply 2 units).

- The development chance of each property within the MB (for instance, how likely is it for the owners of properties in the MB to redevelop in the next 30 years? Or just stay as they are).

8. PROFESSIONAL JUDGEMENT APPLIED TO EACH MESHBLOCK

The professional judgement applied to each meshblock starts with the basic equation of Net MB area x maximum Net R value less the existing dwellings already within the meshblock (in other words 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) and a further reduction is made for the amount of sites already highly developed and contour or site shape issues within that particular MB.

The capacity utilisation then considers the likelihood of owners developing to the maximum available density of that site, for instance, 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.

The development chance 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 (for instance higher IV) are less likely to be redeveloped. The site parcel size is also a factor here. This is why Tamaki (with larger, low IV sites) scores much higher than Farm Cove or Manurewa.

9. INFORMATION PROVIDED TO JASMAX / COUNCIL

The maximum extra dwelling potential of each meshblock (a number) 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 likely to be redeveloped per MB within a 30 year period.

The existing dwelling numbers were then added to the extra dwellings to provide a new net density per MB (new Net R).

The spreadsheets that SD4 has been using have originally come out of the Council GIS. SD4 have provided the updated development potential information in an updated spreadsheet, which Kyle and Phil from the Council have used to insert back into the GIS to provide a series of Maps to review outputs. The Map “look and feel” is still being upgraded, but some initial outputs are attached, showing (as an example) the extra dwellings per meshblock, the net R per meshblock etc

The development potential Maps have been able to be produced for all of Auckland, using the mathematical formulae developed, and run through the Council GIS.

The SD4 data has also been provided to Jasmax showing specific development potential of each meshblock with an updated zoning regime

Jasmax has been able to carry out substantial what / if design analysis using the “City Engine” Computer Modelling Programme, that has been produced as a follow-on from this report. The Jasmax visuals show the neighbourhood effect of the potential intensification.

10. TOOLS AND LEVERS

10.1 Community Consultation

- Council have to take responsibility for community consultation and providing the planning regime that encourages quality development.
- Council needs to provide a very substantial communication programme promoting the community benefits of high quality urban intensification.
- Council will need to deal with the legal / RMA issues of the substantial upzoning
- If the developer is providing what the Council desires, minimise developer community consultation requirements. Fast track approval for quality projects

10.2 Reducing Council barriers inhibiting good quality intensification

- Update planning rules that provide rule "bonuses" for good urban design. It's so simple: incentivise good urban design: all developers will provide to the level
- A fast track development consent processing scheme, for high quality projects
- Provide Council Case Managers for good quality projects
- Say **NO** to bad design: developers will very quickly understand and adjust!

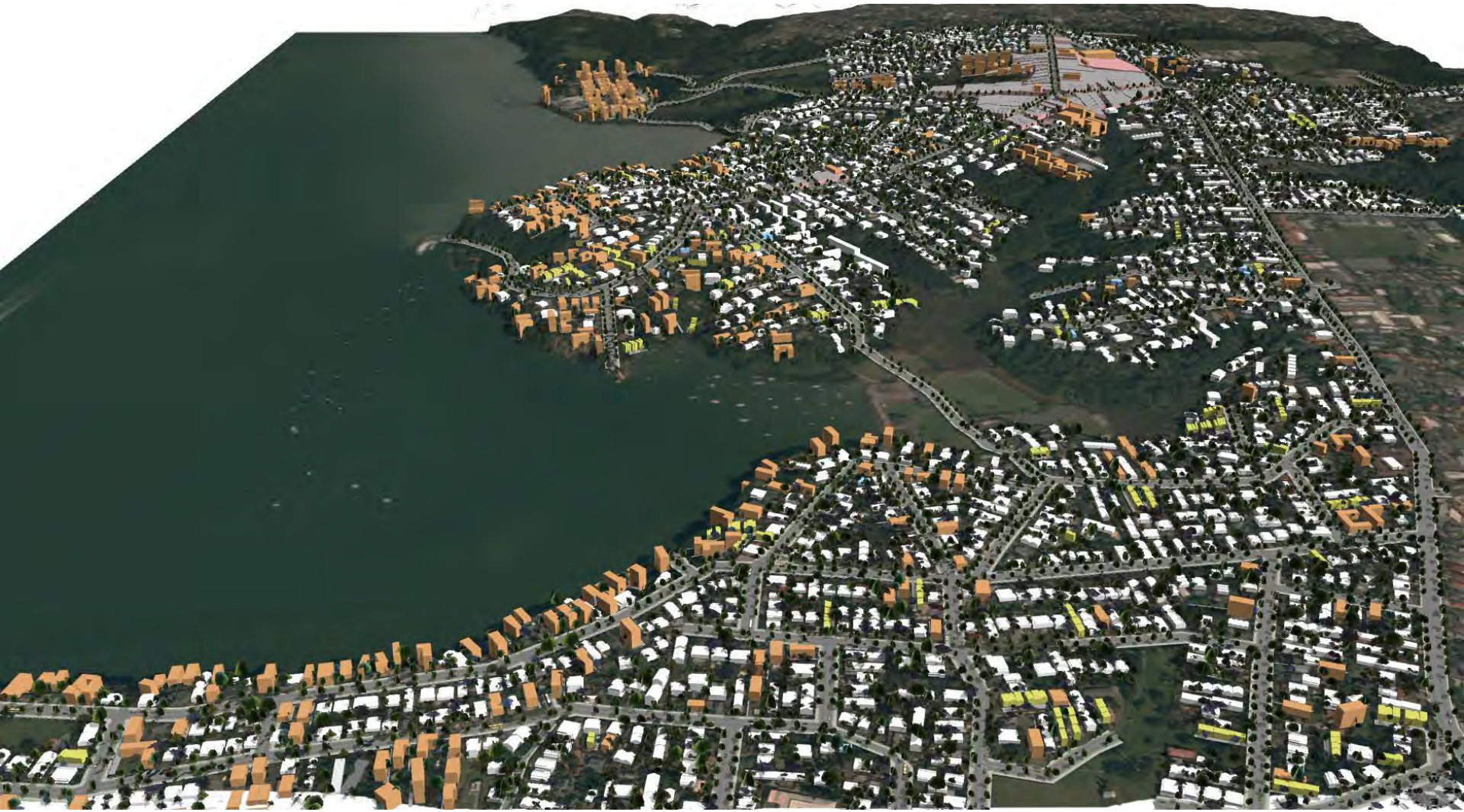
10.3 Providing incentives to encourage developers to develop in target areas

- Reducing or eliminating development levies and rates in target growth areas for the first "x" properties. This was very successful in the CBD in the 1990's
- "Council Project teams" that encourage and nurture early stage development in target areas. Eg Wynyard Quarter. Need development savvy members in team
- Develop community facilities, parks and reserves etc ahead of development.
- Encourage development: Council not to intervene where the market will not go!

Jasmax Visuals

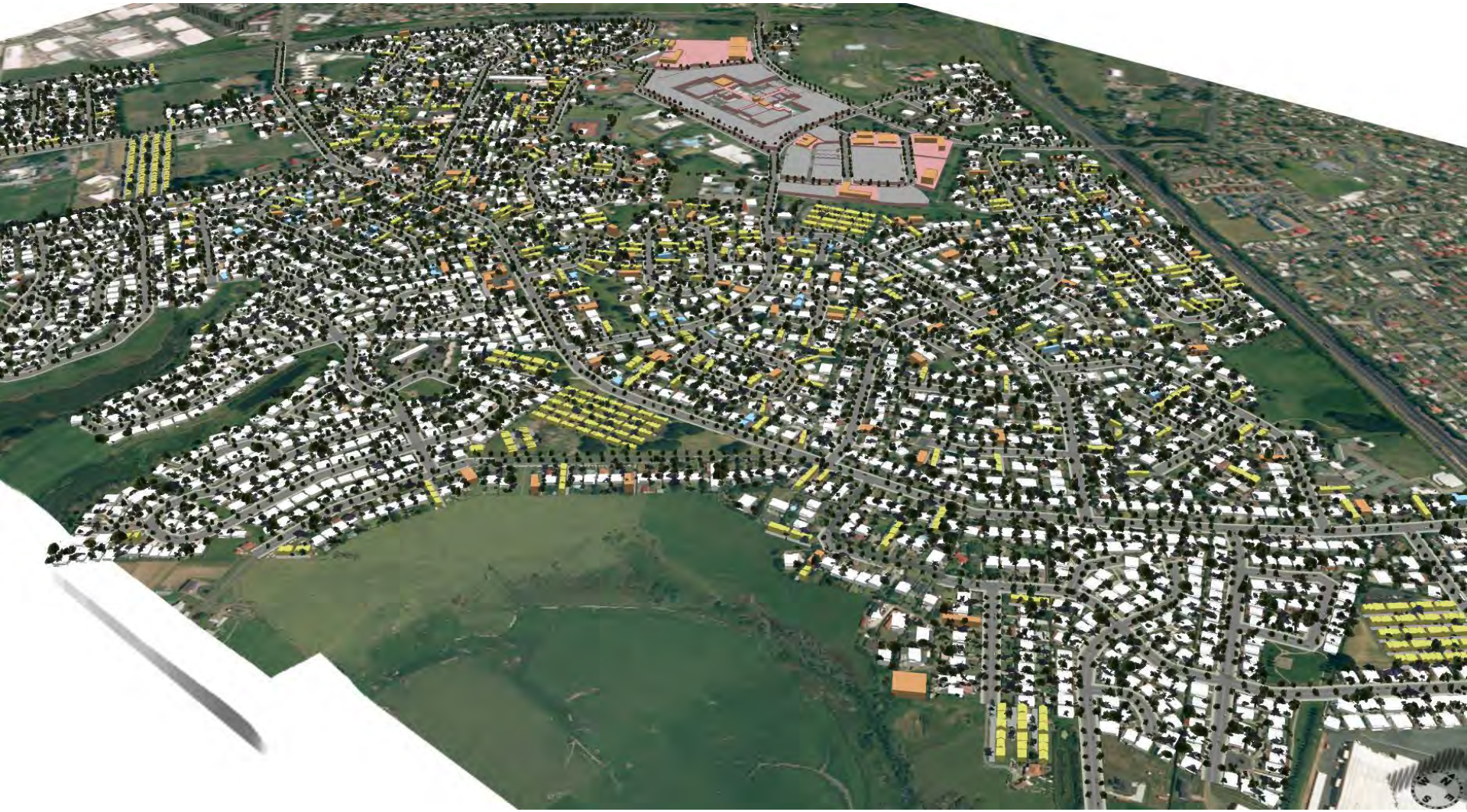
Print-outs from City Engine Computer Model

Appendix C



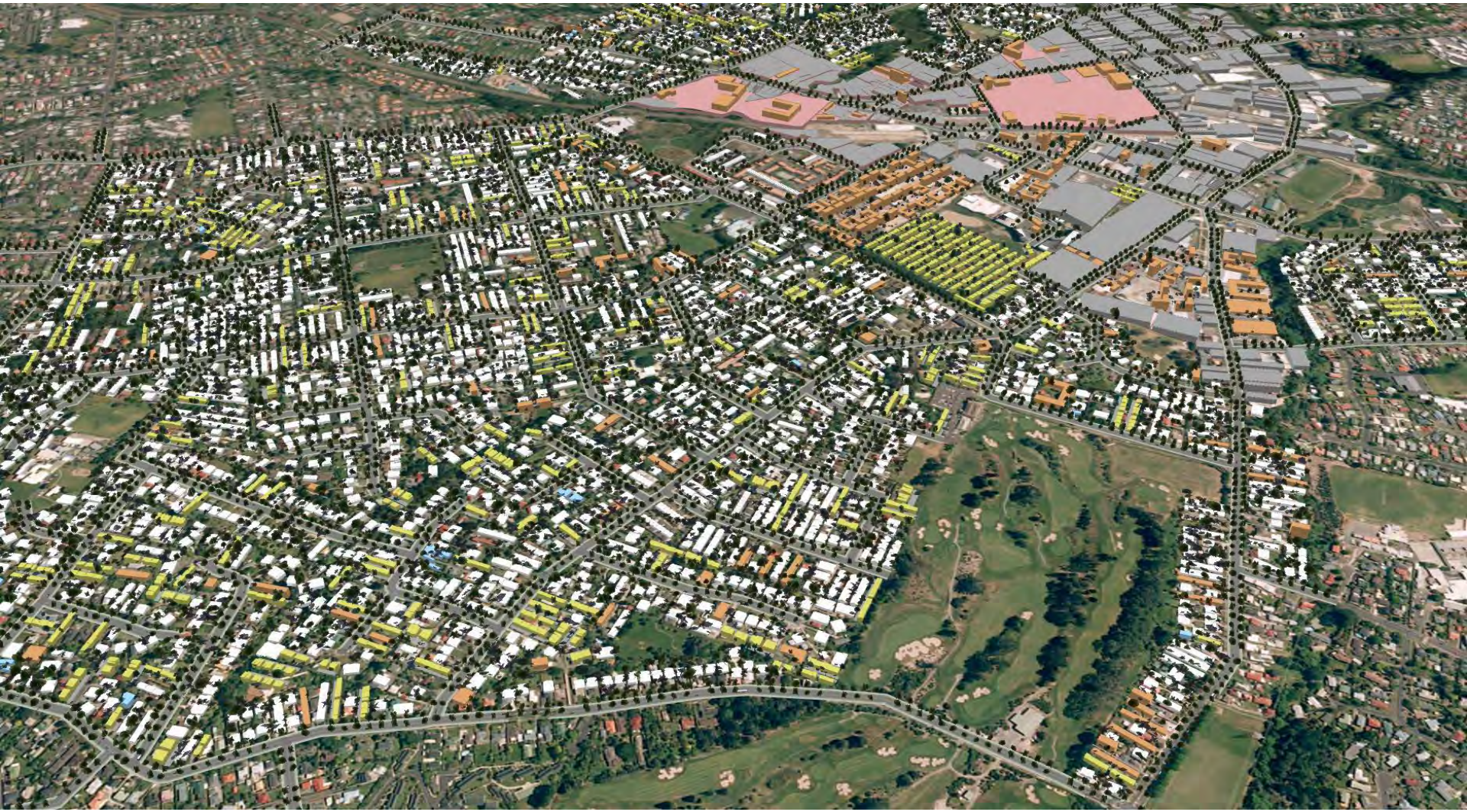
Birkenhead

Appendix C



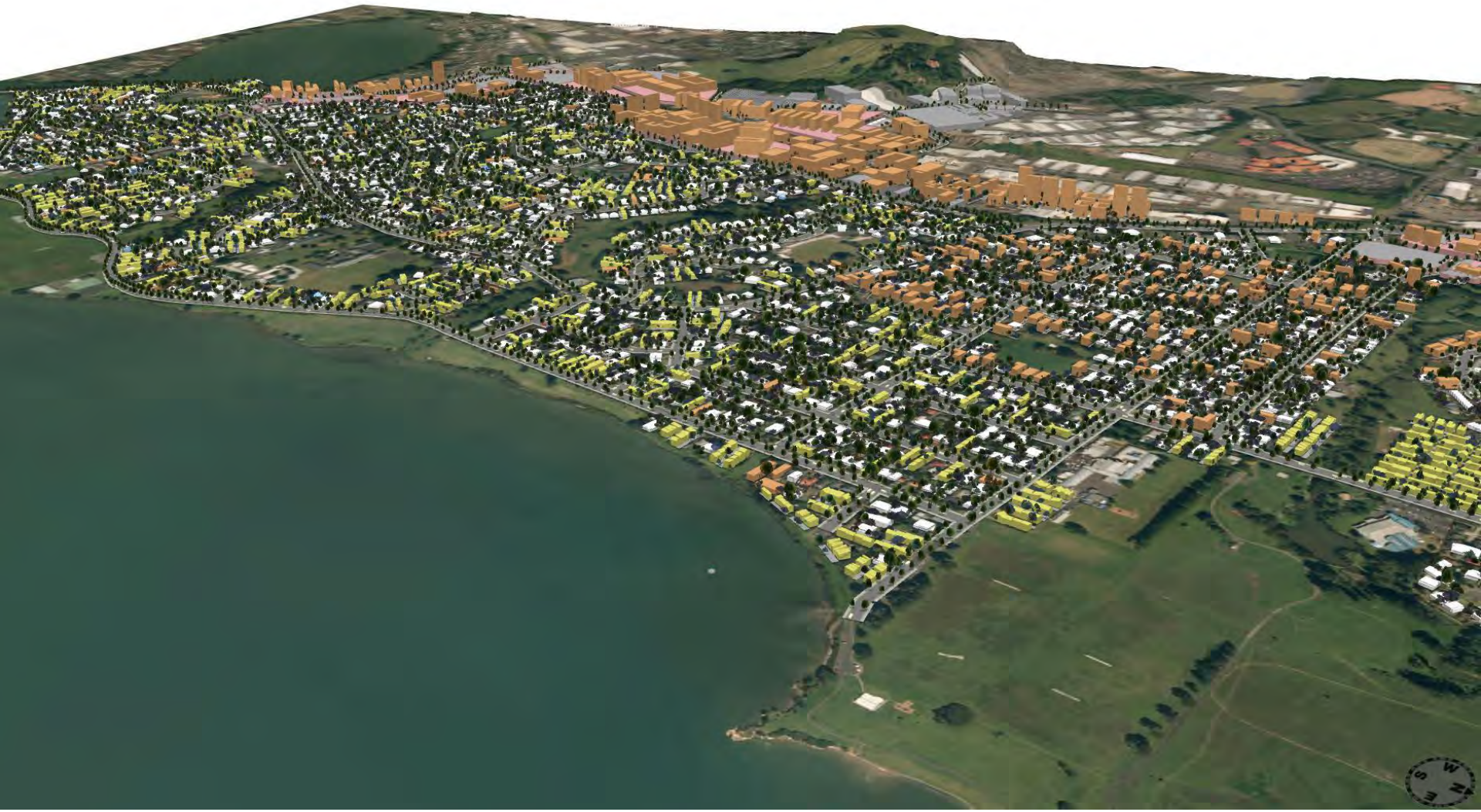
Mangere

Appendix C



New Lynn

Appendix C



Tamaki

Auckland Council GIS Plans showing:

1. Additional Dwellings per Meshblock and neighbourhood
2. Resulting Net Density (R) of intensified neighbourhood

Legend

PF Addtional Dwellings per MB

- 0
- 1 - 5
- 6 - 10
- 11 - 15
- 16 - 20
- 21 - 25
- 26 - 30
- 31 - 35
- 36 - 40
- 41 - 45
- 46 - 50
- 51 - 60
- 61 - 70
- 71 - 80
- 81 - 90
- 91 - 90
- 91 - 100
- 101 - 150
- 151 - 200
- 201 - 250
- 251 - 300
- 301+

DAP MB Best Fit

- Bush Living
- Business Area
- Centre
- City Centre
- City Fringe
- Corridor
- Development Area
- Future Urban
- Mixed Rural
- Public Open Space
- Rural Coastal
- Rural Island
- Rural Lifestyle
- Rural Production
- Suburban

N

1:100,000 @ A3

0 2.5 5 10 Kilometers

Additional Dwellings anticipated per Meshblock

Fine Grained Analysis Project: Initial Results

Auckland Council

STUDIO D4

Jasmax

Legend

PF Resulting Net R	DAP MB Best Fit
0 - 4	Bush Living
5 - 8	Business Area
9 - 12	Centre
13 - 16	City Centre
17 - 20	City Fringe
21 - 24	Corridor
25 - 28	Development Area
29 - 32	Future Urban
33 - 36	Mixed Rural
37 - 40	Public Open Space
41 - 45	Rural Coastal
46 - 50	Rural Island
51 - 60	Rural Lifestyle
61 - 80	Rural Production
81 - 100	Suburban
101+	

N

1:100,000 @ A3

0 2.5 5 10 Kilometers

Net Meshblock Density (Dwelling Units per net developable Ha, or 'R')

Fine Grained Analysis Project: Initial Results

Auckland Council

STUDIO D4

Jasmax

Full data set of SD4 calculations as provided to Jasmax and Auckland Council

(attached here in pdf format)

Birken Head	Populat 1996	Dwell 2006	Pop/Dwel 2006	Employ 2010	Meshblock Area (Hect)	Resident Area	Busin Area	Open Space	Net: Gross	R Gross	1996 / 2006	MeshBl 2006	Prec	Exist Zone	PF Low	PF High	R Net	Net Area	2ABC R12	Res5 R40	6AB R80	7ABC R100	8ABC R200	Capac Utilis	PF Dev Chance	PF Resid Capacity	AC Resid Capacity	New Net R
0350900	96	138	2.43	30	6.9308	5.63	0.00	0.10	81.2%	19.91	93	0350900	HTC	6C	6A	6A	24.52	5.63			200			70%	70%	98	47	41.93
0351000	105	69	2.52	380	13.6276	6.42	3.38	2.35	71.9%	5.06	33	0351000	BTC	B2	6A	7B	7.04	9.80				400		60%	40%	96	642	16.84
0351100	273	90	2.60	65	7.4096	6.21	0.00	0.00	83.8%	12.15	6	0351100	BTC	4B	6A	6A	14.50	6.21			150			50%	70%	53	9	22.96
0351201	75	48	2.69	0	4.9874	3.54	0.00	0.99	70.9%	9.62	18	0351201	HTC	2B	6A	6A	13.57	3.54			150			50%	70%	53	14	28.42
0351202	3	33	2.09	45	3.8856	0.00	0.31	0.66	8.1%	8.49	33	0351202	BTC	B2	8A	8C	104.9	0.31					0	0%	0%	0	244	104.94
0351300	24	9	2.00	0	16.7570	14.74	0.00	0.14	87.9%	0.54	0	0351300	Che	Res	Res	Res	0.61	14.7	0					0%	0%	0	183	0.61
0351401	138	45	3.07	12	4.5234	3.53	0.00	0.10	78.1%	10.17	0	0351401	BTC	2B	6A	6A	13.01	3.53			150			50%	50%	38	1	23.34
0351402	18	6	3.00	0	0.4513	0.35	0.00	0.00	77.8%	13.30	0	0351402	BTC	3C	6A	6A	17.09	0.35			25			60%	50%	8	0	38.44
0351500	0	0		30	1.4773	0.00	1.10	0.00	74.5%	2.71	0	0351500	BTC	B2	TC	TC	3.63	1.10					160	60%	70%	67	103	61.06
0351600	15	9	1.67	540	2.8570	0.00	2.40	0.00	84.1%	3.85	0	0351600	BTC	B2	TC	TC	4.58	2.40					400	60%	70%	168	215	73.68
0351700	120	57	2.63	35	4.7366	4.00	0.00	0.00	84.4%	12.03	12	0351700	BTC	2B	6A	7A	14.26	4.00				240		50%	60%	72	0	32.28
0352100	111	30	2.90	0	2.7287	2.20	0.00	0.00	80.7%	11.36	0	0352100	BTC	2B	6A	6A	14.08	2.20			80			50%	30%	12	0	19.08
0352700	0	3	2.00	190	28.3215	8.71	13.30	0.81	77.7%	0.11	3	0352700	Che	B9	8A	8C	0.14	22.0					1,600	80%	80%	1,024	0	46.66
0355000	126	60	2.20	95	5.6714	2.61	0.00	2.70	45.9%	10.58	6	0355000	HTC	6C	6A	6A	23.03	2.61			60			70%	40%	17	7	29.47
0355602	171	72	2.67	9	5.2918	4.52	0.00	0.00	85.5%	13.61	6	0355602	HTC	4B	6A	6A	15.91	4.52			140			60%	50%	42	5	25.20
0355700	165	78	2.42	6	5.9814	5.23	0.00	0.00	87.5%	13.04	3	0355700	HTC	4B	6A	6A	14.90	5.23			160			60%	30%	29	18	20.41
0355800	162	81	2.26	12	4.6126	3.74	0.00	0.00	81.1%	17.56	6	0355800	HTC	6C	6A	7A	21.65	3.74				100		60%	60%	36	148	31.27
0355900	126	69	2.70	6	6.4325	5.91	0.00	0.01	91.8%	10.73	24	0355900	HTC	4A	6A	6A	11.68	5.91			150			40%	70%	42	16	18.79
0356002	141	45	2.33	9	2.4678	2.08	0.00	0.00	84.3%	18.24	-18	0356002	HTC	6C	6A	7A	21.62	2.08				40		60%	50%	12	7	27.38
0356100	90	21	5.71	30	4.8286	2.20	0.00	2.43	45.5%	4.35	3	0356100	BTC	2B	6A	7A	9.56	2.20				140		50%	50%	35	0	25.50
0356200	222	90	2.57	0	6.6129	4.97	0.00	0.83	75.2%	13.61	12	0356200	BTC	6C	6A	7A	18.09	4.97				100		50%	60%	30	38	24.13
0356300	141	69	2.52	50	7.4208	5.09	0.54	0.07	75.9%	9.30	9	0356300	BTC	3C	6A	7A	12.25	5.63				250		60%	60%	90	261	28.24
0356400	144	66	2.55	3	7.9545	6.28	0.00	0.11	78.9%	8.30	6	0356400	BTC	3C	6A	6A	10.51	6.28			150			60%	60%	54	11	19.11
0356500	243	81	2.96	12	8.6802	7.09	0.00	0.12	81.7%	9.33	0	0356500	BTC	3C	6A	6A	11.42	7.09			180			60%	60%	65	4	20.56
0356600	114	45	2.80	55	4.5152	3.10	0.46	0.00	78.9%	9.97	-3	0356600	BTC	3C	6A	7A	12.63	3.56				200		60%	60%	72	-1	32.84
0356700	42	27	1.78	35	2.2160	0.80	0.81	0.00	72.8%	12.18	12	0356700	BTC	3C	6A	7A	16.73	1.61				100		80%	50%	40	0	41.51
0356800	153	54	2.67	12	7.0058	5.67	0.00	0.27	80.9%	7.71	-3	0356800	HP	3C	6A	7A	9.53	5.67				300		60%	60%	108	4	28.58
0356900	117	45	3.07	6	4.0863	3.22	0.00	0.00	78.8%	11.01	6	0356900	HP	3C	6A	7A	13.97	3.22				80		80%	50%	32	1	23.91
0357000	135	45	2.80	3	4.9980	4.01	0.00	0.00	80.3%	9.00	0	0357000	HP	3C	6A	7A	11.21	4.01				200		60%	60%	72	7	29.15
0357100	36	12	3.75	0	1.5872	1.23	0.00	0.01	77.7%	8.82	0	0357100	HP	3C	6A	7A	11.35	1.23				60		70%	60%	25	1	30.15
0357300	114	93	2.13	140	5.2531	3.22	1.44	0.00	88.6%	17.70	36	0357300	BTC	2A	TC	TC	19.99	4.65					300	60%	60%	108	235	43.20
0357400	45	18	2.50	0	2.1597	1.71	0.00	0.33	79.3%	8.33	0	0357400	NP	6C	7A	7B	10.51	1.71				80		60%	80%	38	67	32.94
0357500	0	63	1.76	450	3.1409	0.27	1.76	0.76	64.7%	20.06	63	0357500	BTC	B2	TC	TC	31.00	2.03					50	60%	60%	18	187	39.86
0357600	15	6	2.50	140	2.3494	0.55	1.52	0.02	87.9%	5.53	0	0357600	NP	3C	7A	7C	6.30	2.06				30		80%	50%	12	150	8.72
0357700	45	21	2.43	0	2.4924	2.34	0.01	0.02	94.3%	8.43	3	0357700	NP	3C	6A	7A	8.94	2.35				120		40%	80%	38	76	25.28
0357800	99	42	2.57	0	7.2996	3.19	0.00	3.67	43.7%	5.75	0	0357800	BTC	3C	6A	7A	13.17	3.19				150		50%	60%	45	3	27.28
0357900	93	36	2.75	12	4.2144	3.10	0.00	0.36	73.5%	8.54	0	0357900	BTC	3C	6A	6A	11.62	3.10			60			60%	50%	18	1	17.43
0358000	141	48	2.75	6	5.2837	3.39	0.00	1.15	64.1%	9.08	3	0358000	BTC	3C	6A	6A	14.17	3.39			60			60%	50%	18	2	19.48
0358100	213	81	2.78	6	14.6744	9.56	0.16	3.59	66.3%	5.52	6	0358100	HP	2A	6A	6A	8.33	9.72			300			50%	50%	75	18	16.04
0358200	189	78	2.69	3	9.2579	7.92	0.00	0.23	85.6%	8.43	9	0358200	HP	3C	6A	7A	9.85	7.92				300		50%	60%	90	21	21.21
0358300	72	24	2.50	3	6.5024	2.61	0.00	2.43	40.1%	4.31	0	0358300	HP	3C	6A	7A	10.73	2.61				150		70%	70%	74	5	37.35
0358500	66	27	2.22	6	1.7887	1.37	0.00	0.00	76.6%	15.10	6	0358500	NP	3B	6A	7A	19.71	1.37				110		80%	80%	70	2	71.10
0358600	54	18	2.67	9	1.7644	1.46	0.00	0.01	82.7%	10.20	-3	0358600	NP	3C	6A	7A	12.33	1.46				120		80%	70%	67	0	58.38
0358700	75	27	2.78	15	2.1547	1.56	0.05	0.00	74.6%	12.53	3	0358700	NP	3A	6A	7A	16.80	1.61				100		65%	65%	42	0	43.09
0358800	84	36	2.42	6	4.1156	1.94	0.00	0.12	47.0%	8.75	6	0358800	NP	3B	6A	6A	18.59	1.94			100			80%	60%	48	1	43.38
0358900	66	24	2.50	3	2.1635	1.73	0.00	0.05	79.8%	11.09	3	0358900	NP	3C	6A	7A	13.91	1.73				160		80%	60%	77	68	58.42
0359000	102	39	2.54	15	2.9849	2.19	0.00	0.00	73.3%	13.07	0	0359000	NP	3A	6A	7A	17.82	2.19				180		75%	55%	74	4	51.74
0359100	102	48	1.75	3	4.7608	2.43	0.00	0.49	51.1%	10.08	-3	0359100	NP	3C	6A	7A	19.73	2.43				140		85%	50%	60	4	44.19
0359200	126	45	2.53	6	5.2778	3.02	0.00	0.82	57.2%	8.53	-3	0359200	NP	3C	6A	7A	14.92	3.02				240		70%	55%	92	3	45.54
0359300	75	27	2.44	40	5.5463	2.42	0.00	1.58	43.6%	4.87	3	0359300	NP	3B	6A	7A	11.16	2.42				200		70%	70%	98	1	51.65
0359400	210	93	2.81	30	9.3602	5.81	0.06	2.66	62.7%	9.94	21	0359400	On	4A	6A	6A	15.84	5.87			160			50%	50%	40	17	22.65
0359500	177	60	2.75	20	9.6590	4.06	0.00	4.98	42.1%	6.21	-15	0359500	On	3B	6A	6A	14.77	4.06			140			60%	50%	42	7	25.10
0359600	243	84	2.93	20	5.7724	4.78	0.00	0.00	82.7%	14.55	0	0359600	On	3B	6A	6A	17.59	4.78			120			60%	50%	36	1	25.13
0359701	75	27	3.00	0	3.3926	1.82	0.00	1.05	53.7%	7.96	3	0359701	NP	3B	6A	7A	14.81	1.82				120		75%	70%	63	3	49.37
0359800	60	21	2.71	30	2.1789	1.50	0.00	0.00	68.7%	10.10	-3	0359800	NP	3B	6A	7A	14.69	1.50				80		75%	50%	30	1	34.06
0359900	96	33	2.55	0	2.7167	2.01	0.05	0.00	75.9%	12.15	0	0359900	NP	3C	6A	7A	16.01	2.06				100		60%	40%	24	1	27.65
0360000	69	24	2.38	70	3.0979	2.39	0.11	0.18	80.6%	7.75	0	0360000	NP	3C	6A	7A	9.61	2.50				180		70%	70%	88	6	44.94
0360400	189	51	3.82	50	4.7613	3.70	0.00	0.00	77.7%	10.71	6	0360400	On	4A	6A	6A	13.79	3.70			60			70%	80%	34	3	22.88
0360600	135	66	2.55	3	4.6317	3.70	0.00	0.00	79.9%	14.25	9	0360600	On	3B	6A	6A	17.84	3.70			60			70%	80%	34	3	26.92
0360700	150	54	2.61	12	3.8997	2.76	0.24	0.00	76.9%	13.85	0	0360700	On	3A	6A	6A	18.00	3.00			40			70%	80%	22	2	25.47
0360800	129	54	2.67	6	4.7527	2.92	0.00	0.92	61.5%	11.36	0	0360800	On	3C	6A	6A	18.48	2.92			100			60%	70%	42	3	32.86
0360900	42	21	2.29	0	4.7619	1.42	0.00	2.46	29.8%	4.41	0	0360900	On	3A	6A	6A	14.78	1.42			50			60%	80%	24	0	31.68
0361000	66	24	2.63	6	2.2691	1.66	0.00	0.00	73.4%	11.02	3	0361000	NP	3A	6A	7A	15.02	1.66				100		65%	50%	33	0	33.95
0361100	87	42	2.07	3	4.5825	2.05	0.00	0.01	44.7%	9.17	6	0361100	NP	3B	6A	6A	20.52	2.05			60			50%	50%	15	1	27.84
0361200	39	15	2.00	150	3.9798	1.86	0.00	0.00	46.6%	3.77	3	0361200	NP	3B	6A	6A	8.09	1.86			100			50%	40%	20	1	18.87
0361300	129	57	2.53	12	5.2901	4.12	0.00	0.30	77.9%	10.77	9	0361300	HTC	4A	6A	6A	13.84	4.12			100			50%	60%	30	15	21.12
0361700	165	78	2.88	6	10.0877	5.70	0.00	2.34	56.5%	7.73	12	0361700	On	4A	6A	6A	13.69	5.70			200			50%	60%	60	9	24.22
0361800	174	63	2.76	9	6.8097	5.93	0.00	0.27	87.1%	9.25	3	0361800	On	4A	6A	6A	10.63	5.93			160			50%	50%	40	6	17.37
	7,317	3,165	2.60	2,960	374.25	237.22	27.71	42.46	70.8%	8.46	456						11.95	265	0	0	3,465	4,870	2,510		39%	4,327	2,912	28.28

Browns Bay	Populat 2006	Dwell 2006	Pop/Dwel 2006	Employ 2010	MB Area (Hect)	Resident Area	Busines Area	Open Space	Net : Gross	R Gross	1996 / 2006	MeshBl 2006	Prec	Exist Zone	PF Low	PF High	R Net	Net Area	2ABC R12	Res5 R40	6AB R80	7ABC R100	8ABC R200	Capac Utilis	PF Dev Chance	PF Resid Capacity	AC Resid Capacity	New Net R
0154201	39	15	2.60	3	1.4389	1.04	0.00	0.00	71.9%	10.42	0	0154201	Coast	4B	6A	6A	14.49	1.04			60			70%	70%	29	3	42.89
0154202	60	24	2.50	6	2.0889	1.71	0.00	0.04	82.1%	11.49	0	0154202	Coast	4B	6A	6A	14.00	1.71			100			70%	60%	42	6	38.49
0154300	99	39	2.54	0	5.8011	3.17	0.00	1.89	54.7%	6.72	0	0154300	Coast	4B	6A	6A	12.30	3.17			180			70%	60%	76	8	36.15
0154400	132	45	2.93	3	3.9393	3.11	0.00	0.00	79.0%	11.42	6	0154400	Coast	4B	6A	6A	14.46	3.11			160			70%	60%	67	5	36.05
0154500	138	51	2.71	6	4.7398	3.88	0.00	0.00	81.9%	10.76	-3	0154500	Coast	4B	6A	6A	13.14	3.88			180			70%	50%	63	4	29.37
0154600	111	45	2.47	0	3.6858	2.95	0.00	0.00	80.0%	12.21	0	0154600	Coast	4B	6A	6A	15.26	2.95			140			70%	50%	49	7	31.87
0154700	192	66	2.91	3	5.6160	4.39	0.00	0.00	78.1%	11.75	3	0154700	Coast	4B	6A	6A	15.04	4.39			180			70%	40%	50	11	26.53
0156101	84	24	3.50	18	2.2242	1.90	0.00	0.01	85.4%	10.79	0	0156101	Bays	4B	5	5	12.64	1.90		60				70%	40%	17	7	21.49
0156102	132	48	2.75	0	7.3672	5.47	0.00	1.29	74.3%	6.52	6	0156102	Bays	4B	6A	6A	8.77	5.47			160			70%	50%	56	26	19.00
0156200	183	66	2.77	40	5.5237	4.61	0.00	0.00	83.4%	11.95	6	0156200	Bays	4B	5	5	14.32	4.61		60				70%	40%	17	15	17.96
0156301	60	27	2.22	0	1.9076	1.55	0.00	0.00	81.5%	14.15	6	0156301	Bays	4B	6A	6A	17.37	1.55			40			70%	40%	11	0	24.57
0156302	195	60	3.25	0	4.9010	4.16	0.00	0.13	84.8%	12.24	6	0156302	Bays	4B	5	5	14.44	4.16		30				70%	40%	8	2	16.46
0156303	327	96	3.41	3	13.3230	9.73	0.00	2.31	73.0%	8.18	15	0156303	Bays	5	5	5	11.20	9.73		20				70%	40%	6	34	10.44
0156304	219	72	3.04	3	7.3261	6.02	0.00	0.00	82.2%	9.96	9	0156304	Bays	5	5	5	12.13	6.02		60				70%	40%	17	11	14.75
0156401	291	90	3.23	6	10.4394	8.03	0.00	1.13	76.9%	8.81	18	0156401	Bays	4B	6A	6A	11.46	8.03			200			60%	60%	72	49	20.17
0156402	45	15	3.00	6	1.2262	0.94	0.00	0.00	76.9%	12.23	3	0156402	Bays	4B	6A	6A	15.91	0.94			20			70%	40%	6	0	21.85
0156403	93	33	2.82	3	3.2408	2.45	0.00	0.40	75.5%	10.18	18	0156403	Bays	4B	6A	6A	13.49	2.45			30			70%	40%	8	2	16.92
0156503	198	51	3.88	3	6.2844	3.40	0.00	2.24	54.0%	8.12	51	0156503	Bays	5	5	5	15.02	3.40		10				70%	30%	2	0	15.63
0156505	18	3	6.00	0	0.8889	0.83	0.00	0.00	93.0%	11.25	0	0156505	Bays	4B	6A	6A	12.09	0.83			20			60%	60%	7	6	12.33
0156506	138	48	2.88	12	5.6603	3.69	1.07	0.00	84.1%	8.48	12	0156506	Bays	4B	6A	7A	10.09	4.76				140		60%	50%	42	14	18.91
0156507	108	36	3.00	0	4.4043	3.78	0.00	0.00	85.7%	8.17	3	0156507	Bays	4B	6A	7A	9.53	3.78				100		60%	50%	30	14	17.48
0156800	147	51	2.88	6	4.0754	3.20	0.00	0.00	78.5%	12.51	3	0156800	Coast	4B	6A	6A	15.95	3.20			60			70%	40%	17	10	21.20
0156900	132	51	2.59	0	3.7617	3.07	0.00	0.00	81.7%	13.56	6	0156900	Coast	4B	6A	6A	16.59	3.07			60			70%	40%	17	3	22.06
0157000	174	54	3.22	3	4.7688	3.76	0.00	0.00	78.9%	11.32	6	0157000	Coast	4B	6A	6A	14.36	3.76			70			70%	40%	20	3	19.57
0157100	177	60	2.95	9	4.9255	4.03	0.00	0.00	81.7%	12.18	3	0157100	Coast	4B	6A	6A	14.91	4.03			150			70%	50%	53	8	27.95
0157201	42	15	2.80	0	1.4227	1.37	0.00	0.00	96.2%	10.54	0	0157201	Coast	4B	6A	6A	10.96	1.37			50			70%	40%	14	0	21.20
0157202	57	18	3.17	0	1.5305	1.33	0.00	0.00	87.1%	11.76	3	0157202	Coast	4B	6A	6A	13.50	1.33			50			70%	40%	14	1	23.99
0157203	108	36	3.00	3	2.7101	2.38	0.00	0.00	88.0%	13.28	6	0157203	Coast	4B	6A	6A	15.10	2.38			80			70%	40%	22	2	24.50
0157300	141	57	2.47	40	4.4493	2.92	0.59	0.00	79.0%	12.81	6	0157300	Coast	4B	6A	6A	16.22	3.51			120			70%	50%	42	2	28.17
0157400	195	69	2.83	25	5.4853	4.34	0.03	0.00	79.7%	12.58	0	0157400	Coast	4B	6A	6A	15.79	4.37			150			70%	50%	53	5	27.81
0157500	183	60	3.05	9	7.6927	4.30	0.00	2.37	56.0%	7.80	3	0157500	Coast	4B	6A	6A	13.94	4.30			160			75%	60%	72	8	30.66
0157600	183	66	2.77	3	7.3404	5.35	0.00	0.46	72.8%	8.99	0	0157600	TC	4B	6A	7A	12.35	5.35				360		75%	60%	162	72	42.65
0157700	213	69	3.09	20	5.5497	4.31	0.00	0.40	77.6%	12.43	9	0157700	TC	4B	6A	7A	16.01	4.31				240		75%	60%	108	6	41.08
0157800	141	51	2.76	55	7.7045	3.67	0.00	0.00	47.6%	6.62	3	0157800	TC	4B	6A	7A	13.91	3.67				200		75%	60%	90	13	38.44
0157900	114	51	2.24	25	4.3134	3.16	0.00	0.00	73.3%	11.82	3	0157900	TC	6B	6A	7A	16.14	3.16				160		70%	50%	56	16	33.86
0158000	201	72	2.79	20	5.8594	4.30	0.13	0.00	75.5%	12.29	15	0158000	TC	6B	6A	7A	16.27	4.43				200		70%	50%	70	12	32.08
0158100	153	54	2.83	12	5.6733	3.82	0.00	0.74	67.4%	9.52	6	0158100	TC	4B	6A	7A	14.13	3.82				200		70%	50%	70	6	32.44
0158200	225	78	2.88	6	6.4352	5.20	0.00	0.00	80.8%	12.12	9	0158200	Coast	4B	6A	6A	15.00	5.20			200			70%	50%	70	4	28.47
0158300	75	27	2.78	3	3.3765	2.35	0.00	0.58	69.6%	8.00	0	0158300	Coast	4B	6A	6A	11.49	2.35			120			70%	50%	42	1	29.37
0158400	117	48	2.44	0	3.4918	2.91	0.00	0.00	83.4%	13.75	3	0158400	Coast	6B	6A	6A	16.48	2.91			40			70%	40%	11	3	20.32
0158501	66	24	2.75	0	1.9144	1.49	0.00	0.00	77.7%	12.54	0	0158501	Coast	4B	5	5	16.14	1.49		20				70%	30%	4	1	18.96
0158502	153	51	3.00	12	3.9117	3.11	0.00	0.00	79.6%	13.04	0	0158502	Coast	4B	5	5	16.39	3.11		40				70%	30%	8	0	19.08
0158600	153	63	2.43	3	6.0967	3.92	0.00	0.57	64.3%	10.33	3	0158600	Coast	4B	5	5	16.08	3.92		60				70%	30%	13	5	19.29
0158701	204	66	3.09	12	5.7143	4.65	0.00	0.00	81.4%	11.55	3	0158701	Oakt	4B	6A	7A	14.18	4.65				100		70%	50%	35	2	21.71
0158702	168	57	2.95	9	5.2332	4.33	0.00	0.00	82.8%	10.89	0	0158702	Oakt	4B	6A	6A	13.15	4.33			60			70%	40%	17	2	17.03
0158705	171	54	3.17	6	4.9020	4.34	0.00	0.00	88.4%	11.02	9	0158705	Oakt	4B	5	5	12.45	4.34		20				70%	30%	4	8	13.42
0158706	192	63	3.05	6	6.1077	4.83	0.00	0.00	79.1%	10.31	48	0158706	Oakt	4B	6A	7A	13.04	4.83				100		70%	50%	35	8	20.29
0158707	210	66	3.18	0	8.5851	5.55	0.00	1.78	64.7%	8.39	57	0158707	Oakt	4B	6A	7A	12.96	5.55				100		70%	40%	28	11	16.93
0158708	102	36	2.83	3	1.8203	1.60	0.00	0.00	88.0%	19.78	36	0158708	Oakt	4B	5	5	22.48	1.60		20				70%	30%	4	0	25.10
0158801	273	90	3.03	6	7.0427	5.80	0.00	0.18	82.3%	12.78	6	0158801	Oakt	4B	5	5	15.52	5.80		80				70%	30%	17	6	18.42
0158804	147	42	3.50	3	3.0947	2.49	0.00	0.00	80.5%	13.57	3	0158804	Oakt	4B	5	5	16.85	2.49		40				70%	30%	8	1	20.22
0158805	123	39	3.15	0	3.7558	3.15	0.00	0.23	83.9%	10.38	0	0158805	Oakt	4B	5	5	12.37	3.15		40				70%	30%	8	9	15.04
0158806	93	30	3.10	6	2.2216	1.84	0.00	0.00	82.7%	13.50	6	0158806	Oakt	4B	5	5	16.32	1.84		40				70%	40%	11	3	22.41
0158807	45	12	3.75	3	1.2895	1.04	0.00	0.00	80.9%	10.08	0	0158807	Oakt	4B	5	5	12.46	1.04		20				70%	40%	6	0	16.86
0158808	75	27	2.78	0	1.9743	1.68	0.00	0.00	85.1%	13.68	3	0158808	Oakt	4B	6A	6A	16.07	1.68			40			70%	40%	11	5	22.74
0158901	222	81	2.74	20	7.7918	5.43	0.00	0.78	69.6%	10.40	12	0158901	Oakt	4B	6A	7A	14.93	5.43				160		70%	50%	56	3	25.24

0158903	165	57	2.89	6	4.7337	4.05	0.00	0.00	85.5%	12.04	0	0158903	Oakt	4B	6A	6A	14.09	4.05			100			70%	30%	21	8	19.28
0158904	171	60	2.85	6	5.3266	4.22	0.00	0.00	79.3%	11.26	9	0158904	Oakt	4B	6A	6A	14.21	4.22			100			70%	30%	21	11	19.18
0159002	282	93	3.03	30	8.2774	6.58	0.00	0.00	79.5%	11.24	3	0159002	Oakt	4B	6A	7A	14.14	6.58				160		70%	50%	56	6	22.65
0159003	219	75	2.92	9	6.8093	5.32	0.00	0.00	78.1%	11.01	6	0159003	Oakt	4B	6A	7A	14.10	5.32				160		70%	50%	56	14	24.63
0159004	282	96	2.94	6	7.4454	6.49	0.00	0.00	87.2%	12.89	6	0159004	Oakt	4B	6A	6A	14.79	6.49			120			70%	40%	34	9	19.97
0159100	24	9	2.67	9	0.7602	0.51	0.00	0.00	67.4%	11.84	6	0159100	Oakt	4B	5	5	17.56	0.51			10			70%	50%	4	0	24.38
0159200	258	90	2.87	150	8.5065	7.41	0.00	0.00	87.2%	10.58	9	0159200	Carl	4B	6A	7A	12.14	7.41				140		70%	50%	49	11	18.75
0159300	111	36	3.08	3	3.3281	2.82	0.00	0.00	84.8%	10.82	0	0159300	Carl	4B	6A	6A	12.76	2.82			40			60%	40%	10	1	16.16
0159400	180	63	2.86	3	5.7874	5.02	0.00	0.00	86.8%	10.89	3	0159400	Carl	4B	6A	6A	12.54	5.02			50			60%	50%	15	10	15.53
0159501	66	24	2.75	0	1.9587	1.67	0.00	0.00	85.2%	12.25	6	0159501	Carl	4B	6A	7A	14.38	1.67				60		60%	60%	22	3	27.33
0159502	54	21	2.57	0	1.6245	1.39	0.00	0.00	85.4%	12.93	-3	0159502	Carl	4B	6A	6A	15.14	1.39			20			70%	40%	6	0	19.18
0159601	81	30	2.70	0	2.3064	1.99	0.00	0.00	86.2%	13.01	6	0159601	Carl	4B	6A	7A	15.09	1.99				60		60%	60%	22	2	25.95
0159602	63	24	2.63	0	1.8381	1.52	0.00	0.00	82.9%	13.06	0	0159602	Carl	4B	6A	6A	15.74	1.52			20			70%	40%	6	0	19.42
0159700	120	42	2.86	0	3.3835	2.70	0.00	0.00	79.7%	12.41	0	0159700	Carl	4B	6A	6A	15.58	2.70			40			60%	40%	10	0	19.14
0159801	57	21	2.71	3	1.6514	1.31	0.00	0.00	79.5%	12.72	0	0159801	Carl	4B	6A	6A	15.99	1.31			30			60%	40%	7	0	21.47
0159802	90	30	3.00	3	1.9636	1.66	0.00	0.00	84.7%	15.28	0	0159802	Carl	4B	6A	6A	18.04	1.66			20			60%	40%	5	0	20.92
0159900	90	33	2.73	0	2.8895	2.28	0.00	0.00	78.9%	11.42	0	0159900	Carl	4B	6A	6A	14.48	2.28			40			60%	40%	10	0	18.70
0160000	162	54	3.00	3	4.5066	3.79	0.00	0.00	84.1%	11.98	3	0160000	Carl	4B	5	5	14.25	3.79		20				70%	30%	4	1	15.36
0160100	147	45	3.27	3	3.8919	3.22	0.00	0.00	82.8%	11.56	0	0160100	Carl	4B	5	5	13.96	3.22		20				70%	40%	6	1	15.70
0160200	168	54	3.11	6	4.6483	3.89	0.00	0.00	83.7%	11.62	3	0160200	Carl	4B	5	5	13.89	3.89		20				70%	30%	4	4	14.97
0160301	57	24	2.38	0	1.7329	1.53	0.00	0.00	88.3%	13.85	3	0160301	Carl	4B	5	5	15.69	1.53		10				70%	30%	2	5	17.06
0160302	78	30	2.60	9	2.1849	1.89	0.00	0.00	86.5%	13.73	6	0160302	Carl	4B	5	5	15.87	1.89		10				70%	30%	2	2	16.99
0160401	111	33	3.36	40	3.3382	2.89	0.00	0.00	86.6%	9.89	0	0160401	Carl	4B	6A	6A	11.42	2.89			50			60%	60%	18	1	17.64
0160403	165	57	2.89	80	7.3100	4.76	0.83	0.20	76.5%	7.80	12	0160403	Carl	4B	6A	7A	10.19	5.59				200		60%	60%	72	12	23.07
0160404	135	42	3.21	3	5.0061	2.65	0.00	1.73	53.0%	8.39	42	0160404	Carl	5	5	5	15.83	2.65		10				70%	30%	2	1	16.62
0160405	120	33	3.64	3	3.6735	2.61	0.00	0.39	71.2%	9.53	33	0160405	Carl	5	5	5	13.39	2.61		10				70%	40%	3	0	13.70
0160500	246	84	2.93	140	19.1337	5.37	0.00	1.82	28.1%	4.39	9	0160500	Carl	4B	6A	7A	15.65	5.37				140		60%	60%	50	0	25.04
0160600	282	90	3.13	12	7.4376	6.07	0.00	0.03	81.6%	12.10	3	0160600	Oakt	4B	6A	7A	14.82	6.07				160		60%	60%	58	4	24.31
0160700	123	48	2.56	0	4.1635	3.43	0.00	0.00	82.5%	11.53	3	0160700	Carl	4B	6A	7A	13.98	3.43				100		60%	50%	30	6	22.72
0160800	45	27	1.67	240	3.8934	0.00	1.18	1.49	30.4%	6.93	24	0160800	TC	12C	TC	TC	22.82	1.18					50	70%	40%	14	67	34.65
0160900	0	0		280	3.1151	0.00	0.74	0.98	23.6%	4.17	0	0160900	TC	12C	TC	TC	17.67	0.74					40	70%	40%	11	46	15.22
0161000	3	0		260	3.1885	0.00	0.82	1.44	25.7%	2.20	0	0161000	TC	2	TC	TC	8.55	0.82					50	70%	40%	14	49	17.09
0161100	3	3	1.00	150	3.2170	0.00	2.22	0.00	68.9%	5.60	0	0161100	TC	T2	TC	TC	8.13	2.22					120	70%	50%	42	101	20.32
0161200	18	6	3.00	280	4.5969	0.61	2.47	0.71	66.8%	2.83	0	0161200	TC	T2	TC	TC	4.23	3.07					260	70%	40%	73	120	25.65
0161300	183	111	1.65	9	3.0010	2.26	0.00	0.00	75.5%	36.99	54	0161300	TC	6C	TC	TC	49.01	2.26					80	75%	70%	42	22	67.55
0161400	123	78	1.58	40	2.9536	2.26	0.00	0.00	76.6%	26.41	0	0161400	TC	6C	TC	TC	34.49	2.26					180	75%	60%	81	28	70.31
0161500	24	6	4.00	110	5.1351	0.66	3.74	0.00	85.7%	4.48	-3	0161500	TC	9	TC	TC	5.23	4.40					280	75%	50%	105	172	25.22
0161600	75	42	1.79	15	11.1229	1.34	0.00	8.76	12.1%	3.78	-9	0161600	TC	6C	TC	TC	31.29	1.34					60	70%	40%	17	4	43.80
0161701	123	42	2.93	6	7.5378	2.69	0.16	3.92	37.7%	5.57	0	0161701	Carl	4B	6A	7A	14.77	2.84				100		60%	60%	36	1	27.44
0161702	27	9	3.00	0	0.7120	0.55	0.00	0.00	77.5%	12.64	0	0161702	Carl	4B	6A	6A	16.32	0.55			10			70%	40%	3	0	21.40
0161800	87	36	2.42	3	3.9015	2.24	0.00	0.94	57.3%	9.23	3	0161800	TC	4B	6A	7A	16.11	2.24				160		75%	50%	60	3	42.95
0161900	90	42	2.14	90	6.4541	3.71	1.84	0.00	85.9%	6.66	-3	0161900	TC	6B	6A	7A	7.75	5.55				300		70%	60%	126	96	30.29
0162000	219	87	2.52	9	9.1544	6.81	0.00	0.30	74.4%	9.50	6	0162000	TC	2B	6A	7A	12.77	6.81				400		75%	60%	180	5	39.19
0162100	177	75	2.36	12	6.2818	5.13	0.00	0.00	81.7%	11.94	9	0162100	TC	4B	6A	7A	14.62	5.13				300		70%	50%	105	8	35.09
0162200	144	36	4.00	310	5.1585	3.71	0.00	0.00	71.9%	6.98	0	0162200	TC	2B	6A	7A	9.70	3.71				240		70%	60%	101	37	36.86
0162300	66	42	1.57	100	1.8768	0.07	1.28	0.00	72.3%	22.38	39	0162300	TC	4B	6A	7A	30.94	1.36				60		75%	20%	9	59	37.57
0162400	99	39	2.54	75	6.2564	3.03	2.20	0.00	83.6%	7.83	6	0162400	TC	4B	6A	7A	9.37	5.23				240		65%	50%	78	141	22.37
0162501	225	75	3.00	45	6.8745	5.72	0.00	0.00	83.2%	10.91	24	0162501	TC	6C	6A	7A	13.11	5.72				240		70%	40%	67	9	24.86
0162502	120	42	2.86	3	4.6565	3.95	0.00	0.00	84.8%	9.02	3	0162502	TC	4B	6A	7A	10.64	3.95				200		70%	50%	70	11	28.36
0162900	210	81	2.59	3	9.2642	7.48	0.00	0.18	80.7%	8.74	0	0162900	TC	4B	6A	7A	10.84	7.48				400		60%	40%	96	24	23.68
0163000	171	57	3.00	15	4.3707	3.44	0.00	0.00	78.8%	13.04	3	0163000	TC	4B	6A	7A	16.56	3.44				200		70%	40%	56	3	32.82
0163200	81	36	2.25	3	2.9584	2.24	0.00	0.00	75.9%	12.17	6	0163200	Carl	4B	6A	6A	16.04	2.24			100			70%	60%	42	5	34.75
0163300	93	36	2.58	3	4.4909	3.50	0.00	0.00	78.0%	8.24	0	0163300	Carl	4B	6A	6A	10.56	3.50			150			70%	60%	63	9	28.26
	14,550	5,148	2.83	3,031	519.84	358.29	19.31	40.38	72.6%	9.90	759						13.63	378	0	720	3,780	6,080	1,120		34%	4,035	1,595	24.32
											14.7%								11,700						78.4%	31.0%	

Unsworth	Populat 2006	Dwell 2006	Pop/Dwel 2006	Employ 2010	MB Area (Hect)	Resident Area	Busines Area	Open Space	Net : Gross	R Gross	1996 / 2006	MeshBl 2006	Prec	Exist Zone	PF Low	PF High	R Net	Net Area	2ABC R12	Res5 R40	6AB R80	7ABC R100	8ABC R200	Capac Utilis	PF Dev Chance	PF Resid Capacity	AC Resid Capacity	New Net R
0180815	153	57	2.68	20	6.0488	3.26	0.00	1.00	53.9%	9.42	3	0180815	Motw	4A	5	5	17.49	3.26		2				10%	10%	0	0	17.50
0180816	195	54	3.61	0	4.2035	3.29	0.00	0.00	78.3%	12.85	3	0180816	Motw	4A	5	5	16.40	3.29		4				50%	50%	1	1	16.70
0180818	171	57	3.00	0	5.7700	3.24	0.00	0.01	56.2%	9.88	9	0180818	Motw	4A	5	5	17.58	3.24		4				40%	30%	0	0	17.73
0180819	222	69	3.22	30	17.3461	4.05	5.18	3.73	53.2%	3.98	6	0180819	UTC	Bus	8A	8B	7.47	9.24					300	60%	60%	108	0	19.17
0180828	279	93	3.00	0	6.1940	5.02	0.00	0.04	81.1%	15.01	9	0180828	UTC	4A	5	5	18.52	5.02		4				40%	30%	0	0	18.62
0180829	252	81	3.11	3	5.7750	4.54	0.00	0.00	78.6%	14.03	36	0180829	Motw	5	5	5	17.83	4.54		4				40%	30%	0	0	17.94
0180832	237	75	3.16	6	5.8796	4.59	0.00	0.00	78.0%	12.76	15	0180832	Motw	5	5	5	16.34	4.59		8				40%	30%	1	0	16.55
0180834	126	45	2.80	3	4.5559	2.85	0.00	0.90	62.6%	10.10	21	0180834	UTC	5	5	5	16.12	2.85		2				10%	10%	0	0	15.78
0180835	159	54	2.94	0	8.8707	7.05	0.00	0.79	79.5%	6.09	48	0180835	UTC	5	5	5	7.65	7.05		6				75%	80%	4	2	8.16
0180836	252	84	3.00	6	6.4419	5.25	0.00	0.05	81.6%	13.04	45	0180836	UTC	5	5	5	15.99	5.25		2				10%	10%	0	1	15.99
0180838	453	138	3.28	45	25.6928	18.86	0.00	1.23	73.4%	6.07	129	0180838	UTC	5	5	5	8.27	18.9		16				75%	80%	10	150	7.82
0180842	177	69	2.57	20	6.1927	4.27	0.00	1.03	68.9%	11.14	6	0180842	UTC	5	5	5	16.17	4.27		6				50%	40%	1	1	16.45
0180843	168	54	3.11	3	5.1534	3.92	0.00	0.15	76.0%	10.48	3	0180843	Hwy	5	5	5	13.78	3.92		8				40%	30%	1	0	14.03
0180844	213	60	3.55	3	17.6234	7.28	0.00	8.91	41.3%	3.63	57	0180844	UTC	5	5	5	8.79	7.28		2				10%	10%	0	0	8.25
0180845	186	54	3.44	0	4.5075	3.25	0.00	0.24	72.1%	11.98	9	0180845	Hwy	5	5	5	16.61	3.25		4				40%	20%	0	0	16.71
0180846	243	75	3.24	25	7.7233	6.05	0.00	0.03	78.3%	9.71	27	0180846	Hwy	5	5	5	12.41	6.05		20				50%	40%	4	0	13.07
0180847	141	39	3.62	0	3.1329	2.74	0.00	0.02	87.4%	12.77	27	0180847	UTC	5	5	5	14.62	2.74		4				80%	80%	3	3	15.19
0180848	300	87	3.45	3	6.0533	4.56	0.00	0.00	75.4%	14.37	87	0180848	UTC	5	5	5	19.06	4.56		2				10%	10%	0	0	19.07
0180849	213	69	3.09	0	5.4148	4.24	0.00	0.00	78.3%	12.74	36	0180849	UTC	5	5	5	16.27	4.24		4				40%	30%	0	1	16.39
0180850	156	48	3.25	3	3.5272	2.87	0.00	0.00	81.5%	13.61	0	0180850	Motw	4A	5	5	16.71	2.87		2				10%	10%	0	0	16.71
0180851	201	63	3.19	0	4.7261	3.76	0.00	0.00	79.6%	13.33	-3	0180851	Motw	4A	5	5	16.75	3.76		4				40%	30%	0	0	16.88
0180852	123	36	3.42	0	4.9819	2.32	0.00	1.69	46.6%	7.83	9	0180852	Motw	5	5	5	16.80	2.32		8				40%	30%	1	0	15.92
0180853	213	69	3.09	0	4.9498	3.83	0.00	0.33	77.3%	13.94	9	0180853	Motw	4A	5	5	18.04	3.83		2				10%	10%	0	2	18.04
0180854	168	57	2.95	12	4.6019	3.22	0.00	0.46	69.9%	12.39	24	0180854	UTC	5	5	5	17.73	3.22		4				50%	50%	1	0	18.04
0180855	165	57	2.89	35	5.5758	4.04	0.00	0.00	72.4%	10.22	15	0180855	Hwy	5	5	5	14.12	4.04		2				10%	10%	0	0	14.12
0182001	219	81	2.70	40	7.6758	5.08	0.00	0.00	66.2%	10.55	27	0182001	Motw	4A	6A	6A	15.95	5.08			40			75%	50%	15	22	18.90
0182008	195	57	3.42	9	9.9365	2.92	0.00	0.30	29.4%	5.74	45	0182008	Tot	4A	5	5	19.52	2.92		8				50%	40%	2	1	20.07
0182009	210	69	3.04	3	4.6609	3.80	0.00	0.00	81.6%	14.80	0	0182009	Tot	4A	5	5	18.14	3.80		8				50%	40%	2	1	18.56
0182010	222	69	3.22	0	5.1528	4.26	0.00	0.00	82.7%	13.39	0	0182010	Tot	4A	5	5	16.20	4.26		6				50%	40%	1	1	16.48
0182011	123	36	3.42	12	2.2857	1.97	0.00	0.00	86.3%	15.75	0	0182011	Tot	4A	5	5	18.25	1.97		2				10%	10%	0	0	18.26
0182012	204	72	2.83	12	6.0145	4.83	0.00	0.00	80.4%	11.97	9	0182012	Tot	4A	5	5	14.89	4.83		40				50%	40%	8	7	16.55
0182013	138	45	3.07	6	3.4324	2.81	0.00	0.00	81.9%	13.11	0	0182013	Tot	4A	5	5	16.01	2.81		4				40%	30%	0	4	16.18
0182014	135	42	3.21	0	3.2730	2.54	0.00	0.00	77.6%	12.83	0	0182014	Tot	4A	5	5	16.53	2.54		2				10%	10%	0	1	16.54
0182016	243	75	3.24	12	6.4547	5.20	0.19	0.00	83.5%	11.62	3	0182016	Tot	4A	5	5	13.92	5.39		8				50%	40%	2	1	14.21
0182017	138	48	2.88	3	3.6738	3.06	0.00	0.00	83.3%	13.07	3	0182017	Tot	4A	5	5	15.68	3.06		6				50%	40%	1	1	16.08
0182018	237	78	3.04	25	5.9824	3.58	0.00	1.43	59.9%	13.04	6	0182018	Tot	4A	5	5	21.77	3.58		2				10%	10%	0	0	21.78
0182019	63	15	4.20	0	1.4132	1.07	0.00	0.09	75.8%	10.61	0	0182019	Tot	4A	5	5	14.00	1.07		20				50%	40%	4	-2	17.73
0182020	87	30	2.90	40	4.2422	1.27	0.00	0.46	29.8%	7.07	15	0182020	Tot	4A	5	5	23.71	1.27		6				50%	40%	1	0	24.66
0182021	51	18	2.83	0	1.2166	1.00	0.00	0.00	82.5%	14.79	-3	0182021	Tot	4A	5	5	17.93	1.00		8				50%	20%	1	0	18.73
0182022	144	45	3.20	3	3.5209	2.56	0.00	0.56	72.7%	12.78	3	0182022	Tot	4A	5	5	17.59	2.56		8				50%	20%	1	0	17.90
0182023	126	42	3.00	3	6.9112	2.58	0.00	3.63	37.3%	6.08	3	0182023	Tot	4A	5	5	16.28	2.58		8				50%	20%	1	1	16.59
0182100	147	42	3.50	6	7.2345	3.15	0.00	0.91	43.6%	5.81	6	0182100	Tot	4A	5	5	13.32	3.15		20				50%	40%	4	5	14.59
0182200	69	24	2.88	0	2.0018	1.52	0.00	0.00	75.8%	11.99	0	0182200	Tot	4A	5	5	15.82	1.52		6				50%	40%	1	1	16.61
0182300	168	54	3.11	3	4.0205	3.26	0.00	0.00	81.0%	13.43	9	0182300	Tot	4A	5	5	16.58	3.26		8				50%	40%	2	4	17.07
0182400	93	30	3.10	0	2.8266	1.66	0.00	0.00	58.6%	10.61	9	0182400	Tot	4A	5	5	18.10	1.66		8				50%	40%	2	3	19.06
	8,025	2,559	3.14	374	266.82	173.23	5.37	26.99	66.9%	9.59	762						14.33	179	0	300	40	0	300		29%	183	212	15.36
											29.8%									640						7.2%	8.3%	

Glen Eden	Populat 2006	Dwell 2006	Pop/Dwel 2006	Employ 2010	MB Area (Hect)	Resident Area	Busines Area	Open Space	Net : Gross	R Gross	1996 / 2006	MeshBl 2006	Prec	Exist Zone	PF Low	PF High	R Net	Net Area	2ABC R12	Res5 R40	6AB R80	7ABC R100	8ABC R200	Capac Utilis	PF Dev Chance	PF Resid Capacity	AC Resid Capacity	New Net R
0262500	135	48	2.81	3	5.4719	2.84	0.00	1.78	51.8%	8.77	0	0262500	East	9	6a	6a	16.92	2.84			40			60%	60%	14	68	22.00
0262600	150	60	2.50	55	5.8200	3.30	0.00	0.02	56.6%	10.31	3	0262600	East	9	6a	6a	18.20	3.30			40			60%	60%	14	67	22.57
0262701	207	75	2.76	3	6.0086	5.10	0.00	0.00	84.9%	12.48	3	0262701	East	9	6a	6a	14.70	5.10			70			60%	65%	27	82	20.05
0262702	48	18	2.67	0	1.6128	1.53	0.00	0.00	95.1%	11.16	3	0262702	East	9	6a	6a	11.73	1.53			16			60%	50%	5	24	14.86
0263100	144	39	3.69	3	3.5592	2.87	0.00	0.00	80.7%	10.96	0	0263100	East	9	6a	6a	13.57	2.87			20			60%	40%	5	41	15.24
0263200	114	45	2.53	0	4.1931	3.44	0.00	0.07	82.0%	10.73	3	0263200	East	9	6a	6a	13.09	3.44			70			60%	60%	25	60	20.42
0263300	348	120	2.90	0	9.9578	7.43	0.00	0.00	74.6%	12.05	63	0263300	East	9	6a	6a	16.15	7.43			80			60%	60%	29	124	20.03
0263400	102	39	2.62	0	2.7182	2.22	0.00	0.00	81.8%	14.35	3	0263400	East	9	6a	6a	17.55	2.22			20			60%	30%	4	33	19.16
0269300	105	51	2.06	3	4.3214	2.39	0.00	0.99	55.4%	11.80	0	0269300	East	9	6a	6a	21.31	2.39			40			60%	30%	7	16	24.32
0269400	138	57	2.42	0	3.3184	2.70	0.00	0.00	81.5%	17.18	6	0269400	East	9	6a	6a	21.08	2.70			40			60%	40%	10	14	24.63
0269500	63	18	3.50	0	1.8700	1.58	0.00	0.00	84.4%	9.63	0	0269500	East	9	6a	6a	11.41	1.58			30			60%	50%	9	12	17.11
0270202	120	42	2.86	220	5.7864	2.54	2.17	0.00	81.3%	7.26	15	0270202	East	9	6a	6a	8.93	4.71			200			60%	10%	12	36	11.48
0278300	282	93	3.03	6	10.4531	8.45	0.00	0.27	80.8%	9.47	12	0278300	West	7	6a	6a	11.72	8.45			60			60%	70%	25	50	14.00
0278402	309	90	3.43	0	6.6160	4.72	0.00	1.07	71.3%	13.60	24	0278402	West	7	6a	6a	19.07	4.72			2			60%	20%	0	1	19.12
0278404	183	69	2.65	6	10.6098	9.40	0.00	0.41	88.6%	6.60	18	0278404	West	7	6a	6a	7.45	9.40			200			60%	90%	108	104	18.83
0278405	333	123	2.71	45	5.7025	4.89	0.00	0.00	85.7%	21.57	102	0278405	West	7	6a	6a	25.18	4.89			2			60%	20%	0	3	25.23
0278406	81	21	3.86	0	1.5718	1.36	0.00	0.00	86.6%	15.27	15	0278406	West	7	6a	6a	17.63	1.36			2			60%	20%	0	1	15.61
0278502	195	57	3.42	6	5.0312	3.87	0.00	0.00	76.8%	11.33	0	0278502	West	7	6a	6a	14.75	3.87			2			60%	20%	0	1	14.81
0278504	144	51	2.82	3	4.3957	3.68	0.00	0.00	83.7%	11.60	0	0278504	West	7	6a	6a	13.86	3.68			2			60%	20%	0	2	13.92
0278505	183	45	4.07	3	4.1138	3.41	0.00	0.00	83.0%	11.67	0	0278505	West	7	6a	6a	14.07	3.41			2			60%	20%	0	7	13.26
0278506	165	42	3.93	0	4.5299	2.91	0.00	1.05	64.2%	9.49	3	0278506	West	7	6a	6a	14.78	2.91			2			60%	20%	0	3	14.52
0278509	72	18	4.00	0	1.1279	1.05	0.00	0.00	93.5%	15.96	0	0278509	West	7	6a	6a	17.07	1.05			2			60%	20%	0	1	17.30
0278510	222	51	4.35	0	3.2182	2.57	0.00	0.00	79.7%	16.47	9	0278510	West	7	6a	6a	20.66	2.57			2			60%	20%	0	2	19.97
0278511	156	48	3.25	6	4.2072	3.42	0.00	0.00	81.2%	11.41	3	0278511	West	7	6a	6a	14.05	3.42			2			60%	20%	0	7	14.12
0278512	81	21	3.86	0	2.5378	1.55	0.00	0.51	61.0%	9.85	3	0278512	West	7	6a	6a	16.14	1.55			2			60%	20%	0	1	13.72
0278513	156	51	3.06	3	3.2931	2.69	0.00	0.00	81.8%	16.09	36	0278513	West	7	6a	6a	19.68	2.69			2			60%	20%	0	3	19.03
0278514	258	66	3.91	0	5.4524	4.69	0.00	0.00	86.1%	12.10	3	0278514	West	7	6a	6a	14.06	4.69			6			60%	40%	1	6	14.36
0278515	27	12	2.25	0	1.4087	1.17	0.00	0.00	83.2%	9.23	3	0278515	West	7	6a	6a	11.09	1.17			4			60%	40%	1	4	11.06
0282600	246	96	2.56	20	8.5014	7.18	0.38	0.07	88.9%	11.29	9	0282600	West	7	6a	6a	12.70	7.56			50			60%	60%	18	35	15.08
0282700	183	72	2.54	35	5.5511	4.08	0.55	0.00	83.5%	12.97	15	0282700	West	7	6a	6a	15.54	4.63			40			60%	50%	12	5	18.13
0282803	285	84	3.39	0	6.7517	5.61	0.00	0.00	83.2%	12.44	3	0282803	West	7	6a	6a	14.96	5.61			10			60%	30%	2	9	15.28
0282804	114	42	2.71	9	3.8609	3.23	0.00	0.14	83.7%	10.88	0	0282804	West	7	6a	6a	13.00	3.23			20			60%	50%	6	6	14.86
0282805	309	96	3.22	0	8.2731	6.01	0.00	1.14	72.6%	11.60	9	0282805	West	7	6a	6a	15.98	6.01			10			60%	30%	2	5	16.28
0282806	336	96	3.50	15	8.0282	6.20	0.00	0.55	77.3%	11.96	48	0282806	West	7	6a	6a	15.47	6.20			10			60%	30%	2	20	15.76
0282807	228	66	3.45	6	5.7322	4.90	0.00	0.12	85.5%	11.51	6	0282807	West	7	6a	6a	13.47	4.90			20			60%	40%	5	4	14.45
0282808	198	51	3.88	3	4.8202	4.18	0.00	0.00	86.6%	11.20	0	0282808	West	7	6a	6a	12.93	4.18			30			60%	40%	7	13	13.94
0282809	132	45	2.93	0	4.0009	3.35	0.00	0.00	83.7%	11.25	0	0282809	West	7	6a	6a	13.44	3.35			40			60%	50%	12	6	17.02
0282900	333	111	3.00	15	20.3155	19.20	0.00	0.00	94.5%	6.60	24	0282900	West	9	6a	6a	6.98	19.2			400			40%	60%	96	156	10.78
0283001	156	57	2.74	3	6.1324	5.30	0.00	0.00	86.4%	9.29	0	0283001	West	9	6a	6a	10.76	5.30			40			60%	60%	14	17	13.48
0283100	318	99	3.21	6	10.1754	8.39	0.10	0.29	83.4%	9.73	12	0283100	West	9	6a	6a	11.67	8.49			80			70%	50%	28	26	14.97
0283200	177	69	2.57	15	5.3410	4.44	0.00	0.14	83.2%	12.92	6	0283200	TC	9	6a	6a	15.53	4.44			20			60%	50%	6	7	16.88
0283300	438	141	3.11	12	6.5016	4.89	0.00	0.00	75.2%	21.69	105	0283300	TC	9	6a	6a	28.84	4.89			30			60%	60%	11	123	31.05
0283400	51	18	2.83	75	6.1115	5.04	0.47	0.00	90.2%	3.60	3	0283400	TC	9	6a	7a	3.99	5.51				200		60%	80%	96	126	20.68
0283500	180	66	2.73	3	7.2972	5.95	0.00	0.40	81.6%	9.04	0	0283500	TC	9	6a	6a	11.09	5.95			40			60%	60%	14	9	13.51
0283601	300	84	3.57	40	11.6887	5.87	0.00	0.06	50.2%	7.19	27	0283601	West	9	6a	6a	14.30	5.87			10			60%	30%	2	6	14.61
0283602	177	57	3.11	0	4.7212	4.20	0.00	0.18	89.0%	12.07	18	0283602	West	9	6a	6a	13.57	4.20			20			60%	30%	4	14	14.43
0283700	132	45	2.93	3	4.3782	3.96	0.00	0.00	90.4%	10.28	-3	0283700	West	9	6a	6a	11.37	3.96			30			60%	40%	7	9	13.19
0283800	165	60	2.75	0	5.8093	4.88	0.00	0.13	84.1%	10.33	3	0283800	West	9	6a	6a	12.29	4.88			40			60%	50%	12	10	14.74
0283901	87	27	3.22	9	3.6164	3.07	0.00	0.00	85.0%	7.47	0	0283901	West	9	6a	6a	8.79	3.07			70			60%	60%	25	16	16.99
0283902	135	51	2.65	9	6.3933	6.07	0.00	0.00	94.9%	7.98	6	0283902	West	9	6a	6a	8.41	6.07			80			60%	60%	29	34	13.15
0284000	201	72	2.79	25	8.3321	7.43	0.00	0.00	89.2%	8.64	9	0284000	West	9	6a	6a	9.69	7.43			100			60%	60%	36	38	14.54

0284100	270	99	2.73	6	8.6801	7.70	0.00	0.00	88.7%	11.41	9	0284100	West	9	6a	6a	12.86	7.70			80			60%	50%	24	23	15.98
0284200	108	42	2.57	0	3.6148	2.93	0.00	0.00	80.9%	11.62	6	0284200	TC	9	6a	6a	14.36	2.93			20			60%	20%	2	14	15.18
0284300	312	126	2.48	370	11.6019	9.86	0.00	0.32	85.0%	10.86	6	0284300	West	9	6a	6a	12.78	9.86			60			60%	60%	22	36	14.98
0284400	132	54	2.44	3	5.4002	4.14	0.28	0.00	81.9%	10.00	6	0284400	West	9	6a	6a	12.21	4.42			50			60%	50%	15	15	15.61
0284500	99	36	2.75	3	3.2686	2.70	0.00	0.00	82.6%	11.01	3	0284500	West	9	6a	6a	13.33	2.70			30			60%	40%	7	6	16.00
0284600	168	60	2.80	6	5.9783	4.94	0.00	0.00	82.6%	10.04	0	0284600	West	9	6a	6a	12.15	4.94			40			60%	50%	12	12	14.58
0284800	162	54	3.00	0	3.9301	3.27	0.09	0.00	85.6%	13.74	9	0284800	TC	8	6a	6a	16.04	3.37			30			60%	40%	7	25	18.18
0284900	159	51	3.12	6	3.8508	3.23	0.00	0.00	83.8%	13.24	6	0284900	TC	8	6a	6a	15.81	3.23			20			60%	40%	5	2	17.29
0285000	354	108	3.28	18	10.5006	8.82	0.00	0.38	84.0%	10.29	12	0285000	TC	8	6a	6a	12.24	8.82			50			60%	60%	18	196	14.28
0285100	210	75	2.80	0	6.4197	5.20	0.20	0.15	84.2%	11.68	3	0285100	TC	8	6a	6a	13.88	5.40			40			60%	60%	14	57	16.55
0285500	252	81	3.11	35	10.5773	6.84	0.00	0.00	64.6%	7.66	9	0285500	TC	8	6a	7a	11.85	6.84				120		70%	70%	59	193	20.45
0285600	264	90	2.93	9	10.6070	6.82	0.10	0.65	65.2%	8.48	9	0285600	TC	8	6a	7a	13.02	6.91				100		70%	70%	49	190	20.11
0285701	150	51	2.94	0	5.6792	5.08	0.00	0.00	89.4%	8.98	3	0285701	TC	8	6a	6a	10.05	5.08			80			60%	70%	34	127	16.67
0285702	201	78	2.58	9	5.4655	3.91	0.70	0.00	84.5%	14.27	27	0285702	TC	8	6a	6a	16.90	4.62			20			60%	40%	5	97	17.94
0285703	198	135	1.47	0	2.7682	1.11	1.49	0.06	93.8%	48.77	126	0285703	TC	8	6a	6a	51.98	2.60			10			60%	30%	2	17	52.67
0285800	138	48	2.88	440	10.3189	2.65	5.83	0.00	82.2%	5.14	6	0285800	TC	8	6a	6a	6.25	8.48			60			60%	40%	14	83	7.36
0285900	111	36	3.08	70	3.0788	2.03	0.00	0.00	65.9%	11.69	15	0285900	TC	8	6a	6a	17.75	2.03			30			60%	30%	5	37	20.41
0286100	156	57	2.74	90	10.3493	3.49	2.79	0.07	60.7%	5.51	6	0286100	TC	Bus3	MU	MU	9.07	6.29					270	70%	70%	132	200	30.11
0286200	132	51	2.59	320	6.5231	0.00	4.41	0.00	67.6%	7.82	42	0286200	TC	Bus3	MU	MU	11.57	4.41					200	70%	70%	98	141	33.80
0286300	93	36	2.58	3	3.3419	2.38	0.00	0.40	71.3%	10.77	-3	0286300	TC	9	6a	7a	15.11	2.38				100		70%	70%	49	57	35.67
0286400	138	54	2.56	12	9.4146	4.05	0.00	4.61	43.1%	5.74	3	0286400	TC	9	6a	6a	13.32	4.05			50			60%	60%	18	5	17.76
0286500	135	48	2.81	9	3.2924	2.78	0.00	0.00	84.6%	14.58	9	0286500	TC	9	6a	7a	17.24	2.78				40		60%	40%	10	56	20.69
0286600	252	99	2.55	6	8.8720	7.40	0.00	0.00	83.4%	11.16	9	0286600	TC	9	6a	6a	13.38	7.40			140			60%	60%	50	14	20.20
0286700	261	135	1.93	15	8.0587	5.89	0.24	0.89	76.1%	16.75	-3	0286700	TC	9	6a	7a	22.02	6.13				80		60%	60%	29	134	26.72
0286801	111	30	3.70	12	3.5817	1.99	0.00	0.00	55.6%	8.38	0	0286801	East	9	6a	6a	15.07	1.99			10			60%	30%	2	41	15.97
0286802	201	60	3.35	0	4.4411	3.86	0.00	0.00	86.9%	13.51	9	0286802	East	9	6a	6a	15.54	3.86			20			60%	20%	2	51	16.17
0286803	120	45	2.67	0	2.6054	2.29	0.00	0.00	88.0%	17.27	21	0286803	East	9	6a	6a	19.64	2.29			20			60%	30%	4	37	21.21
0286900	276	126	2.19	6	8.7540	7.12	0.00	0.72	81.3%	14.39	0	0286900	East	9	6a	6a	17.70	7.12			30			60%	50%	9	120	18.96
0287000	132	48	2.75	0	3.4040	2.68	0.14	0.00	82.9%	14.10	6	0287000	East	9	6a	6a	17.01	2.82			20			60%	40%	5	42	18.71
0287100	126	48	2.63	0	4.0412	3.72	0.00	0.00	92.1%	11.88	6	0287100	East	9	6a	6a	12.89	3.72			20			60%	40%	5	51	14.18
0287200	168	57	2.95	0	4.8479	4.20	0.00	0.00	86.7%	11.76	6	0287200	East	9	6a	6a	13.56	4.20			50			60%	40%	12	13	16.42
0287300	132	54	2.44	20	5.3851	4.74	0.00	0.00	88.1%	10.03	6	0287300	East	9	6a	6a	11.38	4.74			40			60%	60%	14	17	14.42
0287400	189	63	3.00	0	8.8282	8.02	0.00	0.00	90.9%	7.14	9	0287400	East	9	6a	6a	7.85	8.02			80			60%	50%	24	54	10.84
0287500	84	33	2.55	0	3.3185	2.68	0.00	0.00	80.9%	9.94	0	0287500	TC	9	6a	6a	12.30	2.68			60			60%	60%	22	8	20.34
0287600	105	36	2.92	6	3.2371	2.64	0.00	0.00	81.4%	11.12	0	0287600	TC	9	6a	6a	13.66	2.64			50			60%	60%	18	3	20.49
0287700	108	36	3.00	3	3.6846	3.03	0.00	0.00	82.2%	9.77	0	0287700	TC	9	6a	6a	11.89	3.03			70			60%	60%	25	5	20.21
0287803	126	42	3.00	12	5.6930	5.08	0.00	0.00	89.3%	7.38	0	0287803	Sth	9	6a	6a	8.26	5.08			80			60%	70%	34	41	14.87
0287804	105	39	2.69	9	3.3647	2.97	0.00	0.00	88.2%	11.59	0	0287804	Sth	9	6a	6a	13.14	2.97			20			60%	30%	4	5	14.36
0287805	75	27	2.78	0	2.8284	2.62	0.00	0.00	92.6%	10.25	6	0287805	Sth	9	6a	6a	11.07	2.62			20			60%	30%	4	15	11.68
0287806	36	12	3.00	0	0.8841	0.79	0.00	0.00	88.8%	13.57	0	0287806	Sth	9	6a	6a	15.28	0.79			10			60%	30%	2	0	17.57
0287900	123	45	2.73	0	4.2633	3.41	0.00	0.07	80.0%	10.79	3	0287900	Sth	9	6a	6a	13.49	3.41			30			60%	40%	7	6	15.31
0288000	159	54	2.94	0	5.5991	4.55	0.00	0.05	81.2%	9.64	0	0288000	Sth	9	6a	6a	11.88	4.55			40			60%	60%	14	10	15.04
0288100	123	39	3.15	0	3.5086	2.89	0.00	0.00	82.3%	11.12	0	0288100	Sth	9	6a	6a	13.51	2.89			20			60%	40%	5	1	15.17
0288201	78	27	2.89	6	2.2714	1.94	0.00	0.00	85.4%	11.89	0	0288201	Sth	9	6a	6a	13.93	1.94			10			60%	40%	2	5	15.16
0288202	78	27	2.89	12	3.8927	3.52	0.00	0.00	90.5%	7.96	6	0288202	Sth	9	6a	6a	8.80	3.52			40			60%	60%	14	28	11.76
0288301	204	72	2.83	12	14.0882	4.88	0.00	7.97	34.6%	5.11	-6	0288301	Sth	9	6a	6a	14.77	4.88			30			60%	50%	9	5	16.61
0288302	36	15	2.40	0	0.9584	0.77	0.00	0.00	80.7%	15.65	0	0288302	Sth	9	6a	6a	19.39	0.77			10			60%	30%	2	0	21.72
0291900	99	39	2.54	0	3.9244	3.34	0.00	0.00	85.2%	9.94	6	0291900	Sth	9	6a	6a	11.66	3.34			60			60%	50%	18	6	17.05
0292000	273	93	2.94	12	9.7050	8.00	0.00	0.00	82.5%	9.58	12	0292000	Sth	9	6a	6a	11.62	8.00			120			60%	60%	43	20	17.01
0294400	177	63	2.81	15	9.5290	5.90	0.00	2.30	61.9%	6.61	6	0294400	Sth	9	6a	6a	10.68	5.90			30			60%	20%	4	21	11.30
0294500	396	126	3.14	90	13.0351	7.15	0.00	0.05	54.8%	9.67	6	0294500	Sth	9	6a	6a	17.63	7.15			20			60%	30%	4	5	18.14
	17,697	6,135	2.88	2,313	592.51	443.21	19.94	28.08	78.2%	10.35	1,050						13.25	463	0	0	3,970	640	470		34%	1,732	3,814	16.99
											17.1%										5,080					28.24%	62.2%	

New Lynn	Populat 2006	Dwell 2006	Pop/Dwel 2006	Employ 2010	MB Area (Hect)	Resident Area	Busines Area	Open Space	Net : Gross	R Gross	1996 / 2006	MeshBl 2006	Prec	Exist Zone	PF Low	PF High	R Net	Net Area	2ABC R12	Res5 R40	6AB R80	7ABC R100	8ABC R200	Capac Utilis	PF Dev Chance	PF Resid Capacity	AC Resid Capacity	New Net R
0260100	123	48	2.56	0	3.9031	2.73	0.00	0.46	69.9%	12.30	3	0260100	NL	6A	6A	6A	17.59	2.73			100			60%	60%	36	7	30.78
0260200	189	78	2.42	9	4.6132	3.65	0.09	0.00	81.1%	16.91	3	0260200	NL	6A	6A	6A	20.86	3.74			100			60%	50%	30	4	28.88
0260300	189	75	2.52	3	5.0465	4.25	0.00	0.00	84.1%	14.86	3	0260300	NL	6A	6A	6A	17.66	4.25			120			60%	50%	36	12	26.14
0260400	207	81	2.56	25	8.1297	6.30	0.00	0.80	77.5%	9.96	9	0260400	NL	6A	6A	6A	12.85	6.30			180			60%	60%	65	5	23.13
0260500	99	30	3.30	0	24.5150	23.43	0.00	0.00	95.6%	1.22	6	0260500	NL	6A	6A	7A	1.28	23.4				100		50%	50%	25	14	2.35
0260600	81	30	2.70	0	2.2893	1.92	0.00	0.00	84.0%	13.10	0	0260600	NL	6A	6A	7A	15.60	1.92				140		50%	70%	49	5	41.09
0260800	66	27	2.44	120	2.4497	1.95	0.00	0.00	79.8%	11.02	3	0260800	NL	6A	6A	6A	13.81	1.95			80			60%	60%	29	1	28.54
0260901	60	15	4.00	0	1.5681	1.30	0.00	0.00	82.7%	12.12	0	0260901	NL	6A	6A	6A	14.64	1.30			60			60%	60%	22	2	28.21
0260902	21	9	2.33	0	0.8157	0.70	0.00	0.00	85.3%	11.03	3	0260902	NL	6A	6A	6A	12.94	0.70			20			60%	60%	7	2	23.29
0261000	75	30	2.50	0	2.2479	1.99	0.00	0.00	88.6%	13.35	3	0261000	NL	6A	6A	6A	15.06	1.99			60			60%	60%	22	4	25.90
0261100	171	60	2.85	15	5.2595	4.43	0.00	0.00	84.2%	11.41	3	0261100	NL	6A	6A	6A	13.54	4.43			140			60%	60%	50	7	24.92
0261201	138	45	3.07	15	2.8141	2.52	0.00	0.00	89.5%	15.99	18	0261201	NL	6A	6A	6A	17.87	2.52			60			60%	60%	22	4	26.45
0261202	48	15	3.20	0	1.6881	1.50	0.00	0.00	88.8%	10.66	0	0261202	NL	6A	6A	6A	12.01	1.50			40			60%	60%	14	2	19.62
0261300	168	63	2.67	3	5.0886	4.29	0.00	0.00	84.3%	12.38	3	0261300	NL	6A	6A	6A	14.68	4.29			120			60%	60%	43	14	24.75
0261401	111	39	2.85	9	3.2231	2.79	0.00	0.00	86.7%	12.10	9	0261401	NL	6A	6A	6A	13.96	2.79			80			60%	60%	29	8	24.26
0261402	129	51	2.53	3	4.0786	3.48	0.00	0.00	85.4%	12.50	9	0261402	NL	6A	6A	6A	14.64	3.48			120			60%	60%	43	6	27.04
0261403	99	33	3.00	0	1.7392	1.57	0.00	0.00	90.2%	19.55	33	0261403	NL	6A	6A	6A	21.68	1.57			10			60%	20%	1	0	21.81
0261501	129	45	2.87	0	3.7786	3.11	0.00	0.00	82.2%	11.91	0	0261501	TC	6A	6A	6A	14.49	3.11			120			50%	50%	30	9	24.15
0261502	21	6	3.50	75	0.8703	0.38	0.00	0.00	43.7%	8.04	0	0261502	TC	6A	6A	6A	18.40	0.38			10			20%	30%	1	2	17.35
0261503	102	42	2.43	3	2.0688	1.65	0.00	0.00	79.7%	20.30	6	0261503	TC	6A	6A	6A	25.46	1.65			50			50%	30%	8	21	30.01
0261504	36	15	2.40	0	0.6796	0.66	0.00	0.00	96.8%	22.07	12	0261504	TC	6A	6A	6A	22.80	0.66			20			30%	30%	2	2	25.54
0261601	12	6	2.00	0	0.6024	0.49	0.00	0.00	81.7%	9.96	0	0261601	TC	6A	6A	6A	12.18	0.49			20			50%	50%	5	1	22.34
0261602	66	18	3.67	6	1.2982	1.06	0.00	0.00	81.9%	13.86	0	0261602	TC	6A	6A	6A	16.92	1.06			30			60%	60%	11	2	27.08
0261603	102	36	2.83	0	2.6287	2.12	0.00	0.00	80.5%	13.69	0	0261603	NL	6A	6A	6A	17.00	2.12			50			50%	60%	15	5	24.09
0261700	189	66	2.86	0	5.3357	4.30	0.00	0.07	80.5%	12.37	0	0261700	NL	6A	6A	6A	15.36	4.30			80			50%	60%	24	6	20.95
0261801	27	9	3.00	0	0.6735	0.64	0.00	0.00	95.3%	13.36	0	0261801	NL	6A	6A	6A	14.02	0.64			10			50%	60%	3	1	18.69
0261802	120	45	2.67	0	2.4029	2.17	0.00	0.00	90.5%	18.73	6	0261802	NL	6A	6A	6A	20.70	2.17			60			50%	60%	18	2	28.98
0261803	69	27	2.56	3	1.6174	1.37	0.00	0.00	84.7%	16.69	3	0261803	NL	6A	6A	6A	19.71	1.37			30			50%	60%	9	2	26.27
0261900	210	75	2.80	6	6.3979	5.59	0.05	0.00	88.1%	11.72	9	0261900	NL	6A	6A	6A	13.31	5.63			140			60%	60%	50	23	22.26
0262001	153	60	2.55	0	4.2274	3.42	0.00	0.00	80.9%	14.19	42	0262001	NL	6A	6A	6A	17.53	3.42			60			60%	40%	14	4	21.74
0262002	117	39	3.00	0	2.4893	2.10	0.00	0.00	84.4%	15.67	3	0262002	NL	6A	6A	6A	18.57	2.10			40			60%	60%	14	2	25.43
0262003	129	48	2.69	6	2.4989	2.19	0.00	0.03	87.7%	19.21	15	0262003	NL	6A	6A	6A	21.89	2.19			30			60%	40%	7	2	25.18
0262100	195	72	2.71	25	4.5671	3.94	0.00	0.00	86.3%	15.77	6	0262100	NL	6A	6A	6A	18.27	3.94			50			60%	60%	18	8	22.84
0262201	42	18	2.33	0	1.6090	1.36	0.00	0.00	84.8%	11.19	-3	0262201	NL	6A	6A	6A	13.19	1.36			30			60%	60%	11	0	21.11
0262202	54	21	2.57	0	1.7143	1.52	0.00	0.00	88.5%	12.25	3	0262202	NL	6A	6A	6A	13.84	1.52			30			60%	60%	11	5	20.96
0262301	54	27	2.00	6	1.4491	1.28	0.00	0.00	88.6%	18.63	0	0262301	NL	6A	6A	6A	21.03	1.28			20			60%	60%	7	0	26.64
0262302	57	21	2.71	0	1.4670	1.28	0.00	0.00	87.3%	14.32	3	0262302	NL	6A	6A	6A	16.39	1.28			40			60%	60%	14	0	27.64
0262401	84	24	3.50	0	2.4625	2.19	0.00	0.00	89.0%	9.75	0	0262401	NL	6A	6A	6A	10.95	2.19			80			60%	60%	29	5	24.09
0262402	66	24	2.75	0	1.4292	1.24	0.00	0.00	86.5%	16.79	3	0262402	NL	6A	6A	6A	19.41	1.24			40			60%	60%	14	2	31.05
0263500	195	72	2.71	15	5.9290	4.71	0.00	0.07	79.5%	12.14	3	0263500	TC	6A	6A	6A	15.28	4.71			160			60%	60%	58	73	27.51
0263600	135	42	3.21	0	3.6044	2.89	0.00	0.00	80.1%	11.65	3	0263600	TC	6A	6A	6A	14.55	2.89			80			60%	60%	29	9	24.53
0263700	270	117	2.31	12	7.4745	6.53	0.09	0.00	88.5%	15.65	0	0263700	NL	6A	6A	6A	17.68	6.62			120			60%	60%	43	99	24.21
0263801	108	45	2.40	9	2.8634	2.40	0.00	0.00	83.9%	15.72	-6	0263801	NL	6A	6A	6A	18.74	2.40			60			60%	60%	22	38	27.74
0263802	42	18	2.33	0	0.9913	0.79	0.00	0.03	79.5%	18.16	0	0263802	NL	6A	6A	6A	22.83	0.79			10			60%	20%	1	11	24.35
0263900	234	87	2.69	3	5.6266	4.92	0.00	0.00	87.5%	15.46	3	0263900	NL	6A	6A	6A	17.67	4.92			80			60%	60%	29	66	23.52
0264000	108	42	2.57	6	3.1742	2.69	0.00	0.00	84.9%	13.23	6	0264000	NL	6A	6A	6A	15.59	2.69			60			60%	60%	22	7	23.61
0264101	87	24	3.63	0	2.0753	1.78	0.00	0.00	85.7%	11.56	3	0264101	NL	6A	6A	6A	13.49	1.78			40			60%	60%	14	4	21.59
0264102	36	12	3.00	0	2.9150	2.41	0.00	0.00	82.7%	8.58	0	0264102	NL	6A	6A	6A	10.37	2.41			20			60%	60%	7	19	7.96

0264200	213	78	2.73	35	5.9035	4.89	0.00	0.17	82.8%	13.21	0	0264200	NL	6A	6A	6A	15.95	4.89			140			60%	60%	50	8	26.25
0264300	309	129	2.40	0	9.6661	5.88	0.00	2.42	60.8%	13.35	9	0264300	NL	6A	6A	6A	21.96	5.88			100			60%	60%	36	5	28.08
0264400	249	99	2.52	45	10.1116	5.68	0.00	0.00	56.2%	9.79	-3	0264400	TC	6A	6A	6A	17.43	5.68			200			50%	60%	60	27	28.00
0264500	123	39	3.15	3	2.3849	1.81	0.00	0.00	75.8%	16.35	0	0264500	TC	6A	6A	6A	21.56	1.81			60			60%	50%	18	4	31.51
0264600	108	36	3.00	3	3.1765	2.59	0.00	0.00	81.5%	11.33	-6	0264600	TC	6A	6A	6A	13.91	2.59			60			60%	60%	22	10	22.26
0264700	336	81	4.15	110	5.6228	4.76	0.00	0.00	84.6%	14.41	12	0264700	TC	6A	6A	6A	17.03	4.76			100			60%	30%	18	11	20.81
0264800	132	54	2.44	30	4.6875	3.92	0.00	0.00	83.6%	11.52	6	0264800	TC	6A	6A	6A	13.78	3.92			100			60%	30%	18	21	18.37
0264901	9	6	1.50	310	8.5790	0.00	6.42	0.09	74.8%	0.70	6	0264901	TC	6A	8A	8B	0.94	6.42					400	50%	70%	140	190	22.75
0264902	459	132	3.48	75	5.2628	2.12	1.59	0.42	70.5%	25.08	132	0264902	TC	7A	7A	7B	35.56	3.71				60		60%	80%	29	183	43.32
0264903	474	150	3.16	95	9.9661	3.08	1.47	3.41	45.6%	15.05	150	0264903	TC	7A	7A	7B	33.00	4.55				10		80%	10%	1	287	33.17
0265000	348	180	1.93	590	28.5529	8.52	10.53	0.39	66.7%	6.30	171	0265000	TC	TC	8A	8B	9.45	19.0					2,000	50%	80%	800	1,251	51.45
0265100	6	0		360	8.7450	0.00	5.92	0.00	67.7%	0.00	0	0265100	TC	TC	8A	8B	0.00	5.92					500	60%	80%	240	207	40.51
0265200	3	0		75	6.6215	0.00	0.27	5.31	4.0%	0.00	0	0265200	TC	Res	Res	Res	0.00	0.27					0	0%	0%	0	3	0.00
0265300	120	42	2.86	160	9.1400	1.04	5.38	0.97	70.3%	4.60	27	0265300	TC	Bus	7A	7B	6.54	6.42				300		60%	80%	144	211	28.96
0265400	195	66	2.95	180	9.4627	2.72	4.64	0.41	77.8%	6.97	12	0265400	TC	Bus	7A	7B	8.97	7.36				300		50%	80%	120	176	25.27
0265500	81	24	3.38	0	1.8552	1.51	0.00	0.00	81.5%	12.94	3	0265500	TC	6A	6A	6A	15.88	1.51			30			50%	60%	9	6	21.83
0265600	207	63	3.29	15	5.4796	4.51	0.00	0.00	82.3%	11.50	12	0265600	TC	6A	6A	6A	13.97	4.51			180			50%	60%	54	27	25.95
0265700	0	0		220	6.4080	0.00	4.76	0.13	74.3%	0.00	-6	0265700	TC	Bus	Bus	Bus	0.00	4.76					0	0%	0%	0	168	0.00
0265800	0	0		130	4.8858	0.00	3.48	0.04	71.2%	0.00	-9	0265800	TC	Bus	Bus	Bus	0.00	3.48					0	0%	0%	0	122	0.00
0265900	39	9	4.33	660	4.9959	0.00	3.71	0.02	74.4%	3.60	9	0265900	TC	TC	TC	TC	4.85	3.71				160		60%	40%	38	130	12.76
0266000	6	3	2.00	1300	9.4127	0.00	7.69	0.00	81.7%	2.23	0	0266000	TC	TC	TC	TC	2.73	7.69					800	70%	35%	196	272	25.89
0266100	0	0		60	3.7033	0.00	2.95	0.00	79.7%	0.54	0	0266100	TC	TC	TC	TC	0.68	2.95					400	70%	40%	112	105	37.92
0266200	18	6	3.00	430	11.9320	0.00	10.61	0.00	88.9%	0.50	0	0266200	TC	Bus	Bus	Bus	0.57	10.6					0	0%	0%	0	376	0.57
0266300	0	0		470	7.1647	0.00	5.97	0.45	83.3%	0.00	0	0266300	TC	Bus	Bus	Bus	0.00	5.97					0	0%	0%	0	211	0.00
0266400	150	60	2.50	65	6.5697	3.27	1.80	0.33	77.2%	9.13	12	0266400	TC	6A	6A	6A	11.83	5.07			150			60%	60%	54	74	22.48
0266500	15	3	5.00	150	10.5169	0.00	2.83	5.96	26.9%	2.38	0	0266500	TC	Bus	Bus	Bus	8.83	2.83					0	0%	0%	0	101	1.06
0266600	135	36	3.75	25	3.1816	2.56	0.00	0.00	80.6%	11.31	3	0266600	TC	6A	6A	6A	14.04	2.56			140			60%	60%	50	10	33.70
0266700	75	24	3.13	0	3.0599	2.65	0.00	0.00	86.5%	8.82	9	0266700	TC	6A	6A	6A	10.20	2.65			160			60%	25%	24	8	18.13
0266800	207	60	3.45	9	6.7482	3.39	0.00	0.58	50.3%	8.89	30	0266800	TC	6A	6A	6A	17.69	3.39			100			60%	60%	36	20	28.31
0266900	15	6	2.50	180	3.7123	0.13	2.58	0.16	73.1%	3.50	3	0266900	TC	6A	6A	6A	4.79	2.72			140			60%	35%	29	96	13.04
0267000	0	0		420	4.1526	0.00	2.82	0.31	67.9%	8.67	0	0267000	TC	6A	7A	7B	12.76	2.82				200		60%	60%	72	99	25.52
0267400	93	33	2.82	0	3.2879	2.93	0.00	0.00	89.2%	10.04	0	0267400	Kel	6A	6A	6A	11.26	2.93			160			70%	70%	78	8	38.00
0267500	69	24	2.88	0	1.6262	1.30	0.00	0.06	80.0%	14.76	0	0267500	Kel	6A	6A	6A	18.44	1.30			40			50%	60%	12	8	27.65
0267601	132	57	2.32	0	2.9332	2.41	0.00	0.00	82.3%	19.43	6	0267601	Kel	6A	6A	6A	23.61	2.41			60			60%	60%	22	8	32.56
0267602	198	63	3.14	0	3.6418	2.60	0.00	0.41	71.4%	17.30	0	0267602	Kel	6A	6A	6A	24.24	2.60			60			60%	60%	22	13	32.55
0268600	186	72	2.58	6	6.0597	4.99	0.00	0.00	82.4%	11.88	-6	0268600	Kel	6A	6A	6A	14.41	4.99			240			60%	70%	101	35	34.60
0268700	183	60	3.05	3	4.3882	3.52	0.00	0.00	80.2%	13.67	9	0268700	Kel	6A	6A	6A	17.05	3.52			160			60%	70%	67	16	36.15
0268800	135	51	2.65	12	3.9570	2.97	0.00	0.00	75.1%	12.89	9	0268800	Kel	6A	6A	6A	17.17	2.97			80			60%	70%	34	10	28.48
0268900	141	51	2.76	12	4.5785	3.57	0.00	0.00	77.9%	11.14	-9	0268900	GE	6A	6A	6A	14.30	3.57			80			60%	50%	24	25	21.03
0269600	291	108	2.69	25	7.5566	5.59	0.00	0.00	73.9%	14.29	51	0269600	GE	6A	6A	6A	19.34	5.59			100			60%	50%	30	97	24.71
0291200	225	87	2.59	3	11.5350	10.11	0.00	0.00	87.6%	7.54	3	0291200	STit	5	5	5	8.61	10.1		160				60%	50%	48	54	13.36
0291301	30	15	2.00	6	1.2355	0.91	0.00	0.00	73.8%	12.14	0	0291301	NL	5	5	6A	16.45	0.91			10			60%	50%	3	2	19.74
0291302	66	12	5.50	60	4.4974	1.16	0.00	0.17	25.8%	3.34	0	0291302	NL	5	5	6A	12.94	1.16			10			60%	50%	3	2	12.94
0291303	120	45	2.67	6	4.1764	3.56	0.00	0.00	85.1%	10.77	0	0291303	STit	5	5	5	12.66	3.56		20				60%	50%	6	9	14.34
0291304	114	36	3.17	0	2.6737	2.40	0.00	0.00	89.6%	13.46	3	0291304	NL	5	5	5	15.02	2.40		20				60%	50%	6	3	17.52
0371700	276	93	2.97	70	11.0873	5.22	0.00	3.60	47.1%	8.39	30	0371700	TC	6A	6A	6A	17.81	5.22			160		0	60%	60%	58	24	28.84
0371800	225	69	3.26	3	4.7087	3.81	0.00	0.00	81.0%	14.65	21	0371800	TC	6A	6A	6A	18.09	3.81			160			60%	60%	58	13	33.20
	9,765	3,465	205	6,586	386.53	195.26	85.57	26.00	72.7%	8.96	927						12.34	350	0	200	5,940	1,270	4,100		35%	4,004	5,273	26.60
											26.8%								11,872						115.6%	152.2%	

Oratia	Populat 2006	Dwell 2006	Pop/Dwel 2006	Employ 2010	MB Area (Hect)	Resident Area	Busines Area	Open Space	Net : Gross	R Gross	1996 / 2006	MeshBl 2006	Prec	Exist Zone	PF Low	PF High	R Net	Net Area	2ABC R12	Res5 R40	6AB R80	7ABC R100	8ABC R200	Capac Utilis	PF Dev Chance	PF Resid Capacity	AC Resid Capacity	New Net R
0276400	249	78	3.19	30	9.3336	5.39	0.00	2.11	57.8%	8.36	3	0276400	Oratia	7	6A	6A	14.46	5.39						60%	60%	0	41	14.46
0277100	249	87	2.86	6	11.5722	10.09	0.25	0.00	89.4%	7.52	15	0277100	Oratia	7	6A	6A	8.41	10.3			160			60%	90%	86	218	16.76
0277200	144	51	2.82	9	4.0041	3.44	0.00	0.00	85.9%	12.74	3	0277200	Oratia	7	6A	6A	14.83	3.44			40			60%	60%	14	11	19.02
0277301	198	60	3.30	0	5.0906	4.13	0.00	0.00	81.2%	11.79	3	0277301	Oratia	7	6A	6A	14.52	4.13			40			60%	60%	14	5	18.01
0277302	168	54	3.11	3	4.3224	3.38	0.00	0.00	78.2%	12.49	6	0277302	Oratia	7	6A	6A	15.98	3.38			30			60%	60%	11	4	19.18
0277400	240	87	2.76	9	6.9323	6.01	0.00	0.00	86.7%	12.55	27	0277400	Oratia	7	6A	6A	14.47	6.01			60			60%	60%	22	17	18.06
0277500	249	78	3.19	6	7.5352	6.61	0.00	0.00	87.7%	10.35	12	0277500	Oratia	7	6A	6A	11.81	6.61			60			60%	60%	22	28	15.08
0277700	366	123	2.98	25	15.6992	13.59	0.00	0.35	86.6%	7.83	18	0277700	Oratia	7	6A	6A	9.05	13.6			200			60%	90%	108	268	16.99
0277801	216	72	3.00	12	23.2485	17.87	0.00	0.00	76.9%	3.96	18	0277801	Oratia	7	6A	6A	5.15	17.9			400			60%	95%	228	463	16.78
0277802	33	15	2.20	0	4.5176	2.86	0.00	0.48	63.2%	5.98	3	0277802	Oratia	7	6A	6A	9.46	2.86			80			50%	60%	24	78	13.66
0277901	141	57	2.47	6	9.3521	4.57	0.00	3.98	48.8%	6.31	57	0277901	Oratia	8	6A	6A	12.92	4.57			6			50%	100%	3	6	13.14
0278003	132	42	3.14	3	8.2005	7.01	0.00	0.28	85.5%	5.12	-3	0278003	Oratia	7	6A	6A	5.99	7.01			140			60%	95%	80	131	17.37
0278005	207	57	3.63	0	3.9793	3.08	0.00	0.00	77.4%	14.32	18	0278005	Oratia	7	6A	6A	18.50	3.08			10			60%	20%	1	44	18.89
0278006	57	18	3.17	0	2.6430	1.75	0.00	0.50	66.3%	6.81	6	0278006	Oratia	7	6A	6A	10.27	1.75			16			60%	30%	3	32	11.91
0278007	192	48	4.00	0	4.4744	3.34	0.00	0.00	74.5%	11.62	45	0278007	Oratia	7	6A	6A	15.59	3.34			24			60%	80%	12	58	17.84
0278008	177	54	3.28	0	4.1028	3.10	0.00	0.27	75.6%	13.16	0	0278008	Oratia	7	6A	6A	17.42	3.10			10			60%	20%	1	46	17.80
0278009	135	42	3.21	3	4.4894	3.14	0.00	0.55	69.8%	9.36	-6	0278009	Oratia	7	6A	6A	13.40	3.14			10			60%	20%	1	53	13.78
0278101	471	132	3.57	3	13.8736	9.45	0.00	1.66	68.1%	10.02	87	0278101	Oratia	7	6A	6A	14.71	9.45			300			50%	95%	143	215	29.05
0278102	207	57	3.63	6	5.4914	3.81	0.00	0.91	69.4%	10.38	0	0278102	Oratia	7	6A	6A	14.95	3.81			10			60%	30%	2	65	15.42
0278103	309	84	3.68	0	5.9557	4.49	0.00	0.45	75.3%	14.10	-6	0278103	Oratia	7	6A	6A	18.72	4.49			10			60%	10%	1	68	18.86
0278104	63	18	3.50	50	17.4208	1.71	0.00	14.51	9.8%	1.21	-6	0278104	Oratia	7	6A	6A	12.26	1.71			100			60%	30%	18	4	21.01
0278201	156	48	3.25	6	4.9274	3.62	0.00	0.19	73.5%	9.74	0	0278201	Oratia	7	6A	6A	13.25	3.62			40			60%	30%	7	59	15.24
0278202	489	171	2.86	25	35.7285	10.00	0.00	11.07	28.0%	8.93	159	0278202	Oratia	7	6A	6A	17.10	10.0			60			60%	60%	22	240	19.26
0281300	186	63	2.95	0	6.5368	4.96	0.00	0.00	75.9%	9.64	3	0281300	Oratia	7	6A	6A	12.69	4.96			40			60%	60%	14	15	15.60
0281401	162	57	2.84	12	6.8730	4.43	0.00	1.47	64.5%	8.29	12	0281401	Oratia	7	6A	6A	12.86	4.43			40			60%	60%	14	19	16.11
0281402	153	39	3.92	30	5.0570	4.31	0.00	0.00	85.3%	7.71	9	0281402	Oratia	7	6A	6A	9.04	4.31			60			60%	70%	25	32	14.89
0281403	111	36	3.08	0	3.4946	3.13	0.00	0.00	89.4%	11.73	18	0281403	Oratia	7	6A	6A	13.12	3.13			30			60%	60%	11	14	14.97
0281502	216	57	3.79	3	5.0782	4.00	0.00	0.14	78.7%	11.22	3	0281502	Oratia	7	6A	6A	14.26	4.00			20			60%	40%	5	5	15.46
0281506	279	90	3.10	6	6.2518	4.44	0.00	0.87	71.1%	14.40	0	0281506	Oratia	7	6A	6A	20.25	4.44			2			60%	10%	0	2	20.28
0281509	279	72	3.88	6	5.5485	4.40	0.00	0.00	79.3%	12.98	0	0281509	Oratia	7	6A	6A	16.36	4.40			10			60%	20%	1	2	16.64
0281510	162	42	3.86	0	3.6096	2.85	0.00	0.01	78.9%	11.91	0	0281510	Oratia	7	6A	6A	15.10	2.85			10			60%	20%	1	4	15.17
0281511	150	33	4.55	3	3.1748	2.61	0.00	0.00	82.3%	10.39	6	0281511	Oratia	7	6A	6A	12.64	2.61			12			60%	50%	4	7	14.02
0281512	96	30	3.20	3	2.5460	1.55	0.00	0.58	61.0%	11.78	0	0281512	Oratia	7	6A	6A	19.32	1.55			6			60%	20%	1	0	19.79
0281513	147	48	3.06	18	3.9553	3.42	0.00	0.00	86.6%	12.14	9	0281513	Oratia	7	6A	6A	14.02	3.42			40			70%	80%	22	13	20.56
0281514	45	12	3.75	0	1.0798	0.93	0.00	0.00	86.3%	12.97	-3	0281514	Oratia	7	6A	6A	15.02	0.93			6			60%	20%	1	0	13.64
0281515	183	48	3.81	0	3.9217	3.08	0.00	0.00	78.4%	12.24	0	0281515	Oratia	7	6A	6A	15.60	3.08			20			60%	20%	2	1	16.38
0281516	132	36	3.67	0	2.8793	2.40	0.00	0.00	83.2%	12.50	0	0281516	Oratia	7	6A	6A	15.03	2.40			12			60%	30%	2	1	15.93
0281518	123	33	3.73	0	2.9399	2.37	0.00	0.00	80.6%	11.91	0	0281518	Oratia	7	6A	6A	14.78	2.37			20			60%	30%	4	1	15.45
0281519	126	30	4.20	0	2.4271	2.02	0.00	0.00	83.4%	12.36	0	0281519	Oratia	7	6A	6A	14.83	2.02			16			60%	30%	3	2	16.25
0281520	99	30	3.30	0	2.9861	2.29	0.00	0.23	76.8%	10.38	0	0281520	Oratia	7	6A	6A	13.52	2.29			20			60%	50%	6	5	15.70
0282400	144	51	2.82	140	17.0949	2.21	13.36	0.00	91.1%	3.28	6	0282400	Oratia	7	6A	6A	3.60	15.6			50			60%	70%	21	116	4.62
0282500	51	15	3.40	20	7.7535	0.33	2.93	3.71	42.1%	1.93	3	0282500	Oratia	7	6A	6A	4.60	3.26			40			60%	70%	17	24	9.75
	7,692	2,355	3.27	443	306.10	188.17	16.55	44.34	66.9%	7.69	525						11.50	205	0	0	2,260	0	0		43%	976	2,417	16.27
											22.3%										2,260					41.45%	102.6%	

Te Atat Penins	Populat 2006	Dwell 2006	Pop/Dwel 2006	Employ 2010	MB Area (Hect)	Resident Area	Busines Area	Open Space	Net : Gross	R Gross	1996 / 2006	MeshBl 2006	Prec	Exist Zone	PF Low	PF High	R Net	Net Area	2ABC R12	Res5 R40	6AB R80	7ABC R100	8ABC R200	Capac Utilis	PF Dev Chance	PF Resid Capacity	AC Resid Capacity	New Net R
0244700	108	48	2.25	0	4.9126	3.86	0.00	0.56	0.786	9.77	0	0244700	Coast	8	6A	6A	12.44	3.86			100			80%	80%	64	9	29.02
0244800	132	48	2.75	3	5.4595	3.63	0.00	1.22	0.665	8.79	6	0244800	Coast	8	6A	6A	13.22	3.63			100			80%	80%	64	13	30.84
0244900	72	30	2.40	0	4.3027	2.56	0.00	0.86	0.595	6.97	6	0244900	Coast	8	6A	6A	11.73	2.56			80			80%	80%	51	13	31.74
0245000	216	75	2.88	9	6.5676	5.11	0.00	0.75	0.777	11.42	12	0245000	Coast	8	6A	6A	14.69	5.11			120			80%	50%	48	11	24.09
0245100	183	60	3.05	0	5.2854	4.32	0.00	0.00	0.817	11.35	6	0245100	Coast	8	6A	6A	13.89	4.32			60			80%	40%	19	17	18.33
0245200	147	48	3.06	0	6.2109	5.27	0.00	0.30	0.848	8.05	-3	0245200	Coast	8	6A	6A	9.49	5.27			200			80%	80%	128	36	33.41
0245300	156	51	3.06	590	12.8788	2.98	8.57	0.00	0.897	4.50	15	0245300	Coast	8	6A	6A	5.02	11.6			40			80%	60%	19	29	6.08
0245400	174	66	2.64	3	5.2306	4.03	0.05	0.00	0.781	12.62	6	0245400	Coast	8	6A	6A	16.16	4.08			80			80%	50%	32	4	24.00
0245500	126	36	3.50	12	5.0445	3.39	0.09	0.59	0.690	7.73	0	0245500	Coast	8	6A	6A	11.21	3.48			100			80%	75%	60	16	27.59
0245600	135	45	3.00	3	5.9512	3.34	0.00	1.89	0.562	7.56	3	0245600	Coast	8	6A	6A	13.46	3.34			100			80%	75%	60	6	31.40
0245700	156	51	3.06	3	5.4411	4.35	0.00	0.00	0.800	10.11	0	0245700	Coast	8	6A	6A	12.63	4.35			100			80%	60%	48	6	22.74
0245800	183	63	2.90	0	4.7711	3.72	0.00	0.24	0.780	13.20	6	0245800	Coast	8	6A	6A	16.92	3.72			80			80%	50%	32	1	25.51
0245900	168	48	3.50	12	5.3588	4.52	0.00	0.00	0.843	9.33	6	0245900	Coast	8	6A	6A	11.07	4.52			140			80%	70%	78	20	27.97
0246000	147	45	3.27	55	8.1633	4.92	0.00	0.00	0.602	5.63	0	0246000	Coast	8	6A	6A	9.36	4.92			160			80%	70%	90	32	27.38
0246103	39	9	4.33	0	0.5261	0.40	0.00	0.00	0.769	17.11	0	0246103	TC	7	6A	6A	22.24	0.40			2			80%	20%	0	0	23.03
0246105	93	27	3.44	6	5.1217	2.18	0.00	2.23	0.426	6.25	6	0246105	Coast	8	6A	6A	14.68	2.18			30			50%	50%	8	5	15.83
0246106	75	21	3.57	30	2.7062	1.91	0.00	0.07	0.708	7.76	0	0246106	Coast	8	6A	6A	10.97	1.91			40			60%	60%	14	0	18.49
0246107	153	54	2.83	3	4.2709	3.14	0.00	0.20	0.735	12.64	6	0246107	Coast	8	6A	6A	17.19	3.14			40			50%	50%	10	3	20.38
0246108	165	57	2.89	0	5.9319	3.38	0.00	1.00	0.570	9.61	6	0246108	Coast	8	6A	6A	16.86	3.38			40			60%	60%	14	1	21.12
0246109	45	21	2.14	0	5.8523	1.16	0.00	3.99	0.198	3.59	3	0246109	Coast	8	6A	6A	18.12	1.16			16			50%	50%	4	2	21.57
0246200	156	51	3.06	0	4.1267	3.32	0.00	0.00	0.804	12.36	3	0246200	TC	8	6A	6A	15.38	3.32			120			60%	50%	36	1	26.23
0246300	153	57	2.68	0	4.8234	4.00	0.00	0.00	0.829	11.82	12	0246300	Coast	8	6A	6A	14.25	4.00			140			80%	50%	56	3	28.26
0246400	105	33	3.18	0	4.0020	2.60	0.00	0.84	0.650	8.25	3	0246400	Coast	8	6A	6A	12.68	2.60			120			80%	50%	48	3	31.13
0246500	108	48	2.25	0	3.4279	2.80	0.00	0.00	0.818	14.00	15	0246500	Coast	8	6A	6A	17.13	2.80			80			70%	50%	28	5	27.12
0246601	90	36	2.50	0	4.0697	3.11	0.00	0.30	0.764	8.85	6	0246601	Coast	8	6A	6A	11.58	3.11			80			80%	50%	32	7	21.87
0246602	51	18	2.83	3	0.9568	0.86	0.00	0.00	0.898	18.81	9	0246602	Coast	8	6A	6A	20.96	0.86			12			60%	50%	4	1	25.15
0246700	123	51	2.41	30	6.7906	4.72	0.00	1.09	0.696	8.54	3	0246700	Coast	8	6A	6A	12.28	4.72			160			80%	60%	77	14	27.05
0246800	87	30	2.90	3	3.3669	2.79	0.00	0.00	0.830	8.91	0	0246800	Coast	8	6A	6A	10.74	2.79			100			80%	50%	40	6	25.06
0246900	180	66	2.73	3	5.7275	4.69	0.08	0.02	0.834	11.52	6	0246900	TC	8	6A	6A	13.82	4.78			160			70%	50%	56	8	25.54
0247000	87	33	2.64	6	2.6949	2.12	0.00	0.00	0.787	12.25	3	0247000	TC	8	6A	6A	15.57	2.12			80			80%	40%	26	1	27.65
0247100	108	42	2.57	3	8.9674	2.56	0.00	2.92	0.285	4.68	9	0247100	Coast	8	6A	6A	16.42	2.56			60			80%	40%	19	2	23.93
0247200	81	30	2.70	0	11.2647	2.30	0.00	8.32	0.204	2.66	0	0247200	Coast	8	6A	6A	13.03	2.30			140			80%	60%	67	2	42.21
0247300	144	51	2.82	0	4.3997	3.58	0.00	0.02	0.815	11.59	0	0247300	TC	8	6A	6A	14.23	3.58			140			70%	40%	39	3	25.16
0247400	150	51	2.94	0	6.2091	3.42	0.00	2.02	0.551	8.70	9	0247400	TC	8	6A	6A	15.78	3.42			100			70%	40%	28	6	23.09
0247500	168	57	2.95	0	4.3007	3.65	0.00	0.00	0.848	13.25	9	0247500	TC	8	6A	6A	15.63	3.65			100			70%	50%	35	9	25.22
0247600	105	42	2.50	3	3.4996	3.00	0.00	0.00	0.857	12.00	3	0247600	TC	8	6A	6A	14.00	3.00			80			70%	40%	22	3	21.46
0247700	111	39	2.85	0	3.3407	2.77	0.00	0.00	0.830	11.67	3	0247700	TC	8	6A	6A	14.06	2.77			80			70%	50%	28	50	24.16
0247800	183	60	3.05	0	4.7360	3.93	0.00	0.00	0.830	12.67	6	0247800	TC	8	6A	6A	15.26	3.93			100			70%	40%	28	5	22.38
0247900	165	81	2.04	0	4.3901	3.77	0.00	0.00	0.859	18.45	3	0247900	TC	8	6A	6A	21.47	3.77			100			70%	40%	28	64	28.89
0248000	66	30	2.20	30	4.0372	1.84	0.48	1.03	0.576	7.43	0	0248000	TC	8	6A	7A	12.90	2.32				140		70%	50%	49	87	33.98
0248100	114	39	2.92	0	3.5448	2.88	0.00	0.00	0.814	11.00	6	0248100	TC	8	6A	6A	13.52	2.88			100			70%	50%	35	58	25.66
0248200	123	42	2.93	6	3.4436	2.79	0.00	0.00	0.809	12.20	6	0248200	TC	8	6A	6A	15.08	2.79			120			70%	50%	42	4	30.15
0248300	72	18	4.00	3	1.7061	1.48	0.00	0.00	0.869	11.72	-3	0248300	TC	8	6A	6A	13.50	1.48			60			70%	40%	17	4	23.48
0248400	132	39	3.38	0	3.1421	2.50	0.00	0.00	0.796	12.41	3	0248400	TC	8	6A	6A	15.59	2.50			100			70%	50%	35	3	29.57
0248500	129	33	3.91	0	2.8261	2.43	0.00	0.00	0.859	11.68	3	0248500	TC	8	6A	6A	13.59	2.43			100			70%	50%	35	1	28.01
0248600	108	45	2.40	0	5.0297	3.44	0.00	0.93	0.684	8.95	3	0248600	TC	8	6A	6A	13.09	3.44			140			70%	50%	49	9	27.34
0248700	162	54	3.00	20	4.3850	3.66	0.00	0.00	0.834	12.31	6	0248700	TC	8	6A	6A	14.77	3.66			140			70%	50%	49	63	28.17

0248800	129	42	3.07	35	7.0264	2.24	0.19	0.00	0.346	5.98	3	0248800	TC	8	6A	7A	17.29	2.43				140		60%	60%	50	112	38.03
0248900	120	42	2.86	3	3.8811	2.80	0.00	0.53	0.721	10.82	6	0248900	TC	8	6A	7A	15.02	2.80				120		60%	50%	36	58	27.89
0249001	195	63	3.10	3	4.5294	3.91	0.00	0.00	0.863	13.91	12	0249001	TC	8	6A	6A	16.11	3.91			100			60%	50%	30	3	23.78
0249002	582	162	3.59	120	12.6822	9.98	0.00	0.06	0.787	12.77	123	0249002	TC	7	6A	6A	16.23	9.98			160			80%	20%	26	3	18.80
0249003	258	72	3.58	12	14.3269	7.66	0.00	3.52	0.535	7.96	72	0249003	Coast	7	5	5	14.87	7.66		40				75%	95%	29	68	13.11
0249100	102	45	2.27	3	8.6845	3.26	0.00	4.69	0.375	5.18	0	0249100	Coast	8	6A	6A	13.82	3.26			160			80%	60%	77	5	37.39
0249200	87	27	3.22	6	2.5025	2.10	0.00	0.00	0.840	10.79	0	0249200	Coast	8	6A	6A	12.84	2.10			100			70%	50%	35	2	29.49
0249300	174	54	3.22	3	11.0484	4.04	0.00	6.26	0.366	4.89	6	0249300	Coast	8	6A	6A	13.37	4.04			180			80%	50%	72	6	31.20
0249400	135	45	3.00	3	4.0343	3.25	0.00	0.00	0.806	11.15	0	0249400	Coast	8	6A	6A	13.84	3.25			140			70%	50%	49	2	28.91
0249500	186	69	2.70	15	6.0561	4.36	0.00	0.94	0.720	11.39	21	0249500	Coast	8	6A	6A	15.83	4.36			160			80%	40%	51	3	27.57
0249600	186	63	2.95	3	7.8029	6.40	0.00	0.45	0.820	8.07	6	0249600	Coast	8	6A	6A	9.85	6.40			260			80%	50%	104	37	26.11
0249700	96	39	2.46	0	3.3745	2.76	0.00	0.00	0.818	11.56	6	0249700	TC	8	6A	6A	14.13	2.76			80			80%	50%	32	11	25.72
0249800	120	36	3.33	0	4.5456	3.61	0.00	0.30	0.795	8.58	0	0249800	Coast	8	6A	6A	10.80	3.61			100			80%	50%	40	16	21.04
0249900	99	42	2.36	9	4.2373	3.40	0.00	0.08	0.803	9.91	3	0249900	TC	8	6A	6A	12.35	3.40			100			80%	50%	40	8	24.11
0250000	93	39	2.38	0	3.7357	3.15	0.00	0.00	0.842	10.44	0	0250000	TC	8	6A	6A	12.40	3.15			100			80%	50%	40	6	25.11
0250101	0	0		140	6.7571	0.00	1.86	0.75	0.276	0.00	0	0250101	TC	TC	TC	TC	0.00	1.86					300	60%	40%	72	204	38.63
0250102	102	33	3.09	6	1.4588	1.02	0.00	0.00	0.699	22.62	33	0250102	TC	8	8A	8A	32.4	1.02					40	60%	80%	19	35	51.18
0250103	135	42	3.21	9	3.1745	2.30	0.00	0.00	0.726	13.55	42	0250103	TC	8	6A	6A	18.66	2.30			20			80%	30%	5	2	20.31
0250104	99	30	3.30	0	2.7433	2.05	0.00	0.00	0.747	14.22	30	0250104	TC	8	6A	6A	19.02	2.05			20			80%	40%	6	42	17.75
0250105	39	9	4.33	0	20.7726	0.79	0.00	18.74	0.038	0.53	9	0250105	TC	8	6A	6A	13.93	0.79			6			30%	80%	1	1	13.22
0250106	60	27	2.22	60	2.7497	0.97	1.00	0.00	0.716	9.82	27	0250106	TC	TC	TC	TC	13.71	1.97					200	60%	90%	108	79	68.53
0250107	57	27	2.11	3	1.5811	0.80	0.00	0.28	0.506	17.08	27	0250107	TC	7	7A	7A	33.8	0.80				20		80%	5%	1	22	34.75
0250108	60	27	2.22	0	1.2562	0.54	0.00	0.19	0.430	24.68	27	0250108	TC	7	7A	7A	57.4	0.54				4		80%	5%	0	18	50.30
0250109	105	39	2.69	3	1.7833	1.32	0.00	0.00	0.738	22.43	39	0250109	TC	7	7A	7A	30.38	1.32				20		50%	80%	8	1	35.70
0250110	51	18	2.83	0	0.8642	0.60	0.00	0.00	0.696	21.98	18	0250110	TC	7	7A	7A	31.59	0.60				9		80%	20%	1	0	32.32
0250200	75	30	2.50	95	4.2951	1.94	1.42	0.00	0.782	8.85	-3	0250200	TC	8	7A	8A	11.31	3.36					200	60%	50%	60	144	26.79
0250300	108	39	2.77	0	5.6473	3.07	0.00	1.76	0.544	7.08	0	0250300	TC	8	6A	7A	13.02	3.07				160		70%	60%	67	84	34.58
0250400	138	54	2.56	12	4.6065	3.68	0.00	0.08	0.799	11.72	6	0250400	TC	8	6A	7A	14.68	3.68				160		70%	50%	56	4	29.90
0250500	84	27	3.11	0	3.3916	1.99	0.00	1.11	0.585	7.96	3	0250500	TC	8	6A	6A	13.60	1.99			100			70%	60%	42	1	34.76
0250600	114	45	2.53	0	3.5174	2.89	0.00	0.00	0.823	12.79	3	0250600	TC	8	6A	6A	15.54	2.89			100			70%	50%	35	2	27.63
0250700	117	36	3.25	0	3.1696	2.68	0.00	0.00	0.846	11.36	3	0250700	TC	8	6A	6A	13.43	2.68			100			70%	50%	35	1	26.48
0250800	66	21	3.14	0	1.8988	1.65	0.00	0.00	0.868	11.06	3	0250800	TC	8	6A	7A	12.74	1.65				80		70%	50%	28	0	29.74
0250900	135	45	3.00	12	4.4424	3.60	0.00	0.00	0.810	10.58	-3	0250900	TC	8	6A	6A	13.06	3.60			120			70%	50%	42	4	24.17
0251000	117	45	2.60	12	4.4993	3.42	0.10	0.00	0.782	10.45	0	0251000	TC	8	6A	7A	13.35	3.52				120		70%	50%	42	9	24.72
0251101	96	36	2.67	0	1.9170	1.41	0.00	0.09	0.737	18.78	36	0251101	TC	7	7A	7A	25.49	1.41				30		80%	40%	10	2	32.28
0251102	54	18	3.00	20	23.6236	1.49	0.00	20.35	0.063	1.14	18	0251102	TC	7	7A	7A	18.14	1.49				16		50%	95%	8	1	17.20
0251103	126	39	3.23	6	3.8961	2.29	0.00	0.79	0.589	10.01	39	0251103	TC	7	7A	7A	17.00	2.29				10		60%	30%	2	1	17.78
0251200	135	48	2.81	0	4.2900	3.61	0.00	0.00	0.841	11.19	0	0251200	TC	8	6A	6A	13.30	3.61			140			70%	50%	49	2	26.88
0251300	120	33	3.64	25	3.0965	2.51	0.00	0.00	0.810	10.66	3	0251300	TC	8	6A	6A	13.15	2.51			100			70%	50%	35	6	27.10
0251400	99	30	3.30	0	5.7678	2.41	0.00	2.73	0.418	5.20	3	0251400	TC	8	6A	6A	12.45	2.41			100			80%	60%	48	8	32.37
0251500	159	54	2.94	20	5.2217	4.09	0.08	0.00	0.798	10.34	3	0251500	TC	8	6A	6A	12.95	4.17			140			70%	50%	49	9	24.70
0251600	102	42	2.43	220	16.7766	2.98	0.00	0.00	0.177	2.50	3	0251600	TC	8	6A	6A	14.10	2.98			120			80%	50%	48	7	30.22
0251700	186	60	3.10	18	12.8501	4.47	0.00	4.33	0.348	4.67	9	0251700	TC	8	6A	6A	13.42	4.47			140			70%	40%	39	16	22.19
0251800	105	42	2.50	0	3.1513	2.59	0.00	0.00	0.823	13.33	9	0251800	TC	8	6A	6A	16.20	2.59			100			70%	50%	35	4	29.70
0251900	159	57	2.79	40	4.1452	3.35	0.00	0.00	0.807	13.75	9	0251900	TC	8	6A	6A	17.03	3.35			120			70%	50%	42	5	29.58
0252000	180	48	3.75	35	55.0596	3.08	0.00	43.73	0.056	0.87	48	0252000	TC	8	6A	6A	15.58	3.08			12			60%	60%	4	4	16.99
	11,679	4,020	2.91	1,790	546.07	281.74	13.92	143.10	0.541	7.36	912						13.60	296	0	40	7,418	1,029	740		39%	3,560	1,704	25.64
											22.7%								9,227						88.57%	42.4%	

Mt Albert	Populat 2006	Dwell 2006	Pop/Dwel 2006	Employ 2010	MB Area (Hect)	Resident Area	Busines Area	Open Space	Net : Gross	R Gross	1996 / 2006	MeshBl 2006	Prec	Exist Zone	PF Low	PF High	R Net	Net Area	2ABC R12	Res5 R40	6AB R80	7ABC R100	8ABC R200	Capac Utilis	PF Dev Chance	PF Resid Capacity	AC Resid Capacity	New Net R
0390600	75	39	1.92	12	3.1844	1.50	0.00	0.38	46.9%	12.25	3	0390600	North	6a	6a	6a	26.09	1.50			40			60%	50%	12	4	34.11
0390702	60	27	2.22	12	2.0957	1.05	0.00	0.00	50.2%	12.88	0	0390702	North	6a	6a	6a	25.65	1.05			30			60%	50%	9	2	34.20
0390801	90	21	4.29	480	12.9309	1.20	7.00	2.91	63.4%	1.62	3	0390801	North	6a	6a	6a	2.56	8.20			500			75%	50%	188	13	25.43
0390802	33	18	1.83	0	0.6612	0.65	0.00	0.01	99.0%	27.22	0	0390802	North	6a	6a	6a	27.50	0.65			20			60%	30%	4	0	33.01
0390900	120	36	3.33	0	3.3841	2.04	0.00	0.74	60.2%	10.64	0	0390900	North	6a	6a	6a	17.67	2.04			100			60%	60%	36	4	35.33
0391000	162	51	3.18	0	3.4877	2.69	0.00	0.00	77.2%	14.62	3	0391000	North	6a	6a	6a	18.95	2.69			120			60%	60%	43	7	35.00
0391100	147	57	2.58	0	3.5455	2.74	0.00	0.00	77.3%	16.08	3	0391100	North	6a	6a	6a	20.81	2.74			120			60%	60%	43	5	36.58
0391200	162	60	2.70	0	4.0215	3.21	0.00	0.00	79.7%	14.92	6	0391200	North	6a	6a	6a	18.71	3.21			140			60%	60%	50	13	34.44
0391300	129	45	2.87	0	3.8302	2.93	0.00	0.01	76.5%	11.75	0	0391300	North	6a	6a	6a	15.36	2.93			130			60%	70%	55	6	34.00
0391400	342	105	3.26	9	6.5997	5.32	0.00	0.00	80.6%	15.91	6	0391400	TC	6a	6a	6a	19.74	5.32			220			60%	60%	79	19	34.63
0391500	96	33	2.91	3	2.3937	1.85	0.00	0.00	77.5%	13.79	-3	0391500	TC	6a	6a	6a	17.80	1.85			90			60%	60%	32	4	35.27
0391602	171	6	28.50	720	46.8141	0.00	40.00	2.90	85.4%	0.13	-6	0391602	North	Bus1	MU	MU		40.0					3,500	80%	60%	1,680	88	42.15
0520000	123	45	2.73	35	2.7498	1.74	0.53	0.00	82.6%	16.36	12	0520000	TC	Bus2	Bus2,	Bus2,	19.80	2.27					160	60%	60%	58	45	45.14
0520101	135	60	2.25	40	3.4667	2.81	0.10	0.34	83.9%	17.31	9	0520101	TC	6b	7a	7b	20.64	2.91				160		60%	50%	48	16	37.15
0520102	78	24	3.25	0	2.2399	1.96	0.00	0.00	87.3%	10.71	0	0520102	TC	2b	6a	7a	12.28	1.96				140		60%	60%	50	8	38.06
0520200	93	27	3.44	0	1.9944	1.68	0.00	0.00	84.3%	13.54	0	0520200	TC	6b	7a	7b	16.06	1.68				80		60%	60%	29	7	33.20
0520300	129	0		55	2.5174	2.21	0.00	0.00	87.6%	0.79	-21	0520300	TC	6b	7a	7b	0.91	2.21				0		80%	80%	0	6	0.00
0520400	81	15	5.40	50	3.4394	1.38	0.00	0.00	40.3%	4.36	0	0520400	TC	2b	6a	6a	10.83	1.38			70			80%	50%	28	19	31.05
0520500	57	24	2.38	0	1.7724	1.37	0.00	0.00	77.4%	13.54	0	0520500	TC	2b	6a	6a	17.51	1.37			70			80%	50%	28	4	37.93
0520600	186	57	3.26	9	5.3517	4.05	0.07	0.00	76.9%	10.65	0	0520600	TC	2b	6a	6a	13.84	4.12			200			80%	50%	80	10	33.27
0521200	183	57	3.21	6	5.4037	4.52	0.00	0.03	83.6%	10.55	0	0521200	South	6a	6a	6a	12.62	4.52			220			80%	40%	70	5	28.20
0521300	129	45	2.87	0	6.0952	3.47	0.00	1.97	56.9%	7.38	6	0521300	South	3b	6a	6a	12.98	3.47			180			80%	40%	58	5	29.58
0521400	51	18	2.83	0	2.4436	1.56	0.00	0.63	63.8%	7.78	0	0521400	South	3b	6a	6a	12.19	1.56			100			80%	50%	40	2	37.21
0521500	135	48	2.81	6	3.1471	2.51	0.00	0.00	79.8%	15.25	0	0521500	South	6a	6a	6a	19.11	2.51			120			60%	60%	43	1	36.30
0521600	105	45	2.33	0	2.9601	2.42	0.00	0.00	81.7%	15.20	6	0521600	South	6a	6a	6a	18.61	2.42			120			60%	60%	43	5	36.47
0521700	195	69	2.83	3	4.0243	3.27	0.00	0.00	81.3%	17.15	9	0521700	South	6a	6a	6a	21.10	3.27			160			60%	50%	48	5	35.78
0521800	195	75	2.60	6	3.9452	3.00	0.11	0.00	78.9%	19.01	6	0521800	South	6a	6a	6a	24.09	3.11			160			60%	40%	38	2	36.43
0521900	117	45	2.60	0	3.0196	2.38	0.00	0.00	78.9%	14.90	9	0521900	South	6a	6a	6a	18.88	2.38			120			60%	50%	36	1	33.98
0522000	114	48	2.38	25	3.5392	2.99	0.00	0.00	84.4%	13.56	-3	0522000	South	6a	6a	6a	16.07	2.99			150			60%	50%	45	5	31.13
0522100	123	48	2.56	0	3.8382	3.09	0.00	0.02	80.5%	12.51	6	0522100	South	3b	6a	6a	15.53	3.09			150			80%	40%	48	0	31.06
0522200	189	66	2.86	9	6.2360	4.86	0.00	0.00	77.9%	10.58	-3	0522200	TC	2b	6a	7a	13.58	4.86				280		75%	70%	147	20	43.84
0522300	186	54	3.44	0	5.0096	4.39	0.00	0.00	87.5%	10.78	3	0522300	TC	2b	6a	6a	12.31	4.39			220			75%	60%	99	14	34.89
0522401	21	6	3.50	0	1.2379	1.05	0.00	0.00	85.1%	6.46	0	0522401	TC	2b	6a	6a	7.59	1.05			60			80%	60%	29	5	33.04
0522402	39	12	3.25	0	1.4223	1.18	0.00	0.00	82.7%	9.14	0	0522402	TC	2b	6a	6a	11.05	1.18			60			80%	60%	29	3	34.69
0522500	18	3	6.00	0	0.6988	0.54	0.00	0.00	77.3%	7.16	0	0522500	TC	3b	6a	6a	9.25	0.54			20			80%	50%	8	1	20.36
0522600	180	54	3.33	9	15.0196	5.00	0.00	8.91	33.3%	3.99	-6	0522600	TC	3b	6a	6a	12.00	5.00			250			80%	40%	80	36	26.81
0522701	18	6	3.00	6	0.4951	0.37	0.00	0.00	73.8%	12.12	0	0522701	TC	3b	6a	6a	16.43	0.37			20			80%	40%	6	1	33.95
0522702	51	15	3.40	45	1.9551	1.73	0.00	0.00	88.5%	8.18	0	0522702	South	5	6a	6a	9.25	1.73			80			80%	30%	19	5	19.77
0522703	24	6	4.00	3	0.7393	0.74	0.00	0.00	100.0%	8.12	3	0522703	South	2b	6a	6a	8.12	0.74			40			80%	30%	10	3	21.10
0522800	195	54	3.61	12	4.8755	3.91	0.00	0.00	80.3%	11.08	3	0522800	TC	2b	6a	6a	13.79	3.91			200			80%	40%	64	9	30.14
0522900	99	33	3.00	0	2.5635	2.00	0.00	0.00	77.9%	12.87	0	0522900	TC	6a	6a	6a	16.53	2.00			100			60%	60%	36	6	34.55
0523000	129	48	2.69	3	11.8251	2.92	0.00	8.18	24.7%	4.06	3	0523000	TC	6a	6a	6a	16.45	2.92			180			60%	70%	76	7	42.37
0523100	201	66	3.05	3	4.4489	3.49	0.00	0.00	78.5%	14.84	6	0523100	TC	6a	6a	6a	18.89	3.49			170			60%	70%	71	23	39.32
0523200	144	60	2.40	0	3.3791	2.62	0.00	0.00	77.4%	17.76	9	0523200	TC	6a	6a	6a	22.93	2.62			130			60%	60%	47	14	40.82
0523300	87	30	2.90	3	2.4112	1.74	0.00	0.00	72.1%	12.44	-3	0523300	TC	6a	6a	6a	17.26	1.74			90			60%	60%	32	0	35.89

0523400	141	48	2.94	0	3.3388	2.56	0.00	0.00	76.7%	14.38	0	0523400	TC	6a	6a	6a	18.74	2.56			130			60%	60%	47	9	37.01
0523500	108	39	2.77	0	3.0706	2.23	0.00	0.00	72.7%	12.70	0	0523500	TC	6a	6a	6a	17.47	2.23			120			60%	60%	43	9	36.82
0523600	96	30	3.20	0	10.3119	1.45	0.00	7.27	14.1%	2.91	3	0523600	TC	6a	6a	6a	20.70	1.45			80			60%	70%	34	1	43.88
0523700	120	36	3.33	18	2.3997	1.53	0.12	0.00	68.7%	15.00	6	0523700	South	6a	6a	6a	21.83	1.65			90			60%	60%	32	12	41.47
0523900	3	0		1190	24.5058	0.00	20.00	0.88	81.6%	0.08	-3	0523900	TC	6a	6a	6a	0	20.0					2,000	80%	60%	960	44	48.00
0524000	96	30	3.20	0	2.4231	1.85	0.00	0.00	76.3%	12.38	0	0524000	TC	6a	6a	6a	16.24	1.85			100			70%	70%	49	5	42.75
0524100	126	39	3.23	6	3.3831	2.51	0.00	0.00	74.3%	11.53	-3	0524100	TC	6a	6a	6a	15.52	2.51			120			60%	60%	43	13	32.71
0524200	123	36	3.42	3	2.5263	1.96	0.00	0.00	77.4%	14.25	0	0524200	TC	6a	6a	6a	18.40	1.96			100			70%	65%	46	6	41.65
0524300	225	84	2.68	0	4.9659	4.25	0.00	0.00	85.7%	16.92	6	0524300	TC	6a	6a	7a	19.75	4.25				240		60%	70%	101	33	43.44
0524400	69	30	2.30	0	2.1127	1.60	0.00	0.00	75.8%	14.20	-3	0524400	TC	6a	6a	7a	18.73	1.60				100		60%	60%	36	4	41.20
0524500	105	36	2.92	3	2.6472	1.36	0.69	0.00	77.4%	13.60	-3	0524500	TC	MU	MU	MU	17.56	2.05				100		70%	70%	49	56	41.47
0524600	318	96	3.31	60	4.4396	3.69	0.00	0.00	83.0%	21.62	30	0524600	TC	6a	6a	6a	26.04	3.69			180			60%	60%	65	18	43.61
0524700	258	96	2.69	25	3.9445	2.67	0.23	0.00	73.3%	24.34	54	0524700	TC	6a	6a	6a	33.20	2.89			140			60%	60%	50	31	50.62
0524800	0	0		300	4.1111	0.00	2.31	0.00	56.2%	3.65	0	0524800	TC	MU	MU	MU	6.49	2.31					200	80%	50%	80	173	34.61
0524900	81	33	2.45	0	2.9718	2.09	0.00	0.24	70.4%	11.10	3	0524900	TC	2b	6a	7a	15.77	2.09				140		60%	65%	55	4	41.87
0525000	108	33	3.27	12	3.0162	2.22	0.00	0.00	73.7%	11.27	0	0525000	TC	6a	6a	7a	15.30	2.22				150		60%	65%	59	0	41.17
0525100	75	27	2.78	6	2.6154	1.97	0.00	0.00	75.4%	11.85	-3	0525100	TC	6a	6a	7a	15.72	1.97				140		60%	65%	55	0	41.38
0525200	159	51	3.12	0	2.8532	2.15	0.00	0.00	75.2%	17.87	9	0525200	TC	6a	6a	7a	23.76	2.15				150		60%	50%	45	2	44.72
0525300	108	36	3.00	6	2.8464	2.32	0.00	0.00	81.7%	12.65	0	0525300	TC	6a	6a	6a	15.49	2.32			110			60%	60%	40	18	32.52
0525400	132	48	2.75	0	4.1951	2.48	0.00	0.00	59.0%	11.44	0	0525400	TC	6a	6a	6a	19.38	2.48			120			60%	60%	43	11	36.82
0525500	333	102	3.26	75	7.7074	4.57	0.00	0.00	59.3%	13.23	3	0525500	TC	6a	6a	6a	22.32	4.57			200			60%	50%	60	22	35.45
0525600	153	60	2.55	3	3.4730	2.59	0.00	0.19	74.7%	17.28	3	0525600	TC	6a	6a	7a	23.13	2.59				160		60%	60%	58	12	45.33
0525700	156	54	2.89	20	2.8065	1.70	0.00	0.00	60.6%	19.24	3	0525700	TC	6a	6a	7a	31.76	1.70				100		60%	60%	36	6	52.93
0525800	117	24	4.88	170	9.7391	1.15	0.00	4.68	11.8%	2.46	0	0525800	TC	6a	6a	7a	20.93	1.15				100		60%	60%	36	1	52.33
0525900	90	27	3.33	25	2.1845	1.61	0.05	0.00	75.8%	12.36	-9	0525900	TC	6a	6a	7a	16.31	1.66				120		70%	60%	50	0	46.75
0526000	186	81	2.30	100	5.3419	0.84	3.94	0.00	89.5%	15.16	66	0526000	TC	Bus4	MU	MU	16.94	4.78					220	75%	70%	116	40	41.10
0526100	117	39	3.00	6	3.1401	2.35	0.00	0.00	74.8%	12.42	0	0526100	TC	6a	6a	7a	16.61	2.35			120			60%	60%	43	2	35.02
0526200	246	90	2.73	3	5.1923	4.08	0.00	0.00	78.6%	17.33	0	0526200	TC	6a	6a	7a	22.04	4.08			200			60%	50%	60	1	36.74
0526300	117	54	2.17	6	3.4205	2.16	0.14	0.00	67.2%	15.79	0	0526300	TC	6a	6a	7a	23.51	2.30				120		60%	60%	43	0	42.31
0526400	120	30	4.00	3	2.9916	1.94	0.00	0.00	65.0%	10.03	0	0526400	TC	6a	6a	7a	15.44	1.94				120		65%	65%	51	7	41.53
0526500	150	54	2.78	6	3.6329	2.80	0.00	0.00	77.0%	14.86	0	0526500	TC	6a	6a	7a	19.30	2.80				150		65%	65%	63	5	41.96
0526600	213	81	2.63	9	5.3593	4.33	0.05	0.00	81.6%	15.11	3	0526600	TC	6a	6a	6a	18.53	4.37			200			60%	60%	72	8	34.99
0526700	81	30	2.70	65	7.1896	1.79	0.00	4.57	24.9%	4.17	3	0526700	TC	6a	6a	6a	16.79	1.79			100			60%	65%	39	11	38.62
0526801	42	18	2.33	3	1.7595	1.05	0.00	0.00	59.7%	12.50	3	0526801	TC	6a	6a	6a	20.94	1.05			50			60%	60%	18	2	34.27
0526802	30	12	2.50	6	1.0671	0.58	0.00	0.00	54.8%	11.25	6	0526802	TC	6a	6a	6a	20.52	0.58			24			60%	60%	9	2	35.29
0526900	186	75	2.48	6	4.7519	4.08	0.00	0.00	85.9%	15.78	3	0526900	TC	6a	6a	7a	18.38	4.08				240		60%	65%	94	17	41.32
0527000	105	63	1.67	0	4.0593	2.69	0.00	0.55	66.2%	15.52	3	0527000	TC	6a	6a	7a	23.44	2.69				160		60%	50%	48	17	41.29
0527100	123	30	4.10	9	2.2849	1.53	0.10	0.00	71.4%	13.13	3	0527100	TC	6a	6a	6a	18.39	1.63			80			60%	50%	24	1	33.11
0527200	153	54	2.83	6	3.3386	2.33	0.33	0.00	79.7%	16.17	6	0527200	TC	6a	6a	6a	20.30	2.66			130			60%	60%	47	30	37.90
0527300	192	51	3.76	0	3.8834	2.78	0.00	0.00	71.6%	13.13	3	0527300	TC	6a	6a	6a	18.34	2.78			140			60%	60%	50	15	36.47
0527400	216	63	3.43	12	5.2171	4.01	0.00	0.00	76.8%	12.08	3	0527400	TC	2b	6a	6a	15.73	4.01			200			70%	50%	70	10	33.20
0527500	57	18	3.17	190	1.7361	0.87	0.39	0.00	72.2%	10.94	-6	0527500	TC	6a	6a	7a	15.16	1.25				80		70%	60%	34	33	41.16
0527600	81	33	2.45	9	4.3383	2.61	0.00	1.08	60.2%	7.61	-3	0527600	TC	2b	6a	7a	12.63	2.61				150		80%	50%	60	11	35.58
0527700	123	45	2.73	3	4.0489	3.29	0.00	0.00	81.3%	11.11	-3	0527700	TC	2b	6a	7a	13.67	3.29				180		80%	50%	72	8	35.54
0527800	102	39	2.62	45	4.1727	3.09	0.18	0.00	78.3%	9.35	3	0527800	TC	2b	6a	7a	11.93	3.27				180		80%	50%	72	11	33.96
0527900	162	42	3.86	45	5.3601	3.72	0.00	0.40	69.5%	7.84	0	0527900	TC	2b	6a	6a	11.28	3.72			180			80%	50%	72	13	30.61
0528000	111	42	2.64	45	3.4440	2.96	0.00	0.00	85.9%	12.19	0	0528000	North	6a	6a	7a	14.19	2.96				160		60%	60%	58	10	33.66

0528100	102	36	2.83	160	5.2327	2.15	0.29	0.00	46.6%	6.88	-9	0528100	North	6a	6a	7a	14.75	2.44				40		60%	60%	14	9	20.65
0528201	129	45	2.87	9	2.7167	2.33	0.00	0.00	85.8%	16.56	6	0528201	North	6a	7a	7b	19.31	2.33				100		60%	50%	30	9	32.18
0528202	171	57	3.00	25	2.1691	0.00	2.17	0.00	100.0%	26.28	57	0528202	North	7b	7b	7b	26.28	2.17				120		60%	50%	36	0	42.87
0528300	159	51	3.12	6	4.1030	3.31	0.00	0.00	80.6%	12.43	0	0528300	North	2b	6a	6a	15.43	3.31				160		70%	50%	56	1	32.37
0528400	162	39	4.15	3	3.7740	2.70	0.00	0.00	71.6%	11.13	-3	0528400	TC	2b	6a	6a	15.53	2.70				140		70%	50%	49	8	32.55
0528500	123	39	3.15	0	3.7487	3.01	0.00	0.00	80.3%	10.40	0	0528500	TC	2b	6a	6a	12.95	3.01				160		70%	50%	56	11	31.55
0528601	75	6	12.50	330	22.3808	0.00	0.00	0.00	0.0%	0.27	-3	0528601	TC	Res	Res	Res		0.00				0		0%	0%	0	0	0.00
0528700	90	33	2.73	430	13.2136	3.89	0.00	0.13	29.4%	4.31	6	0528700	TC	5	6a	6a	14.66	3.89				190		80%	50%	76	51	28.03
0528800	102	30	3.40	3	2.9233	2.33	0.00	0.00	79.6%	10.26	0	0528800	TC	2b	6a	6a	12.90	2.33				140		80%	50%	56	5	36.97
0528900	84	30	2.80	6	2.4114	1.98	0.00	0.00	81.9%	12.44	3	0528900	TC	5	6a	6a	15.19	1.98				100		80%	50%	40	1	35.44
0534001	66	27	2.44	0	2.4786	1.11	0.00	0.01	44.7%	10.89	6	0534001	North	6a	6a	6a	24.37	1.11				50		60%	50%	15	0	37.90
0534100	33	12	2.75	0	0.8878	0.42	0.00	0.00	46.8%	13.52	0	0534100	North	6a	6a	6a	28.87	0.42				14		60%	50%	4	2	38.98
0534200	54	15	3.60	0	1.7062	1.10	0.00	0.01	64.5%	9.96	0	0534200	North	6a	6a	6a	15.44	1.10				52		60%	60%	19	5	30.63
0534300	105	36	2.92	9	2.4545	1.85	0.00	0.00	75.3%	14.67	6	0534300	North	6a	6a	6a	19.48	1.85				90		60%	60%	32	5	37.00
0535000	117	45	2.60	18	3.0522	2.50	0.00	0.00	81.9%	14.74	0	0535000	North	6b	6b	7a	17.99	2.50				140		60%	60%	50	16	38.14
0535200	480	195	2.46	12	5.1896	1.54	2.96	0.00	86.9%	37.58	165	0535200	North	7b	7b	7b	43.24	4.51				80		70%	60%	34	19	50.69
0540001	135	57	2.37	210	4.7942	0.00	4.51	0.00	94.0%	11.89	57	0540001	East	Bus4	MU	MU	12.65	4.51					400	60%	60%	144	106	44.60
0540002	177	63	2.81	110	5.3169	2.52	1.92	0.00	83.6%	11.85	-6	0540002	East	Bus5	MU	MU	14.17	4.45					360	60%	60%	130	8	43.31
0540100	180	54	3.33	0	3.3694	2.64	0.00	0.00	78.5%	16.03	3	0540100	East	6a	6a	6a	20.42	2.64				130		60%	60%	47	30	38.11
0540201	141	60	2.35	3	2.7299	2.13	0.00	0.00	78.0%	21.98	0	0540201	East	6a	6a	7a	28.18	2.13				120		60%	50%	36	33	45.09
0540202	219	81	2.70	6	2.4852	1.99	0.00	0.00	80.2%	32.59	6	0540202	East	6a	6a	7a	40.63	1.99				80		70%	50%	28	23	54.68
0540300	264	99	2.67	30	4.8523	3.72	0.00	0.00	76.7%	20.40	0	0540300	East	7a	7a	7b	26.60	3.72				180		65%	65%	76	61	47.03
0540400	156	60	2.60	85	7.2308	3.03	0.11	0.69	43.5%	8.30	-3	0540400	East	6a	6a	6a	19.07	3.15				160		65%	65%	68	69	40.56
0540500	198	81	2.44	9	3.5241	2.78	0.00	0.00	78.9%	22.98	0	0540500	East	6a	6a	6a	29.12	2.78				130		60%	50%	39	32	43.14
0540600	252	108	2.33	910	5.0457	4.10	0.00	0.00	81.4%	21.40	0	0540600	East	6a	6a	6a	26.31	4.10				180		60%	60%	65	47	42.10
0540700	0	0		30	0.5477	0.00	0.41	0.00	75.4%	5.48	0	0540700	East	Bus4	MU	MU	7.26	0.41					50	60%	70%	21	0	50.84
0540800	207	81	2.56	3	4.3145	3.43	0.00	0.00	79.6%	18.77	3	0540800	East	6a	6a	6a	23.58	3.43				130		60%	50%	39	43	34.94
0540900	66	21	3.14	20	1.5922	0.84	0.24	0.00	67.8%	13.19	0	0540900	East	6a	6a	6a	19.44	1.08				50		60%	50%	15	33	33.33
0541000	108	42	2.57	0	2.8837	2.10	0.00	0.00	72.7%	14.56	-3	0541000	East	6a	6a	6a	20.05	2.10				100		60%	50%	30	26	34.37
0541100	237	81	2.93	3	4.4420	3.50	0.00	0.00	78.8%	18.24	6	0541100	East	6a	6a	6a	23.14	3.50				160		60%	50%	48	43	36.86
0541200	198	81	2.44	6	6.6074	3.49	0.00	2.10	52.9%	12.26	0	0541200	East	6a	6a	7a	23.18	3.49				300		65%	70%	137	63	62.24
0541300	129	51	2.53	0	2.6540	2.00	0.00	0.00	75.2%	19.22	6	0541300	East	6a	6a	7a	25.56	2.00				100		60%	60%	36	24	43.60
0541400	156	63	2.48	3	3.0119	2.33	0.00	0.00	77.2%	20.92	6	0541400	East	6a	6a	7a	27.09	2.33				120		60%	60%	43	29	45.67
0541500	159	57	2.79	9	4.4284	3.18	0.00	0.00	71.9%	12.87	0	0541500	East	6a	6a	7a	17.91	3.18				200		60%	60%	72	40	40.53
0541600	63	27	2.33	35	1.9856	0.75	0.65	0.00	70.7%	13.60	9	0541600	East	6a	6a	7a	19.23	1.40				80		60%	60%	29	68	39.75
0541700	180	39	4.62	3	5.6762	3.06	0.00	2.19	54.0%	6.87	3	0541700	East	6a	6a	7a	12.73	3.06				180		60%	80%	86	17	40.95
0541800	144	51	2.82	0	3.3186	2.58	0.00	0.00	77.6%	15.37	0	0541800	East	6a	6a	6a	19.80	2.58				130		60%	60%	47	30	37.97
0541900	78	24	3.25	9	2.0037	1.68	0.00	0.00	83.7%	11.98	3	0541900	East	5	6a	7a	14.31	1.68				120		60%	70%	50	2	44.35
0542000	264	84	3.14	3	6.2416	5.22	0.00	0.00	83.6%	13.46	-3	0542000	East	6a	6a	7a	16.09	5.22				300		60%	70%	126	59	40.23
0542100	159	72	2.21	6	2.9613	2.26	0.00	0.00	76.2%	24.31	9	0542100	East	6a	6a	6a	31.89	2.26				80		60%	40%	19	27	40.40
0542200	159	60	2.65	0	4.0990	3.18	0.00	0.00	77.6%	14.64	9	0542200	East	6a	6a	6a	18.86	3.18				160		60%	60%	58	37	36.96
0542300	195	78	2.50	3	3.6253	2.78	0.00	0.00	76.6%	21.52	9	0542300	East	6a	6a	6a	28.07	2.78				130		60%	50%	39	35	42.11
0542400	195	60	3.25	25	4.5281	3.47	0.00	0.00	76.7%	13.25	0	0542400	East	6a	6a	6a	17.28	3.47				170		60%	60%	61	44	34.91
	18,081	6,231	2.90	6,595	604.24	315.48	89.61	52.02	67.0%	10.31	606						15.38	405	0	0	10,670	5,960	6,890		40%	9,314	2,373	38.37
											9.7%								23,520						157.84%	38.1%	

One-hunga	Populat 2006	Dwell 2006	Pop/Dwel 2006	Employ 2010	MB Area (Hect)	Resident Area	Busines Area	Open Space	Net : Gross	R Gross	R Net	1996 / 2006	MeshBl 2006	Prec	Exist Zone	PF Low	PF High	Net Area	2ABC R12	Res5 R40	6AB R80	7ABC R100	8ABC R200	Capac Utilis	PF Dev Chance	PF Resid Capacity	AC Resid Capacity	New Net R
0596700	279	96	2.91	180	18.7510	10.75	0.00	0.00	0.573	5.12	8.93	18	0596700	West	6A	6a	6a	10.8			250			60%	60%	90	10	17.30
0596800	204	78	2.62	3	5.6755	5.08	0.00	0.00	0.896	13.74	15.35	0	0596800	West	5	6a	6a	5.1			200			60%	60%	72	117	29.51
0596900	183	69	2.65	0	5.3774	3.93	0.00	0.79	0.732	12.83	17.54	9	0596900	West	6a	6a	6a	3.93			180			60%	70%	76	106	36.75
0597000	87	33	2.64	15	2.5127	1.92	0.00	0.02	0.762	13.13	17.22	3	0597000	West	6a	6a	6a	1.92			80			60%	50%	24	1	29.75
0597500	168	63	2.67	170	3.6952	3.03	0.00	0.00	0.819	17.05	20.81	3	0597500	West	6a	6a	6a	3.03			140			60%	60%	50	68	37.46
0597600	219	84	2.61	6	5.4612	4.58	0.00	0.00	0.838	15.38	18.36	3	0597600	West	6a	6a	6a	4.58			200			60%	65%	78	103	35.41
0597700	72	24	3.00	0	2.4191	1.75	0.00	0.00	0.723	9.92	13.73	-3	0597700	West	6a	6a	6a	1.75			100			60%	65%	39	43	36.04
0597800	141	60	2.35	18	4.3298	3.58	0.00	0.00	0.826	13.86	16.77	0	0597800	West	6a	6a	6a	3.58			160			60%	60%	58	13	32.88
0597900	60	27	2.22	0	2.4777	1.94	0.00	0.00	0.785	10.90	13.89	0	0597900	West	6a	6a	6a	1.94			110			60%	60%	40	3	34.26
0598001	69	27	2.56	0	2.0811	1.60	0.00	0.00	0.770	12.97	16.85	0	0598001	TC	6a	6a	6a	1.60			100			70%	80%	56	20	51.80
0598002	42	18	2.33	0	0.7182	0.65	0.00	0.00	0.900	25.06	27.84	18	0598002	TC	6a	6a	6a	0.65			30			60%	40%	7	6	38.97
0598100	120	45	2.67	0	4.1480	3.48	0.00	0.00	0.838	10.85	12.94	-9	0598100	TC	6a	6a	6a	3.48			180			70%	75%	95	41	40.12
0598200	162	54	3.00	3	4.7035	3.64	0.00	0.07	0.773	11.48	14.85	-3	0598200	West	6a	6a	6a	3.64			200			70%	70%	98	9	41.81
0598300	171	96	1.78	260	8.6121	4.05	0.12	3.18	0.484	11.15	23.02	9	0598300	TC	6a	6a	6a	4.17			240			60%	60%	86	78	43.73
0598400	216	60	3.60	50	3.7245	3.07	0.00	0.00	0.824	16.11	19.54	36	0598400	TC	6a	6a	6a	3.07			140			60%	60%	50	34	35.96
0598500	93	33	2.82	0	2.7111	1.99	0.00	0.00	0.736	12.17	16.55	0	0598500	TC	6a	6a	6a	1.99			100			60%	70%	42	28	37.61
0598600	54	15	3.60	0	1.1929	0.80	0.00	0.00	0.673	12.57	18.67	3	0598600	TC	6a	6a	6a	0.80			60			80%	80%	38	10	66.48
0598700	222	87	2.55	6	5.9181	4.31	0.00	0.34	0.729	14.70	20.17	6	0598700	TC	6a	6a	6a	4.31			240			60%	60%	86	65	40.20
0598800	168	63	2.67	9	4.6781	3.75	0.00	0.00	0.802	13.47	16.79	0	0598800	TC	6a	6a	6a	3.75			220			60%	65%	86	51	39.65
0598900	138	51	2.71	0	2.9581	2.11	0.00	0.00	0.714	17.24	24.14	3	0598900	TC	6a	6a	6a	2.11			100			60%	50%	30	45	38.33
0599000	96	27	3.56	25	2.0136	1.58	0.00	0.00	0.783	13.41	17.14	3	0599000	TC	6a	6a	6a	1.58			80			60%	70%	34	31	38.46
0599100	72	30	2.40	9	1.8209	1.04	0.00	0.24	0.572	16.48	28.81	0	0599100	TC	6a	6a	6a	1.04			40			60%	50%	12	17	40.34
0599200	66	27	2.44	0	1.5927	1.17	0.00	0.00	0.732	16.95	23.17	0	0599200	TC	6a	6a	6a	1.17			60			60%	60%	22	15	41.70
0599300	126	60	2.10	3	2.3905	1.80	0.00	0.00	0.754	25.10	33.29	-15	0599300	TC	6a	6a	6a	1.80			30			60%	60%	11	20	39.28
0599400	153	60	2.55	12	2.9158	2.23	0.20	0.00	0.835	20.58	24.64	6	0599400	TC	6a	6a	6a	2.44			120			60%	50%	36	34	39.42
0599500	153	54	2.83	0	2.8842	2.45	0.00	0.00	0.850	18.72	22.02	0	0599500	TC	6a	6a	6a	2.45			120			60%	60%	43	28	39.63
0599600	90	39	2.31	40	2.2628	0.70	0.70	0.22	0.616	17.24	27.99	15	0599600	TC	Bus1	Bus1	Bus1	1.39					80	60%	60%	29	42	48.66
0599700	168	60	2.80	20	3.3123	2.57	0.00	0.00	0.777	18.11	23.31	0	0599700	TC	Bus1	Bus1	Bus1	2.57					120	60%	60%	43	29	40.10
0599800	132	57	2.32	30	4.1671	2.26	0.00	1.25	0.544	13.68	25.17	3	0599800	TC	6a	6a	6a	2.26			110			60%	70%	46	36	45.57
0599900	87	48	1.81	0	0.9476	0.80	0.00	0.00	0.847	50.66	59.81	3	0599900	TC	6a	6a	6a	0.80			0			60%	60%	0	8	59.81
0600000	72	27	2.67	0	1.9841	1.47	0.00	0.00	0.741	13.61	18.37	0	0600000	East	6a	6a	6a	1.47			70			60%	50%	21	0	32.65
0600100	66	21	3.14	18	1.7691	1.49	0.00	0.00	0.840	11.87	14.12	3	0600100	TC	6a	6a	6a	1.49			60			60%	70%	25	19	31.07
0600200	102	36	2.83	0	1.5902	1.35	0.00	0.00	0.848	22.64	26.70	-3	0600200	TC	6a	6a	6a	1.35			50			60%	50%	15	16	37.83
0600300	159	60	2.65	0	2.9656	2.65	0.00	0.00	0.895	20.23	22.60	0	0600300	TC	6a	6a	6a	2.65			100			60%	40%	24	33	31.64
0600400	48	24	2.00	95	4.9485	1.27	0.80	0.00	0.418	4.85	11.60	6	0600400	TC	6a	6a	6a	2.07			80			60%	60%	29	65	25.52
0600500	141	54	2.61	270	4.9837	2.44	1.63	0.00	0.818	10.84	13.25	36	0600500	TC	Bus2	Bus2	Bus2	4.07					240	70%	80%	134	151	46.24
0600600	222	93	2.39	6	4.9656	4.07	0.00	0.00	0.819	18.73	22.86	0	0600600	TC	6a	6a	6a	4.07			160			60%	60%	58	51	37.02
0600700	210	87	2.41	6	4.9528	4.08	0.00	0.00	0.824	17.57	21.33	15	0600700	TC	6a	6a	6a	4.08			160			60%	70%	67	53	37.80
0600800	45	24	1.88	100	3.8558	0.00	2.53	0.13	0.657	7.78	11.84	21	0600800	TC	Bus2	MU	MU	2.53					200	70%	60%	84	93	42.61
0600900	0	0		120	1.0372	0.00	0.72	0.00	0.693	2.89	4.17	0	0600900	TC	MU	MU	MU	0.72					60	60%	80%	29	21	40.06
0601000	33	12	2.75	520	2.4849	0.36	1.48	0.00	0.738	5.63	7.63	6	0601000	TC	Bus2	MU	MU	1.83					140	90%	20%	25	67	20.29
0601100	9	3	3.00	180	2.5316	0.00	1.89	0.00	0.746	5.53	7.41	0	0601100	TC	Bus2	MU	MU	1.89					200	90%	30%	54	80	30.19
0601200	150	51	2.94	3	4.8983	4.08	0.00	0.00	0.834	10.41	12.49	3	0601200	TC	6a	6a	6a	4.08			240			60%	70%	101	56	37.17
0601300	204	78	2.62	3	4.8946	4.08	0.00	0.00	0.833	15.94	19.13	0	0601300	TC	6a	6a	6a	4.08			240			60%	60%	86	48	40.32
0601400	6	3	2.00	200	3.4353	0.00	2.41	0.04	0.701	6.70	9.55	-3	0601400	TC	Bus4	MU	MU	2.41					240	80%	70%	134	103	57.06
0601500	3	0		460	7.4375	0.00	5.61	0.17	0.754	5.24	6.95	0	0601500	TC	Bus4	MU	MU	5.61					550	70%	70%	270	236	48.06
0601600	27	12	2.25	180	4.9147	0.00	3.62	0.00	0.737	10.17	13.80	3	0601600	TC	Bus4	MU	MU	3.62					360	60%	60%	130	152	39.08

0601700	0	0		70	1.9304	0.00	1.25	0.00	0.645	3.11	4.82	0	0601700	TC	Bus4	MU	MU	1.25					200	60%	50%	60	53	48.19
0601800	21	6	3.50	180	3.0013	0.00	1.74	0.32	0.579	8.66	14.95	0	0601800	TC	Bus4	MU	MU	1.74					260	60%	60%	94	79	57.28
0601900	351	123	2.85	130	4.8165	0.68	3.18	0.04	0.801	25.54	31.88	102	0601900	TC	Bus4	MU	MU	3.86					160	60%	80%	77	133	51.79
0602000	63	36	1.75	85	4.8844	0.41	1.92	0.31	0.479	7.37	15.40	9	0602000	TC	Bus4	MU	MU	2.34					160	60%	70%	67	84	44.14
0602100	51	18	2.83	350	4.8817	1.22	2.85	0.00	0.834	5.74	6.87	0	0602100	TC	Bus4	MU	MU	4.07					400	70%	80%	224	136	59.41
0602200	9	3	3.00	210	4.9532	0.00	3.55	0.00	0.717	3.23	4.50	3	0602200	TC	Bus4	MU	MU	3.55					350	70%	60%	147	152	42.22
0602300	99	42	2.36	210	6.4269	0.00	4.04	0.68	0.629	6.54	10.40	36	0602300	TC	Bus4	MU	MU	4.04					400	70%	60%	168	177	51.98
0602402	147	51	2.88	190	19.9820	0.00	5.14	7.08	0.257	2.55	9.93	48	0602402	West	Bus4	MU	MU	5.14					500	70%	40%	140	147	37.18
0602501	6	3	2.00	3	25.2830	0.00	1.89	10.05	0.075	0.16	2.12	3	0602501	TC	Bus4	MU	MU	1.89					200	70%	70%	98	57	53.41
0602503	0	0		70	5.9551	0.00	2.85	0.00	0.478	1.34	2.81	0	0602503	TC	Bus4	MU	MU	2.85					200	70%	60%	84	87	29.52
0602504	0	0		30	6.0686	0.00	3.76	0.00	0.619	0.33	0.53	0	0602504	TC	Bus6	Bus6	Bus6	3.76					0	60%	60%	0	114	0.00
0605700	213	69	3.09	6	5.0807	4.14	0.00	0.00	0.815	13.58	16.66	3	0605700	East	6a	6a	6a	4.14			220			70%	60%	92	14	38.97
0605800	126	54	2.33	6	3.4136	2.69	0.00	0.00	0.788	15.82	20.08	9	0605800	East	6a	6a	6a	2.69			140			70%	50%	49	5	38.30
0605900	186	78	2.38	6	4.9917	4.07	0.00	0.00	0.816	15.63	19.15	21	0605900	TC	6a	6a	6a	4.07			220			70%	50%	77	48	38.05
0606000	159	69	2.30	0	3.3186	2.68	0.00	0.00	0.808	20.79	25.74	3	0606000	East	6a	6a	6a	2.68			120			60%	50%	36	4	39.17
0606100	195	72	2.71	3	4.8825	3.98	0.00	0.00	0.815	14.75	18.09	24	0606100	East	6a	6a	6a	3.98			200			60%	50%	60	18	33.16
0606400	177	69	2.57	0	3.5365	2.97	0.00	0.00	0.839	19.51	23.26	6	0606400	East	6a	6a	6a	2.97			120			60%	50%	36	7	35.40
0606500	171	60	2.85	9	5.1452	4.38	0.00	0.00	0.851	11.66	13.71	3	0606500	East	6a	6a	6a	4.38			200			60%	50%	60	28	27.42
0606800	147	60	2.45	0	3.7446	3.16	0.00	0.00	0.845	16.02	18.97	3	0606800	East	6a	6a	6a	3.16			160			60%	60%	58	9	37.17
0606900	213	87	2.45	6	4.7512	3.87	0.00	0.09	0.814	18.31	22.49	15	0606900	East	6a	6a	6a	3.87			180			60%	50%	54	6	36.44
0607000	189	66	2.86	0	4.9397	3.80	0.00	0.28	0.769	13.36	17.38	9	0607000	TC	6a	6a	6a	3.80			200			60%	60%	72	56	36.34
0607100	51	18	2.83	220	9.2079	1.17	6.32	0.00	0.813	3.15	3.87	3	0607100	TC	Bus5	Bus5	Bus5	7.49					40	70%	40%	11	80	3.90
0607200	60	24	2.50	3	1.6240	1.26	0.00	0.00	0.776	14.78	19.04	3	0607200	East	6a	6a	6a	1.26			50			60%	60%	18	4	33.33
0607300	135	33	4.09	130	5.5537	2.25	2.24	0.19	0.808	6.84	8.47	0	0607300	East	6a	6a	6a	4.49			100			60%	60%	36	2	15.37
0607400	15	6	2.50	400	12.8063	0.00	8.45	2.18	0.660	3.12	4.73	0	0607400	East	Bus6	Bus6	Bus6	8.45					20	70%	40%	6	0	1.37
	8,292	3,177	2.61	5,337	341.28	152.70	70.87	27.66	0.655	9.31	14.21	501						224	0	0	6,660	0	5,080		39%	4,586	3,855	34.72
												15.8%							11,740							144.4%	121.3%	

Parnell	Populat 2006	Dwell 2006	Pop/Dwel 2006	Employ 2010	MB Area (Hect)	Resident Area	Busines Area	Open Space	Net : Gross	R Gross	1996 / 2006	MeshBl 2006	Prec	Exist Zone	PF Low	PF High	R Net	Net Area	2ABC R12	Res5 R40	6AB R80	7ABC R100	8ABC R200	Capac Utilis	PF Dev Chance	PF Resid Capacity	AC Resid Capacity	New Net R
0450800	96	36	2.67	0	1.1622	0.80	0.00	0.00	0.691	30.97	9	0450800	Doma	7B	7B	7B	44.81	0.80				20		80%	40%	6	6	52.78
0451500	57	24	2.38	120	1.7234	0.65	0.57	0.00	0.711	13.93	12	0451500	Doma	B2	B2	B2	19.60	1.22					30	90%	50%	14	29	30.62
0451600	39	18	2.17	50	1.0413	0.74	0.00	0.00	0.715	17.29	3	0451600	Doma	7B	7B	7B	24.18	0.74					20	80%	40%	6	0	32.78
0451700	72	27	2.67	45	1.4477	0.80	0.18	0.00	0.673	18.65	21	0451700	Doma	7B	7B	7B	27.70	0.97					20	80%	60%	10	16	37.54
0451800	174	81	2.15	100	8.2138	3.50	0.35	2.44	0.469	9.86	9	0451800	Doma	6A	7B	7B	21.04	3.85				50		80%	60%	24	62	27.27
0451900	9	3	3.00	450	3.1279	0.97	1.65	0.00	0.836	2.88	3	0451900	Doma	7B	7B	7B	3.44	2.61				60		80%	10%	5	86	2.98
0452000	258	123	2.10	55	3.9539	3.21	0.10	0.00	0.837	31.11	36	0452000	Doma	7B	7B	7B	37.16	3.31				30		80%	30%	7	47	39.33
0452100	240	93	2.58	12	2.9563	2.67	0.00	0.00	0.903	31.46	15	0452100	Doma	7B	7B	7B	34.83	2.67				30		80%	30%	7	10	37.52
0452200	141	78	1.81	130	3.3329	0.73	0.46	0.81	0.357	23.40	6	0452200	Doma	7B	7B	7B	65.57	1.19				20		90%	30%	5	30	70.11
0452300	21	0		520	5.7468	0.00	4.82	0.01	0.839	1.74	0	0452300	Doma	MU	MU	MU	2.07	4.82					40	80%	20%	6	220	1.33
0452400	69	39	1.77	18	0.9180	0.55	0.00	0.00	0.595	42.48	9	0452400	Doma	B1	MU	MU	71.45	0.55					40	90%	30%	11	3	91.24
0452500	120	69	1.74	380	2.0824	0.00	1.37	0.00	0.657	33.14	39	0452500	Doma	B2	MU	MU	50.47	1.37					100	90%	60%	54	67	89.97
0452600	33	18	1.83	660	1.8333	0.08	1.08	0.00	0.631	13.09	15	0452600	Doma	B2	MU	MU	20.73	1.16					100	90%	30%	27	73	38.87
0452700	78	45	1.73	85	2.8012	0.11	0.78	0.03	0.317	16.06	12	0452700	Doma	MU	MU	MU	50.63	0.89					80	90%	60%	43	42	99.24
0452800	42	18	2.33	140	1.4754	0.49	0.64	0.00	0.767	16.27	0	0452800	Doma	B1	MU	MU	21.22	1.13					60	80%	30%	14	45	28.64
0452900	129	42	3.07	140	3.9585	2.68	0.31	0.00	0.755	13.39	3	0452900	Doma	B1	MU	MU	17.73	2.99					100	70%	50%	35	64	25.75
0453000	156	78	2.00	640	4.3250	0.00	2.66	0.00	0.614	18.03	36	0453000	Core	MU	MU	MU	29.35	2.66					100	80%	50%	40	133	44.40
0453101	111	57	1.95	25	1.0699	0.55	0.42	0.00	0.903	53.28	27	0453101	Core	MU	MU	MU	58.97	0.97					40	90%	40%	14	21	73.87
0453102	231	108	2.14	90	1.5559	0.21	1.16	0.00	0.883	69.41	45	0453102	Core	MU	MU	MU	78.57	1.37					30	90%	40%	11	56	86.43
0453103	111	51	2.18	420	3.5168	0.50	2.37	0.00	0.815	14.50	15	0453103	Core	B5	MU	MU	17.79	2.87					200	90%	40%	72	115	42.90
0453200	213	105	2.03	710	6.5139	1.14	3.22	0.02	0.669	16.12	54	0453200	Core	B2	MU	MU	24.08	4.36					200	90%	40%	72	165	40.59
0453300	69	21	3.29	75	1.6233	0.56	0.62	0.00	0.727	15.40	0	0453300	Core	MU	MU	MU	21.19	1.18					60	90%	40%	22	34	36.11
0453400	57	21	2.71	90	1.3855	0.61	0.43	0.00	0.753	15.88	0	0453400	Core	MU	MU	MU	21.09	1.04					60	90%	40%	22	25	40.83
0453500	9	3	3.00	170	0.9712	0.00	0.73	0.00	0.754	16.47	0	0453500	Core	MU	MU	MU	21.85	0.73					40	90%	40%	14	49	23.76
0453600	111	48	2.31	350	2.1795	0.64	0.97	0.00	0.736	22.02	30	0453600	Core	B2	MU	MU	29.90	1.61					100	90%	40%	36	67	52.33
0453700	135	45	3.00	55	2.5777	1.16	0.98	0.00	0.829	17.46	0	0453700	Core	MU	MU	MU	21.05	2.14					140	90%	40%	50	55	44.64
0453800	54	27	2.00	100	1.8276	1.08	0.16	0.12	0.680	14.77	-6	0453800	Core	B2	MU	MU	21.72	1.24					20	80%	50%	8	21	28.15
0453900	96	54	1.78	30	2.2643	1.50	0.16	0.00	0.732	23.85	-24	0453900	Core	1	1	1	32.56	1.66	20					80%	30%	5	0	35.46
0454000	150	78	1.92	340	5.3065	0.96	3.83	0.00	0.903	14.70	27	0454000	Core	MU	MU	MU	16.28	4.79					400	60%	90%	216	188	61.35
0454100	63	21	3.00	6	1.3766	1.08	0.00	0.00	0.783	19.61	-9	0454100	Core	1	1	1	25.04	1.08	10					80%	30%	2	0	21.70
0454200	132	51	2.59	6	3.4012	1.82	0.00	0.94	0.534	14.99	0	0454200	Core	1	1	1	28.09	1.82	20					80%	30%	5	1	30.73
0454300	174	57	3.05	30	4.0925	2.89	0.06	0.77	0.722	13.93	3	0454300	Core	6A	7A	7A	19.28	2.96				60		70%	50%	21	27	26.38
0454400	129	66	1.95	120	2.9311	2.15	0.24	0.02	0.817	22.52	9	0454400	Core	7B	7B	7B	27.55	2.40				60		70%	40%	17	19	34.56
0454500	114	54	2.11	12	4.1516	2.25	0.00	1.65	0.543	13.01	0	0454500	Core	7A	7A	7A	23.96	2.25				100		70%	40%	28	26	36.38
0454600	138	69	2.00	210	4.6661	4.09	0.00	0.04	0.876	14.79	-3	0454600	Core	7A	7A	7A	16.89	4.09				100		70%	50%	35	17	25.46
0454700	204	75	2.72	90	4.4147	3.77	0.00	0.01	0.855	16.99	6	0454700	Core	7B	7B	7B	19.88	3.77				80		80%	60%	38	15	30.05
0454800	156	72	2.17	95	15.2914	2.09	0.00	7.15	0.137	4.71	27	0454800	Core	7C	7C	7C	34.44	2.09				160		80%	70%	90	5	77.30
0455100	156	69	2.26	45	7.3606	4.48	0.00	1.98	0.609	9.37	9	0455100	StSte	6A	6A	6A	15.39	4.48			80			90%	50%	36	31	23.42
0455200	117	48	2.44	3	3.2190	2.49	0.00	0.00	0.773	14.91	6	0455200	StSte	7B	7B	7B	19.29	2.49				60		90%	40%	22	10	27.98
0455300	117	45	2.60	0	4.3933	3.56	0.00	0.00	0.811	10.24	3	0455300	StSte	2B	2B	2B	12.62	3.56	10					90%	30%	3	11	13.38
0455400	39	9	4.33	45	3.2814	0.79	0.00	0.00	0.241	3.66	-3	0455400	StSte	2B	2B	2B	15.19	0.79	2					60%	30%	0	0	11.85
0455500	81	42	1.93	35	4.4739	3.81	0.00	0.06	0.852	9.39	0	0455500	StSte	6A	6A	6A	11.02	3.81			50			90%	50%	23	28	16.93
0455600	126	33	3.82	3	3.4729	2.50	0.00	0.00	0.719	9.50	0	0455600	StSte	2B	2B	2B	13.22	2.50	14					90%	50%	6	4	15.75
0455700	138	48	2.88	9	3.4905	2.82	0.00	0.19	0.808	13.75	6	0455700	StSte	2B	2B	2B	17.03	2.82	12					90%	50%	5	3	18.94
0455800	159	60	2.65	6	6.1463	4.10	0.00	1.21	0.666	9.76	3	0455800	StSte	2B	2B	2B	14.65	4.10	12					90%	50%	5	9	15.97
0455900	33	12	2.75	80	2.7874	0.79	0.00	0.00	0.285	4.66	0	0455900	StSte	2B	2B	2B	16.36	0.79	2					80%	40%	1	0	15.90
0456000	180	72	2.50	20	5.7533	4.24	0.00	0.01	0.737	12.51	0	0456000	StSte	6A	6A	6A	16.98	4.24			30			80%	50%	12	14	19.81
0456100	117	51	2.29	0	2.0724	1.79	0.00	0.00	0.862	24.61	-3	0456100	StSte	7A	7A	7A	28.56	1.79				50		80%	50%	20	5	39.76
0456200	123	48	2.56	3	3.5776	2.96	0.00	0.13	0.826	13.42	0	0456200	StSte	6A	6A	6A	16.24	2.96			50			80%	50%	20	6	23.00
0456300	219	99	2.21	6	3.7981	3.34	0.00	0.00	0.880	26.07	6	0456300	StSte	7A	7A	7A	29.61	3.34				20		80%	40%	6	18	31.52
0456400	51	21	2.43	0	2.2334	1.81	0.00	0.00	0.809	9.85	-6	0456400	StSte	1	1	1	12.18	1.81	10					80%	40%	3	3	13.39
0456500	111	57	1.95	18	2.2631	1.77	0.00	0.00	0.782	25.19	-3	0456500	StSte	1	1	1	32.20	1.77	10					80%	40%	3	2	34.01
0456600	51	21	2.43	0	1.1835	0.78	0.00	0.00	0.656	17.74	0	0456600	StSte	1	1	1	27.06	0.78	4					80%	40%	1	1	28.71
0456700	60	24	2.50	0	4.7764	2.21	0.00	1.82	0.462	5.02	0	0456700	StSte	1	1	1	10.88	2.21	14					80%	40%	4	10	12.91
0456800	99	42	2.36	15	3.2878	2.78	0.00	0.00	0.845	12.77	0	0456800	StSte	2B	2B	2B	15.12	2.78	10					80%	40%	3	10	16.28
0456900	126	57	2.21	6	9.7237	2.54	0.00	6.29	0.261	5.86	0	0456900	StSte	1	1	1	22.44	2.54	10					80%	40%	3	10	23.70
0457000	180	72	2.50	95	4.5471	3.91	0.00	0.01	0.861	15.83	-3	0457000	StSte	2B	2B	2B	18.40	3.91	20					80%	40%	6	13	20.04
0457100	132	54	2.44	25	5.3985	2.41	0.00	2.28	0.446	10.00	15	0457100	StSte	7A	7A	7A	22.41	2.41				20		80%	40%	6	11	25.06
	6,606	2,859	2.31	6,983	208.46	102.90	30.32	28.01	0.639	13.72	459						21.46	133	180	0	210	920	1,980		39%	1,284	2,038	31.10
											16.1%								3,290							44.91%	71.3%	

Tamaki	Populat 2006	Dwell 2006	Pop/Dwel 2006	Employ 2010	MB Area (Hect)	Resident Area	Busines Area	Open Space	Net : Gross	R Gross	1996 / 2006	MeshBl 2006	Prec	Exist Zone	PF Low	PF High	R Net	Net Area	2ABC R12	Res5 R40	6AB R80	7ABC R100	8ABC R200	Capac Utilis	PF Dev Chance	PF Resid Capacity	AC Resid Capacity	PF Net R
0463800	93	42	2.21	20	13.1659	2.88	0.00	7.43	21.9%	3.19	6	0463800	WTan	6A	7A	7B	14.59	2.88				140		60%	80%	67	4	37.94
0463901	102	36	2.83	260	7.0745	2.33	2.61	0.32	69.8%	6.64	3	0463901	WTan	6A	7A	7B	9.51	4.94				200		60%	80%	96	231	26.72
0469500	117	57	2.05	15	3.7754	3.09	0.00	0.00	81.8%	15.10	6	0469500	WTan	6A	6A	6A	18.45	3.09			120			80%	70%	67	3	40.20
0469600	120	39	3.08	18	4.1592	3.49	0.00	0.00	83.9%	9.86	3	0469600	WTan	5	6A	6A	11.75	3.49			160			80%	70%	90	3	36.85
0469700	135	51	2.65	0	4.0747	3.15	0.00	0.00	77.2%	12.52	15	0469700	WTan	6A	6A	6A	16.21	3.15			120			70%	60%	50	6	32.24
0469800	132	33	4.00	0	3.2459	2.73	0.00	0.00	84.0%	10.17	0	0469800	WTan	5	6A	6A	12.10	2.73			120			80%	70%	67	2	36.73
0469900	57	18	3.17	0	2.0927	1.71	0.00	0.00	81.7%	9.56	0	0469900	WTan	5	6A	6A	11.70	1.71			100			80%	70%	56	1	43.28
0470000	132	30	4.40	20	5.1994	2.38	0.00	0.00	45.7%	6.15	0	0470000	WTan	5	6A	6A	13.46	2.38			120			80%	70%	67	2	40.90
0470100	99	30	3.30	0	2.5766	2.16	0.00	0.00	83.7%	11.64	3	0470100	WTan	5	6A	6A	13.92	2.16			100			70%	60%	42	2	33.41
0470200	105	39	2.69	3	3.4347	2.75	0.00	0.00	80.1%	11.35	0	0470200	WTan	6A	6A	6A	14.17	2.75			120			70%	60%	50	7	32.48
0470300	189	48	3.94	9	4.3230	3.59	0.00	0.00	83.0%	11.10	3	0470300	WTan	6A	6A	6A	13.37	3.59			160			80%	70%	90	10	38.34
0470400	63	18	3.50	3	1.8472	1.46	0.00	0.00	79.0%	9.74	-3	0470400	WTan	6A	6A	6A	12.34	1.46			100			80%	70%	56	1	50.72
0470500	123	27	4.56	0	2.6838	2.18	0.00	0.00	81.2%	10.06	0	0470500	WTan	6A	6A	6A	12.39	2.18			120			80%	70%	67	41	43.22
0470600	120	39	3.08	0	3.5830	2.89	0.00	0.00	80.7%	10.88	3	0470600	WTan	6A	6A	6A	13.49	2.89			140			80%	70%	78	5	40.60
0470700	87	24	3.63	30	4.6890	1.71	0.00	0.00	36.5%	6.18	3	0470700	WTan	6A	6A	6A	16.94	1.71			100			70%	60%	42	66	38.54
0470800	120	42	2.86	0	4.0821	3.22	0.00	0.00	78.8%	10.29	3	0470800	GI	5	6A	6A	13.05	3.22			180			70%	70%	88	4	40.46
0470900	156	42	3.71	30	8.8237	3.50	0.00	0.80	39.6%	5.10	0	0470900	GI	6A	6A	6A	12.86	3.50			200			70%	60%	84	2	36.01
0471000	45	15	3.00	0	1.4034	1.15	0.00	0.00	81.7%	10.69	0	0471000	GI	8A	6A	6A	13.09	1.15			80			80%	70%	45	0	52.17
0471100	66	30	2.20	3	5.2773	2.37	0.00	2.34	44.8%	5.68	6	0471100	GI	5	6A	6A	12.68	2.37			160			70%	60%	67	4	41.08
0471200	60	24	2.50	9	2.3592	1.84	0.00	0.00	77.8%	10.17	3	0471200	GI	5	6A	6A	13.08	1.84			100			70%	60%	42	0	35.96
0471300	114	39	2.92	3	3.7106	3.03	0.00	0.00	81.6%	11.32	6	0471300	GI	5	6A	6A	13.87	3.03			160			70%	60%	67	4	35.08
0471400	54	18	3.00	3	1.6151	1.25	0.00	0.00	77.5%	11.14	0	0471400	GI	5	6A	6A	14.38	1.25			80			70%	60%	34	0	41.22
0471500	81	27	3.00	0	3.0196	2.20	0.00	0.23	73.0%	9.60	0	0471500	GI	5	6A	6A	13.16	2.20			150			70%	70%	74	1	45.62
0471600	120	33	3.64	3	3.2021	2.43	0.11	0.00	79.4%	10.93	3	0471600	GI	5	6A	6A	13.77	2.54			160			70%	70%	78	2	43.84
0471701	108	30	3.60	0	3.1104	2.46	0.00	0.00	79.1%	9.65	3	0471701	GI	5	6A	6A	12.20	2.46			150			70%	60%	63	4	37.82
0471702	40	10	4.00	0	1.1000	0.87	0.00	0.00	79.1%	9.09	-17	0471702	GI	5	6A	6A	11.49	0.87			60			70%	60%	25	0	40.46
0471800	102	24	4.25	9	2.8613	2.23	0.09	0.01	81.2%	10.83	15	0471800	GI	5	6A	6A	13.35	2.32			150			70%	70%	74	1	41.98
0471900	33	9	3.67	110	9.0372	0.78	0.00	0.00	8.7%	1.22	-15	0471900	GI	6A	7A	7B	14.03	0.78				70		70%	90%	44	0	67.73
0472000	114	33	3.45	3	3.6497	3.02	0.00	0.00	82.8%	9.04	9	0472000	GI	5	6A	6A	10.92	3.02			180			70%	70%	88	5	40.12
0472100	75	21	3.57	0	1.7296	1.45	0.00	0.01	83.8%	12.14	3	0472100	GI	5	6A	6A	14.48	1.45			80			70%	60%	34	0	37.66
0472200	90	21	4.29	0	2.4535	1.69	0.00	0.40	69.1%	8.56	3	0472200	GI	5	6A	6A	12.39	1.69			100			70%	70%	49	3	41.31
0472300	51	18	2.83	3	2.0301	1.61	0.00	0.00	79.2%	10.34	0	0472300	GI	5	6A	6A	13.06	1.61			90			70%	60%	38	3	34.70
0472400	90	24	3.75	3	3.4350	1.79	0.00	1.31	52.1%	6.99	0	0472400	GI	5	6A	6A	13.40	1.79			120			70%	60%	50	2	41.54
0472500	87	24	3.63	25	5.5176	2.09	0.00	0.00	37.8%	4.53	0	0472500	GI	5	6A	6A	11.98	2.09			130			70%	70%	64	2	42.02
0472700	147	42	3.50	0	4.2547	3.41	0.00	0.00	80.3%	9.87	3	0472700	GI	5	6A	6A	12.30	3.41			180			70%	60%	76	5	34.44
0473000	153	39	3.92	3	4.0191	3.14	0.00	0.00	78.1%	10.20	3	0473000	GI	5	6A	6A	13.05	3.14			160			70%	60%	67	1	33.81
0473100	138	33	4.18	0	3.4896	2.91	0.00	0.00	83.3%	10.03	0	0473100	GI	5	6A	6A	12.03	2.91			150			70%	60%	63	1	33.01
0474000	48	18	2.67	3	3.5902	1.31	0.00	1.81	36.5%	5.01	0	0474000	GI	5	6A	6A	13.73	1.31			70			70%	70%	34	1	39.89
0474100	80	23	3.48	0	2.1000	1.68	0.00	0.00	80.0%	10.95	5	0474100	GI	8A	7A	7B	13.69	1.68				120		60%	75%	54	0	45.83
0474200	100	28	3.57	0	3.8000	2.11	0.00	1.00	55.5%	7.37	10	0474200	GI	6A	6A	6A	13.27	2.11			120			70%	70%	59	1	41.14
0474300	117	30	3.90	0	3.0780	2.41	0.00	0.00	78.2%	10.07	0	0474300	GI	6A	6A	6A	12.88	2.41			120			70%	70%	59	1	36.90
0474400	81	15	5.40	0	1.3303	1.04	0.00	0.00	78.5%	12.03	3	0474400	GI	8A	7A	7B	15.33	1.04				80		60%	75%	36	1	48.86
0474500	183	39	4.69	0	3.4888	2.76	0.00	0.11	79.2%	11.18	0	0474500	GI	8A	7A	7B	14.11	2.76				180		70%	70%	88	0	46.02
0474600	102	21	4.86	12	3.1254	1.85	0.00	0.53	59.3%	7.04	0	0474600	GI	6A	6A	6A	11.88	1.85			110			70%	70%	54	1	40.43
0474700	96	27	3.56	3	2.7310	2.11	0.00	0.00	77.3%	11.35	0	0474700	GI	6A	7A	7B	14.69	2.11				140		70%	60%	59	39	40.66
0474800	69	15	4.60	0	1.6148	1.29	0.00	0.00	79.9%	9.91	-3	0474800	GI	8A	7A	7B	12.40	1.29				80		70%	70%	39	24	42.02
0474900	129	24	5.38	0	2.0787	1.69	0.00	0.00	81.4%	11.55	0	0474900	GI	8A	7A	7B	14.19	1.69				100		70%	70%	49	31	43.16
0475000	126	27	4.67	3	2.8658	2.08	0.15	0.00	77.9%	11.52	-3	0475000	GI	8A	7A	7B	14.78	2.23				130		70%	70%	64	39	40.61
0475100	70	20	3.50	0	1.5000	1.19	0.00	0.00	79.3%	13.33	2	0475100	GI	8A	7A	7B	16.81	1.19				70		70%	60%	29	21	41.51
0475200	84	21	4.00	0	1.7820	1.44	0.00	0.00	80.7%	11.78	0	0475200	GI	8A	7A	7B	14.60	1.44				90		70%	60%	38	23	40.89
0475300	96	24	4.00	0	2.6396	2.13	0.00	0.00	80.9%	10.61	-3	0475300	GI	8A	7A	7B	13.12	2.13				140		70%	60%	59	35	38.80
0475400	132	36	3.67	0	2.1308	1.62	0.00	0.00	76.0%	16.90	12	0475400	GI	8A	7A	7B	22.23	1.62				90		70%	60%	38	28	45.58
0475500	39	6	6.50	0	0.7803	0.60	0.00	0.00	77.4%	10.25	0	0475500	GI	8A	7A	7B	13.25	0.60				40		70%	60%	17	10	37.76
0475600	117	24	4.88	410	14.6585	2.37	5.61	4.47	54.4%	3.62	0	0475600	GI	MU	MU	MU	6.64	7.98					600	70%	60%	252	526	34.59

0475700	177	60	2.95	0	5.6452	3.21	0.00	1.56	56.9%	**10.63**	**0**	**0475700**	GI	**8B**	**8A**	**8B**	**18.68**	**3.21**					**220**	**70%**	**60%**	**92**	86	**47.45**
0475800	132	30	4.40	12	1.8332	1.50	0.00	0.00	82.0%	**16.36**	**3**	**0475800**	GI	**6A**	**6A**	**6A**	**19.96**	**1.50**					**100**	**70%**	**60%**	**42**	27	**47.91**
0475900	0	0		110	1.2489	0.00	0.53	0.00	42.1%	**0.00**	**0**	**0475900**	GI	**TC**	**TC**	**TC**	**0.00**	**0.53**					**50**	**70%**	**5%**	**2**	48	**3.33**
0476000	0	0		90	1.3496	0.00	0.68	0.00	50.3%	**0.00**	**-6**	**0476000**	GI	**TC**	**TC**	**TC**	**0.00**	**0.68**					**70**	**70%**	**5%**	**2**	58	**3.61**
0476100	9	0		190	2.3499	0.00	1.32	0.02	56.4%	**0.00**	**0**	**0476100**	GI	**TC**	**TC**	**TC**	**0.00**	**1.32**					**120**	**70%**	**5%**	**4**	110	**3.17**
0476200	111	48	2.31	95	9.0185	1.43	0.00	6.92	15.9%	**5.32**	**3**	**0476200**	GI	**8A**	**7A**	**7B**	**33.52**	**1.43**				**40**		**70%**	**60%**	**17**	115	**45.26**
0476300	222	54	4.11	0	3.2157	2.56	0.00	0.00	79.7%	**16.79**	**21**	**0476300**	GI	**8A**	**7A**	**7B**	**21.08**	**2.56**				**80**		**70%**	**40%**	**22**	44	**29.82**
0476400	180	45	4.00	0	3.3276	2.62	0.00	0.13	78.7%	**13.52**	**18**	**0476400**	GI	**8A**	**7A**	**7B**	**17.17**	**2.62**				**80**		**70%**	**50%**	**28**	50	**27.86**
0476500	0	0		6	6.0625	4.69	0.00	0.80	77.4%	**0.33**	**0**	**0476500**	GI	**8A**	**7A**	**7B**	**0.43**	**4.69**				**400**		**70%**	**80%**	**224**	0	**47.71**
0476600	165	42	3.93	0	4.4061	3.02	0.00	0.70	68.5%	**9.53**	**6**	**0476600**	GI	**5**	**6A**	**6A**	**13.92**	**3.02**			**150**			**70%**	**75%**	**79**	5	**40.03**
0476700	147	39	3.77	0	6.3782	3.16	0.00	2.23	49.6%	**6.43**	**0**	**0476700**	GI	**5**	**6A**	**6A**	**12.97**	**3.16**			**170**			**70%**	**75%**	**89**	5	**40.58**
0476900	90	21	4.29	3	2.3916	1.87	0.00	0.00	78.0%	**9.20**	**0**	**0476900**	GI	**5**	**6A**	**6A**	**11.79**	**1.87**			**100**			**70%**	**75%**	**53**	2	**39.39**
0477000	240	105	2.29	3	3.7655	2.89	0.00	0.00	76.7%	**27.88**	**0**	**0477000**	GI	**8B**	**8A**	**8B**	**36.38**	**2.89**					**140**	**70%**	**50%**	**49**	66	**53.35**
0477100	198	45	4.40	3	2.9941	2.14	0.12	0.01	75.5%	**17.03**	**18**	**0477100**	GI	**8A**	**7A**	**7B**	**22.56**	**2.26**				**100**		**80%**	**30%**	**24**	44	**30.52**
0477201	183	60	3.05	3	2.5060	2.00	0.00	0.09	79.6%	**23.94**	**15**	**0477201**	GI	**8A**	**7A**	**7B**	**30.06**	**2.00**				**80**		**80%**	**30%**	**19**	35	**39.68**
0477202	171	60	2.85	18	2.2083	1.89	0.00	0.01	85.5%	**27.17**	**0**	**0477202**	GI	**8A**	**7A**	**7B**	**31.77**	**1.89**				**80**		**80%**	**30%**	**19**	18	**41.93**
0477300	213	51	4.18	9	3.1543	2.52	0.00	0.00	79.9%	**17.75**	**24**	**0477300**	GI	**8A**	**7A**	**7B**	**22.22**	**2.52**				**100**		**80%**	**30%**	**24**	47	**29.75**
0477400	48	15	3.20	95	46.5827	1.00	0.00	41.51	2.2%	**0.32**	**0**	**0477400**	GI	**6A**	**6A**	**6A**	**14.97**	**1.00**			**60**			**70%**	**60%**	**25**	281	**40.13**
0477500	140	37	3.78	0	2.6000	1.97	0.00	0.00	75.8%	**14.23**	**19**	**0477500**	Tam	**8A**	**7A**	**7B**	**18.78**	**1.97**				**100**		**70%**	**60%**	**42**	45	**40.10**
0477600	135	30	4.50	12	3.0495	2.13	0.00	0.21	69.8%	**9.84**	**0**	**0477600**	Tam	**8B**	**7A**	**7B**	**14.10**	**2.13**				**120**		**70%**	**60%**	**50**	45	**37.78**
0477700	150	60	2.50	0	2.5954	1.50	0.00	0.43	57.9%	**23.12**	**0**	**0477700**	Tam	**8B**	**7A**	**7B**	**39.96**	**1.50**				**0**		**70%**	**60%**	**0**	105	**39.96**
0477800	51	36	1.42	0	3.3971	1.70	0.00	0.72	50.1%	**10.60**	**-21**	**0477800**	Tam	**8B**	**7A**	**7B**	**21.14**	**1.70**				**0**		**70%**	**60%**	**0**	154	**21.14**
0477900	63	33	1.91	0	1.5661	1.10	0.00	0.00	70.0%	**21.07**	**-21**	**0477900**	Tam	**8B**	**7A**	**7B**	**30.11**	**1.10**				**0**		**70%**	**60%**	**0**	54	**30.11**
0478000	0	0		220	13.2416	0.00	9.75	0.87	73.6%	**0.68**	**0**	**0478000**	Tam	**Bus5**	**MU**	**MU**	**0.92**	**9.75**					**1,200**	**80%**	**90%**	**864**	169	**88.64**
0478100	135	42	3.21	15	2.8116	2.11	0.00	0.00	75.2%	**14.94**	**6**	**0478100**	Tam	**8A**	**7A**	**7B**	**19.87**	**2.11**				**100**		**70%**	**60%**	**42**	20	**39.75**
0478200	81	24	3.38	0	2.9533	1.62	0.00	0.79	54.8%	**8.13**	**3**	**0478200**	Tam	**8A**	**7A**	**7B**	**14.83**	**1.62**				**100**		**70%**	**70%**	**49**	26	**45.10**
0478300	111	30	3.70	0	2.6538	1.58	0.00	0.53	59.7%	**11.30**	**6**	**0478300**	Tam	**8A**	**7A**	**7B**	**18.94**	**1.58**				**80**		**70%**	**70%**	**39**	20	**43.69**
0478400	120	27	4.44	0	2.0624	1.55	0.00	0.00	75.2%	**13.09**	**6**	**0478400**	Tam	**8B**	**7A**	**7B**	**17.42**	**1.55**				**60**		**70%**	**80%**	**34**	21	**39.09**
0478500	102	27	3.78	0	2.3881	1.87	0.00	0.00	78.5%	**11.31**	**0**	**0478500**	Tam	**8A**	**7A**	**7B**	**14.41**	**1.87**				**80**		**75%**	**80%**	**48**	20	**40.03**
0478600	138	39	3.54	0	2.6555	2.05	0.00	0.00	77.4%	**14.69**	**3**	**0478600**	Tam	**8A**	**7A**	**7B**	**18.98**	**2.05**				**100**		**70%**	**60%**	**42**	17	**39.42**
0478700	135	36	3.75	3	3.2939	2.54	0.00	0.00	77.2%	**10.93**	**0**	**0478700**	Tam	**8A**	**7A**	**7B**	**14.15**	**2.54**				**120**		**75%**	**75%**	**68**	28	**40.69**
0478800	135	27	5.00	0	2.8546	2.16	0.00	0.00	75.6%	**9.46**	**3**	**0478800**	Tam	**6A**	**6A**	**6A**	**12.52**	**2.16**			**120**			**70%**	**70%**	**59**	17	**39.77**
0478900	105	27	3.89	0	2.8106	2.11	0.00	0.00	75.2%	**11.03**	**-3**	**0478900**	Tam	**6A**	**6A**	**6A**	**14.66**	**2.11**			**120**			**70%**	**70%**	**59**	21	**40.58**
0479000	126	36	3.50	0	2.8025	2.11	0.00	0.00	75.3%	**12.85**	**0**	**0479000**	Tam	**6A**	**6A**	**6A**	**17.05**	**2.11**			**100**			**70%**	**60%**	**42**	21	**36.94**
0479100	105	33	3.18	0	2.8117	2.11	0.00	0.00	75.1%	**11.74**	**3**	**0479100**	Tam	**6A**	**6A**	**6A**	**15.62**	**2.11**			**120**			**70%**	**70%**	**59**	21	**43.45**
0479200	156	39	4.00	3	3.7889	2.90	0.00	0.00	76.6%	**10.29**	**0**	**0479200**	Tam	**6A**	**6A**	**6A**	**13.44**	**2.90**			**160**			**70%**	**60%**	**67**	27	**36.59**
0479300	111	30	3.70	6	2.9229	2.26	0.00	0.00	77.3%	**11.29**	**0**	**0479300**	Tam	**6A**	**6A**	**6A**	**14.61**	**2.26**			**120**			**70%**	**70%**	**59**	19	**39.33**
0479400	117	30	3.90	3	3.0131	2.27	0.00	0.00	75.4%	**9.96**	**3**	**0479400**	Tam	**6A**	**6A**	**6A**	**13.21**	**2.27**			**120**			**70%**	**60%**	**50**	18	**35.41**
0479500	132	33	4.00	18	5.2595	2.52	0.00	0.00	47.9%	**6.27**	**0**	**0479500**	Tam	**6A**	**6A**	**6A**	**13.10**	**2.52**			**140**			**70%**	**70%**	**69**	32	**40.32**
0479600	75	21	3.57	0	2.2771	1.89	0.00	0.00	83.2%	**9.66**	**0**	**0479600**	Tam	**6A**	**6A**	**6A**	**11.61**	**1.89**			**100**			**70%**	**70%**	**49**	14	**36.95**
0479700	96	21	4.57	0	2.8524	1.50	0.00	0.82	52.5%	**7.36**	**0**	**0479700**	Tam	**6A**	**6A**	**6A**	**14.03**	**1.50**			**80**			**70%**	**75%**	**42**	17	**42.09**
0479800	57	18	3.17	0	1.6080	1.27	0.00	0.00	78.8%	**11.19**	**0**	**0479800**	Tam	**6A**	**6A**	**6A**	**14.21**	**1.27**			**70**			**70%**	**70%**	**34**	10	**41.28**
0479900	87	24	3.63	3	2.8033	2.21	0.00	0.05	78.7%	**9.27**	**0**	**0479900**	Tam	**6A**	**6A**	**6A**	**11.79**	**2.21**			**130**			**70%**	**70%**	**64**	20	**39.76**
0480000	105	30	3.50	12	3.4585	2.53	0.00	0.20	73.2%	**9.25**	**-3**	**0480000**	Tam	**6A**	**6A**	**6A**	**12.63**	**2.53**			**150**			**70%**	**70%**	**74**	22	**40.86**
0480100	90	27	3.33	6	3.5902	2.30	0.00	0.49	64.0%	**7.52**	**3**	**0480100**	Tam	**6A**	**6A**	**6A**	**11.76**	**2.30**			**120**			**70%**	**85%**	**71**	26	**42.85**
0480200	129	39	3.31	9	4.3063	2.62	0.00	0.72	60.9%	**9.06**	**3**	**0480200**	Tam	**6A**	**6A**	**6A**	**14.87**	**2.62**			**140**			**70%**	**85%**	**83**	27	**46.62**
0480300	102	33	3.09	0	5.3168	2.30	0.00	1.83	43.2%	**6.39**	**3**	**0480300**	Tam	**6A**	**6A**	**6A**	**14.81**	**2.30**			**120**			**70%**	**85%**	**71**	32	**45.48**
0480400	141	36	3.92	0	3.3559	2.65	0.00	0.00	79.0%	**10.73**	**0**	**0480400**	Tam	**6A**	**6A**	**6A**	**13.58**	**2.65**			**120**			**70%**	**75%**	**63**	20	**37.35**
0627800	3	3	1.00	460	28.6110	0.00	24.54	0.00	85.8%	**1.61**	**-3**	**0627800**	Tam	**Bus5**	**MU**	**MU**	**1.87**	**24.5**					**400**	**70%**	**60%**	**168**	-1	**6.97**
0627900	102	39	2.62	280	14.3642	1.51	9.86	0.00	79.2%	**2.72**	**12**	**0627900**	Tam	**Bus4**	**MU**	**MU**	**3.43**	**11.4**					**2,000**	**80%**	**90%**	**1,440**	0	**####**
0628001	219	84	2.61	0	4.1063	3.28	0.00	0.00	79.8%	**20.46**	**18**	**0628001**	Tam	**8A**	**7A**	**7B**	**25.62**	**3.28**				**100**		**70%**	**40%**	**28**	7	**34.16**
0628002	261	90	2.90	9	4.1704	3.30	0.00	0.00	79.0%	**21.58**	**33**	**0628002**	Tam	**8A**	**7A**	**7B**	**27.30**	**3.30**				**100**		**70%**	**40%**	**28**	32	**35.80**
0628100	171	90	1.90	220	13.9229	0.00	10.91	0.00	78.4%	**6.46**	**90**	**0628100**	Panm	**MU**	**MU**	**MU**	**8.25**	**10.9**					**1,200**	**80%**	**90%**	**864**	4	**87.43**
0628300	6	3	2.00	200	4.1535	0.00	2.57	0.12	62.0%	**10.35**	**0**	**0628300**	Panm	**TC**	**TC**	**TC**	**16.71**	**2.57**					**100**	**70%**	**20%**	**14**	196	**6.60**
0628700	0	0		130	2.7965	0.00	1.70	0.00	60.6%	**10.73**	**0**	**0628700**	Panm	**TC**	**TC**	**TC**	**17.70**	**1.70**					**150**	**70%**	**50%**	**53**	131	**30.97**
0628800	102	39	2.62	160	3.1683	0.00	2.37	0.00	74.9%	**12.31**	**24**	**0628800**	Panm	**TC**	**TC**	**TC**	**16.44**	**2.37**					**200**	**70%**	**50%**	**70**	181	**45.95**

0628900	72	30	2.40	25	4.7463	2.21	0.10	1.15	48.7%	6.32	-3	0628900	Panm	6A	6A	6A	12.97	2.31			120			70%	70%	59	16	38.40
0629400	183	75	2.44	20	9.7140	5.34	0.00	0.38	54.9%	7.72	6	0629400	Panm	6A	6A	6A	14.05	5.34			300			70%	60%	126	20	37.67
0629500	123	57	2.16	0	3.9126	3.04	0.00	0.00	77.7%	14.57	9	0629500	Panm	6A	6A	6A	18.76	3.04			150			70%	50%	53	10	36.03
0629600	87	42	2.07	12	4.5609	3.12	0.00	0.32	68.4%	9.21	3	0629600	Panm	6A	6A	6A	13.47	3.12			160			70%	70%	78	12	38.60
0629700	81	39	2.08	6	2.8968	2.08	0.00	0.26	71.7%	13.46	6	0629700	Panm	6A	6A	6A	18.78	2.08			120			70%	75%	63	14	49.10
0629800	147	63	2.33	40	19.3253	3.28	0.00	14.19	17.0%	3.26	9	0629800	Panm	6A	6A	6A	19.23	3.28			160			70%	75%	84	17	44.87
0629900	69	24	2.88	30	4.0596	1.36	0.00	0.99	33.4%	5.91	3	0629900	Panm	6A	6A	6A	17.70	1.36			80			70%	70%	39	6	46.61
0630000	288	135	2.13	0	7.8522	6.34	0.00	0.25	80.8%	17.19	6	0630000	Panm	6A	6A	6A	21.29	6.34			220			70%	50%	77	20	33.43
0630100	48	24	2.00	0	4.7595	3.46	0.00	0.70	72.8%	5.04	-6	0630100	Panm	6A	6A	7A	6.93	3.46				250		70%	70%	123	36	42.30
0630200	186	45	4.13	0	3.3219	2.63	0.00	0.03	79.2%	13.55	0	0630200	Panm	6A	6A	6A	17.11	2.63			140			70%	60%	59	9	39.46
0630300	105	51	2.06	12	3.2192	2.44	0.00	0.42	75.9%	15.84	-3	0630300	Panm	6A	6A	6A	20.86	2.44			140			70%	70%	69	21	48.93
0630400	123	45	2.73	20	3.5249	2.82	0.10	0.00	82.8%	12.77	0	0630400	Panm	6A	6A	6A	15.43	2.92			160			70%	70%	78	9	42.30
0630500	123	48	2.56	3	3.2527	2.75	0.00	0.00	84.6%	14.76	3	0630500	Panm	6A	6A	6A	17.44	2.75			140			70%	60%	59	12	38.80
0630600	108	24	4.50	0	2.2910	1.77	0.00	0.00	77.1%	11.35	0	0630600	Panm	6A	6A	7A	14.72	1.77				100		70%	70%	49	6	41.32
0630700	129	36	3.58	150	5.0130	2.83	1.23	0.00	81.0%	7.18	0	0630700	Panm	6A	6A	7A	8.87	4.06				250		70%	75%	131	62	41.19
0630800	156	39	4.00	0	3.0470	2.36	0.00	0.02	77.5%	12.80	0	0630800	Panm	6A	6A	7A	16.51	2.36				120		70%	70%	59	9	41.39
0630900	156	45	3.47	0	4.2456	2.96	0.00	0.68	69.8%	10.60	-3	0630900	Panm	6A	6A	7A	15.19	2.96				150		70%	70%	74	4	39.99
0631000	33	15	2.20	110	2.0071	0.71	0.64	0.00	67.4%	12.95	3	0631000	Panm	6A	6A	7A	19.23	1.35				90		70%	60%	38	51	39.05
0631100	24	9	2.67	30	1.1868	0.54	0.40	0.00	79.2%	8.43	0	0631100	Panm	6A	6A	7A	10.64	0.94				70		70%	60%	29	30	40.87
0631200	138	42	3.29	18	4.4405	2.57	0.19	0.60	62.0%	9.46	3	0631200	Tam	6A	6A	6A	15.26	2.75			150			70%	65%	68	15	40.06
0631300	87	21	4.14	0	2.6585	1.56	0.00	0.22	58.6%	8.65	3	0631300	Tam	6A	6A	6A	14.76	1.56			100			70%	60%	42	9	40.44
0631400	126	27	4.67	6	2.2194	1.62	0.00	0.00	73.2%	12.17	9	0631400	Tam	6A	6A	6A	16.62	1.62			80			70%	60%	34	7	37.31
0631500	96	27	3.56	3	2.3453	1.82	0.00	0.00	77.5%	11.51	0	0631500	Tam	6A	6A	6A	14.85	1.82			100			70%	60%	42	7	37.95
0631600	90	21	4.29	0	2.2096	1.71	0.00	0.00	77.2%	9.50	-3	0631600	Tam	6A	6A	6A	12.30	1.71			100			70%	60%	42	13	36.91
0631700	105	24	4.38	0	2.4864	1.97	0.00	0.00	79.3%	10.46	0	0631700	Tam	6A	6A	6A	13.18	1.97			120			70%	60%	50	3	37.71
0631800	141	42	3.36	15	4.4072	2.91	0.00	0.74	65.9%	9.53	3	0631800	Tam	6A	6A	6A	14.46	2.91			150			70%	60%	63	8	36.14
0631900	99	24	4.13	0	2.0313	1.59	0.00	0.00	78.3%	11.82	0	0631900	Tam	5	6A	6A	15.09	1.59			90			70%	60%	38	-1	38.86
0632000	111	30	3.70	0	2.6529	2.03	0.00	0.00	76.6%	11.31	0	0632000	Tam	6A	6A	6A	14.76	2.03			120			70%	60%	50	7	39.54
0632100	69	21	3.29	0	1.4964	1.24	0.00	0.00	82.9%	14.03	0	0632100	Tam	6A	6A	6A	16.94	1.24			70			70%	60%	29	0	40.65
0632200	85	24	3.54	0	2.1000	1.67	0.00	0.00	79.5%	11.43	3	0632200	Tam	6A	6A	6A	14.37	1.67			100			70%	60%	42	4	39.52
0632300	72	18	4.00	0	1.4522	1.12	0.00	0.00	77.4%	12.39	3	0632300	Tam	6A	6A	6A	16.01	1.12			60			70%	60%	25	0	38.42
0632400	111	33	3.36	0	2.1134	1.70	0.00	0.00	80.6%	15.61	9	0632400	Tam	6A	6A	6A	19.38	1.70			70			70%	60%	29	4	36.64
0632500	105	27	3.89	0	2.3954	1.85	0.00	0.00	77.2%	11.27	0	0632500	Tam	6A	6A	6A	14.60	1.85			100			70%	65%	46	6	39.21
0632600	30	12	2.50	0	2.4966	0.95	0.00	1.24	38.2%	5.61	-3	0632600	Tam	5	6A	6A	14.69	0.95			70			70%	70%	34	1	48.57
0632700	81	21	3.86	0	3.2827	1.50	0.00	1.40	45.7%	6.40	0	0632700	Tam	6A	6A	6A	14.01	1.50			100			70%	70%	49	6	46.71
0632800	57	21	2.71	6	3.0828	1.59	0.00	1.05	51.6%	6.81	3	0632800	Tam	6A	6A	6A	13.20	1.59			100			70%	70%	49	11	44.00
0632900	81	24	3.38	0	2.0761	1.64	0.00	0.00	78.8%	11.56	3	0632900	Tam	6A	6A	6A	14.67	1.64			100			70%	65%	46	13	42.48
0633000	102	36	2.83	0	2.9624	2.49	0.00	0.00	83.9%	12.15	3	0633000	Tam	6A	6A	6A	14.48	2.49			150			70%	60%	63	8	39.82
0633100	99	27	3.67	0	3.0173	2.43	0.00	0.00	80.7%	9.94	-3	0633100	Tam	5	6A	6A	12.33	2.43			150			70%	80%	84	2	45.61
0633200	30	9	3.33	0	1.0561	0.88	0.00	0.01	83.6%	9.47	0	0633200	Tam	5	6A	6A	11.33	0.88			60			70%	80%	34	3	48.28
0633300	87	30	2.90	0	5.7461	2.14	0.00	2.66	37.3%	5.22	-3	0633300	Tam	5	6A	6A	14.01	2.14			130			70%	80%	73	1	48.01
0633400	129	42	3.07	0	4.9955	2.71	0.00	1.34	54.2%	8.41	3	0633400	Tam	5	6A	6A	15.51	2.71			150			70%	75%	79	2	44.58
0633500	93	24	3.88	160	9.4030	1.64	0.00	0.00	17.4%	2.55	0	0633500	WTam	5	6A	6A	14.64	1.64			100			70%	65%	46	2	42.39
0633600	123	33	3.73	0	2.9293	2.37	0.00	0.00	81.0%	11.61	0	0633600	WTam	5	6A	6A	14.33	2.37			150			70%	80%	84	0	49.30
0633700	111	30	3.70	0	2.5539	1.98	0.00	0.00	77.7%	11.75	3	0633700	WTam	6A	6A	6A	15.12	1.98			120			70%	65%	55	2	42.65
0633800	147	42	3.50	0	5.9895	3.20	0.00	2.13	53.4%	7.01	-3	0633800	WTam	6A	6A	6A	13.14	3.20			180			70%	70%	88	3	40.75
0633900	57	15	3.80	0	3.2090	1.00	0.00	1.83	31.1%	4.67	3	0633900	WTam	6A	6A	6A	15.01	1.00			50			70%	70%	25	0	39.53
0634000	120	33	3.64	0	2.8518	2.34	0.00	0.00	82.1%	11.57	0	0634000	WTam	6A	6A	6A	14.10	2.34			140			70%	70%	69	8	43.41
0634100	165	39	4.23	0	3.2618	2.58	0.00	0.00	79.1%	11.96	0	0634100	WTam	6A	6A	6A	15.12	2.58			150			70%	60%	63	7	39.56
0634200	90	27	3.33	3	2.5166	1.69	0.20	0.00	75.3%	11.52	0	0634200	WTam	6A	6A	6A	15.30	1.90			110			70%	60%	46	0	38.62
	17,045	5,167	3.30	4,091	673.61	331.18	75.79	115.16	60.4%	7.67	451						12.70	407	0	0	12,640	4,720	6,550		50%	12,030	4,403	42.26
											8.7%										23,910					232.8%	85.2%	

Farm Cove	Populat 2006	Dwell 2006	Pop/Dwel 2006	Employ 2010	MB Area (Hect)	Resident Area	Busines Area	Open Space	Net : Gross	R Gross	1996 / 2006	MeshBl 2006	Prec	Exist Zone	PF Low	PF High	R Net	Net Area	2ABC R12	Res5 R40	6AB R80	7ABC R100	8ABC R200	Capac Utilis	PF Dev Chance	PF Resid Capacity	AC Resid Capacity	New Net R
0677600	183	63	2.90	3	4.9375	3.85	0.00	0.08	77.9%	12.76	-3	0677600	NCst	MR	6a	7a	16.38	3.85				150		70%	60%	63	5	32.77
0677700	123	36	3.42	170	10.4181	2.56	1.44	2.20	38.4%	3.46	0	0677700	NCst	MR	6a	7a	9.00	4.00				150		70%	60%	63	0	24.75
0677800	177	63	2.81	25	5.7619	3.94	0.00	0.39	68.5%	10.93	3	0677800	NCst	MR	6a	7a	15.97	3.94				180		70%	60%	76	3	35.14
0677902	168	54	3.11	9	6.4033	3.92	0.00	1.08	61.3%	8.75	0	0677902	East	MR	5	6a	14.27	3.92			150			60%	30%	27	0	20.64
0677904	159	51	3.12	0	4.2813	3.33	0.00	0.00	77.8%	11.91	0	0677904	East	MR	5	6a	15.32	3.33			130			60%	20%	16	0	20.01
0677905	171	45	3.80	12	4.1524	2.94	0.00	0.22	70.8%	10.84	0	0677905	East	MR	5	6a	15.31	2.94			120			60%	20%	14	0	20.21
0678900	219	72	3.04	60	14.2055	9.99	0.00	1.09	70.3%	8.52	6	0678900	NCst	MR	5	6a	12.12	9.99			400			80%	20%	64	72	13.62
0679000	168	66	2.55	6	8.6713	6.75	0.00	0.84	77.9%	7.61	0	0679000	NCst	MR	5	6a	9.77	6.75			260			80%	20%	42	25	15.93
0679100	255	108	2.36	18	8.1682	6.38	0.00	0.20	78.1%	13.22	0	0679100	NCst	MR	5	6a	16.93	6.38			260			60%	20%	31	1	21.82
0679200	132	51	2.59	9	4.2285	3.63	0.00	0.00	85.9%	12.06	0	0679200	East	MR	5	6a	14.04	3.63			120			60%	20%	14	4	18.01
0679301	327	105	3.11	3	8.8482	6.35	0.00	0.72	71.8%	11.87	6	0679301	East	MR	5	6a	16.53	6.35			200			60%	30%	36	0	22.20
0679304	327	99	3.30	18	7.5544	5.85	0.00	0.00	77.4%	13.10	3	0679304	East	MR	5	6a	16.93	5.85			200			60%	30%	36	1	23.08
0679305	252	72	3.50	3	7.2031	4.27	0.00	1.57	59.3%	10.00	3	0679305	East	MR	5	6a	16.85	4.27			160			60%	40%	38	9	25.84
0679306	180	69	2.61	3	5.3036	4.29	0.00	0.00	80.9%	13.01	6	0679306	East	MR	6a	7a	16.08	4.29				240		60%	60%	86	13	36.20
0679307	228	75	3.04	6	6.1241	4.11	0.00	1.06	67.2%	12.25	9	0679307	East	MR	5	6a	18.23	4.11			200			60%	30%	36	2	26.98
0679400	81	24	3.38	3	2.8761	1.79	0.00	0.37	62.3%	8.69	0	0679400	East	MR	5	6a	13.96	1.79			80			60%	30%	14	0	21.44
0679500	108	42	2.57	3	3.1719	2.36	0.00	0.00	74.3%	13.24	3	0679500	East	MR	5	6a	17.83	2.36			100			60%	20%	12	0	22.93
0679600	192	66	2.91	6	5.3271	4.16	0.00	0.00	78.1%	12.39	-3	0679600	East	MR	5	6a	15.87	4.16			160			60%	30%	29	3	22.80
0679700	102	42	2.43	0	2.9862	2.31	0.00	0.00	77.4%	14.06	-3	0679700	East	MR	5	6a	18.16	2.31			100			60%	30%	18	0	25.95
0679801	201	69	2.91	12	7.0770	5.85	0.00	0.00	82.7%	9.89	0	0679801	NCst	MR	5	6a	11.97	5.85			200			70%	40%	56	12	21.37
0679802	177	60	2.95	3	8.1865	6.05	0.00	1.28	73.9%	7.33	-3	0679802	NCst	MR	5	6a	9.92	6.05			200			70%	40%	56	12	19.18
0679804	267	93	2.87	25	8.3871	5.86	0.00	1.55	69.9%	11.09	6	0679804	NCst	MR	5	6a	15.87	5.86			200			60%	20%	24	5	19.97
0679805	150	51	2.94	6	5.0199	2.90	0.00	1.47	57.8%	10.16	0	0679805	NCst	MR	5	6a	17.57	2.90			100			60%	20%	12	0	21.71
0679806	204	63	3.24	6	8.8735	3.90	0.00	4.06	43.9%	7.10	3	0679806	SCst	MR	5	6a	16.16	3.90			140			60%	20%	17	0	20.48
0679807	180	66	2.73	3	5.6442	3.90	0.00	0.73	69.0%	11.69	3	0679807	SCst	MR	5	6a	16.94	3.90			140			60%	20%	17	2	21.25
0679808	150	48	3.13	9	3.8758	2.91	0.00	0.00	75.1%	12.38	0	0679808	SCst	MR	5	6a	16.49	2.91			140			60%	20%	17	1	22.26
0679809	276	96	2.88	9	12.7930	5.56	0.00	5.57	43.5%	7.50	6	0679809	East	MR	5	6a	17.25	5.56			200			60%	20%	24	3	21.57
0679810	210	75	2.80	45	4.6661	3.90	0.00	0.00	83.7%	16.07	3	0679810	East	MR	5	6a	19.21	3.90			140			60%	20%	17	1	23.51
0679811	195	72	2.71	0	6.0676	4.10	0.00	0.68	67.6%	11.87	0	0679811	East	MR	5	6a	17.54	4.10			140			60%	20%	17	0	21.63
0679813	129	42	3.07	0	3.6587	2.90	0.00	0.00	79.3%	11.48	-3	0679813	NCst	MR	5	6a	14.47	2.90			100			60%	20%	12	0	18.61
0679814	36	9	4.00	0	0.9985	0.79	0.00	0.00	78.9%	10.01	-3	0679814	NCst	MR	5	6a	12.69	0.79			40			60%	20%	5	1	17.51
0680701	327	123	2.66	100	12.6313	9.11	0.96	0.32	79.7%	9.74	9	0680701	East	MR	5	6a	12.22	10.1			300			60%	20%	36	5	15.80
0680703	306	93	3.29	12	7.1570	5.53	0.00	0.26	77.3%	12.99	9	0680703	East	MR	5	6a	16.82	5.53			200			60%	20%	24	3	21.16
0680704	267	87	3.07	12	6.8769	4.90	0.00	0.54	71.2%	12.65	21	0680704	East	MR	5	6a	17.77	4.90			200			60%	20%	24	1	22.67
0680705	321	93	3.45	6	7.1770	5.53	0.00	0.00	77.0%	12.96	9	0680705	East	MR	5	6a	16.83	5.53			200			60%	30%	36	2	23.35
0680706	285	93	3.06	3	5.8826	4.69	0.00	0.00	79.7%	15.81	0	0680706	East	MR	5	6a	19.84	4.69			160			60%	20%	19	7	23.94
0680708	138	39	3.54	3	3.1067	2.45	0.00	0.07	79.0%	12.55	6	0680708	East	MR	5	6a	15.90	2.45			100			60%	20%	12	7	20.79
0680709	0	0		210	10.5805	0.00	0.00	0.41	0.0%	0.19	0	0680709	East	MR	Educ	Educ		0.00					0	60%	20%	0	0	0
0680710	189	60	3.15	3	4.5711	3.22	0.00	0.56	70.4%	13.13	0	0680710	East	MR	5	6a	18.66	3.22			120			60%	20%	14	2	23.13
0680711	30	6	5.00	0	0.5460	0.42	0.00	0.00	76.9%	12.82	0	0680711	East	MR	5	6a	16.67	0.42			16			60%	20%	2	1	18.86
0680801	309	84	3.68	12	8.8619	5.53	0.00	1.65	62.4%	9.59	6	0680801	East	MR	5	6a	15.38	5.53			200			60%	20%	24	9	19.54
0680804	36	9	4.00	0	0.5983	0.39	0.00	0.00	65.8%	15.04	3	0680804	East	MR	5	6a	22.87	0.39			12			60%	30%	2	1	28.35
0681202	267	111	2.41	45	7.5769	5.93	0.20	0.00	80.9%	14.65	42	0681202	Sth	MR	5	6a	18.11	6.13			160			60%	20%	19	2	21.24
0681203	84	24	3.50	3	1.8757	1.42	0.00	0.00	75.6%	12.79	0	0681203	Sth	MR	5	6a	16.92	1.42			60			60%	20%	7	0	22.00
0681205	261	93	2.81	9	5.9275	4.67	0.00	0.00	78.8%	15.69	0	0681205	Sth	MR	5	6a	19.92	4.67			120			60%	20%	14	0	23.01
0681206	297	156	1.90	65	14.9458	13.92	0.00	0.18	93.1%	10.44	-36	0681206	Sth	MR	5	6a	11.21	13.9			300			60%	30%	54	7	15.09

0691100	240	87	2.76	9	5.8125	4.65	0.00	0.00	80.1%	14.97	6	0691100	Sth	MR	5	6a	18.69	4.65			180			60%	20%	22	3	23.33
0691200	228	75	3.04	15	6.9728	4.69	0.00	1.13	67.3%	10.76	15	0691200	Sth	MR	5	6a	15.98	4.69			180			60%	20%	22	9	20.58
0691300	201	75	2.68	6	5.0425	3.85	0.07	0.01	77.9%	14.87	9	0691300	Sth	MR	5	6a	19.10	3.93			160			60%	20%	19	3	23.99
0691400	165	51	3.24	3	4.5467	3.79	0.00	0.00	83.3%	11.22	0	0691400	SCst	MR	5	6a	13.46	3.79			160			60%	30%	29	4	21.06
0691500	147	51	2.88	40	6.7769	3.44	0.00	0.00	50.8%	7.53	9	0691500	SCst	MR	5	6a	14.82	3.44			150			60%	20%	18	5	20.05
0691600	129	39	3.31	3	3.6633	2.83	0.00	0.00	77.4%	10.65	-3	0691600	SCst	MR	5	6a	13.76	2.83			120			60%	30%	22	4	21.38
0691700	84	21	4.00	0	2.0700	1.53	0.00	0.00	73.7%	10.14	3	0691700	SCst	MR	5	6a	13.76	1.53			60			60%	30%	11	0	20.84
0691800	123	42	2.93	0	6.8225	3.86	0.00	1.96	56.6%	6.30	0	0691800	SCst	MR	5	6a	11.13	3.86			200			70%	30%	42	15	21.75
0691900	165	51	3.24	6	4.8375	3.62	0.00	0.24	74.8%	10.54	0	0691900	SCst	MR	5	6a	14.09	3.62			160			60%	25%	24	9	20.72
0692000	96	36	2.67	9	3.2202	2.65	0.00	0.00	82.4%	11.18	0	0692000	SCst	MR	5	6a	13.56	2.65			120			60%	25%	18	2	20.34
0692100	54	21	2.57	0	3.7248	1.60	0.00	1.31	42.9%	5.64	-3	0692100	SCst	MR	5	6a	13.13	1.60			80			60%	30%	14	4	22.14
0692201	75	21	3.57	0	2.5394	1.45	0.07	0.62	59.6%	8.27	3	0692201	SCst	MR	5	6a	13.87	1.51			80			60%	20%	10	1	20.21
0692202	66	21	3.14	15	2.2240	1.43	0.00	0.21	64.5%	9.44	3	0692202	SCst	MR	5	6a	14.64	1.43			70			60%	20%	8	3	20.50
0692301	135	45	3.00	15	7.8703	4.92	0.00	1.75	62.5%	5.84	0	0692301	SCst	MR	5	6a	9.35	4.92			260			70%	30%	55	21	20.24
0692302	120	39	3.08	6	4.4688	3.37	0.00	0.23	75.4%	9.40	0	0692302	SCst	MR	5	6a	12.47	3.37			160			60%	30%	29	0	20.12
0692400	168	51	3.29	3	4.8899	4.07	0.00	0.00	83.3%	10.43	0	0692400	SCst	MR	5	6a	12.52	4.07			180			60%	30%	32	7	20.48
0692500	72	21	3.43	0	3.9321	2.82	0.00	0.61	71.6%	5.34	0	0692500	SCst	MR	5	6a	7.46	2.82			160			60%	40%	38	9	21.09
0692600	204	66	3.09	3	6.7594	5.22	0.00	0.00	77.2%	9.76	3	0692600	SCst	MR	5	6a	12.65	5.22			240			60%	30%	43	14	20.92
0692700	132	42	3.14	25	4.9041	3.46	0.27	0.19	76.1%	8.56	0	0692700	SCst	MR	5	6a	11.25	3.73			160			60%	20%	19	9	16.39
0692800	276	84	3.29	9	11.7648	9.11	0.00	0.58	77.5%	7.65	-3	0692800	SCst	MR	5	6a	9.88	9.11			400			60%	25%	60	33	15.80
0692900	189	63	3.00	3	6.7654	5.40	0.00	0.00	79.8%	9.31	3	0692900	SCst	MR	5	6a	11.66	5.40			240			60%	20%	29	14	16.99
0693000	270	90	3.00	12	5.2590	4.27	0.00	0.00	81.2%	17.11	3	0693000	Sth	MR	5	6a	21.08	4.27			160			60%	20%	19	4	25.57
0693100	99	36	2.75	9	2.8434	2.16	0.00	0.00	75.9%	12.66	0	0693100	Sth	MR	5	6a	16.69	2.16			100			60%	20%	12	0	22.25
0693200	114	42	2.71	3	4.2248	2.64	0.00	0.61	62.5%	9.94	0	0693200	Sth	MR	5	6a	15.90	2.64			120			60%	20%	14	0	21.35
0693300	120	51	2.35	60	3.5328	2.70	0.00	0.00	76.4%	14.44	6	0693300	Sth	MR	5	6a	18.89	2.70			120			60%	20%	14	1	24.23
0693400	150	51	2.94	0	3.2986	2.34	0.00	0.19	71.0%	15.46	0	0693400	Sth	MR	5	6a	21.78	2.34			100			60%	20%	12	0	26.91
0693500	174	57	3.05	0	4.6237	3.81	0.00	0.00	82.4%	12.33	3	0693500	Sth	MR	5	6a	14.97	3.81			160			60%	20%	19	6	20.01
0693600	225	84	2.68	12	6.0093	4.75	0.00	0.00	79.0%	13.98	3	0693600	Sth	MR	5	6a	17.69	4.75			180			60%	20%	22	2	22.23
0693700	117	42	2.79	3	3.4689	2.58	0.00	0.00	74.3%	12.11	0	0693700	Sth	MR	5	6a	16.28	2.58			100			60%	20%	12	0	20.94
0693800	261	75	3.48	12	5.9529	4.53	0.00	0.20	76.0%	12.60	15	0693800	Sth	MR	5	6a	16.57	4.53			180			60%	20%	22	6	21.34
0693900	132	48	2.75	0	8.2003	4.15	0.00	3.10	50.6%	5.98	3	0693900	Sth	MR	5	6a	11.80	4.15			180			70%	30%	38	14	20.67
0694000	141	51	2.76	0	5.5138	4.13	0.00	0.56	74.9%	9.25	6	0694000	Sth	MR	5	6a	12.35	4.13			180			70%	30%	38	21	21.50
0694100	219	90	2.43	0	6.8606	5.47	0.00	0.00	79.7%	13.12	6	0694100	Sth	MR	5	6a	16.46	5.47			220			70%	30%	46	13	24.92
0694200	87	30	2.90	3	4.1185	2.99	0.00	0.66	72.5%	7.53	0	0694200	Sth	MR	5	6a	10.38	2.99			150			70%	30%	32	13	20.59
0694300	138	48	2.88	18	3.9758	3.10	0.00	0.05	77.9%	12.07	6	0694300	Sth	MR	5	6a	15.50	3.10			160			70%	30%	34	3	26.36
0694400	156	54	2.89	140	4.8143	3.47	0.00	0.08	72.1%	11.22	6	0694400	Sth	MR	5	6a	15.57	3.47			160			60%	20%	19	2	21.10
0694501	198	72	2.75	0	8.7144	5.77	0.00	1.69	66.3%	8.26	0	0694501	Sth	MR	5	6a	12.47	5.77			240			70%	30%	50	14	21.20
0694502	159	57	2.79	3	3.7055	3.16	0.00	0.00	85.4%	15.38	3	0694502	Sth	MR	5	6a	18.02	3.16			160			60%	25%	24	1	25.61
0694503	30	9	3.33	0	8.0185	0.54	0.00	0.00	6.7%	1.25	0	0694503	Sth	MR	5	6a	18.63	0.54			12			60%	25%	2	0	20.12
0694800	216	90	2.40	40	9.4777	6.59	0.42	0.78	74.0%	9.50	6	0694800	Sth	MR	5	6a	12.83	7.01			300			60%	30%	54	112	20.53
0694900	111	12	9.25	240	38.6271	36.95	0.00	1.04	95.7%	0.31	3	0694900	Sth	MR	5	6a	0.32	37.0			10			60%	20%	1	399	0.36
0695001	243	69	3.52	9	11.5848	9.66	0.00	0.44	83.4%	6.99	30	0695001	Sth	MR	5	6a	8.39	9.66			50			60%	10%	3	19	7.46
0695002	189	69	2.74	6	9.5285	7.76	0.00	0.00	81.4%	7.98	33	0695002	Sth	MR	5	6a	9.79	7.76			50			60%	20%	6	34	9.67
0695101	27	6	4.50	0	0.6603	0.59	0.00	0.00	88.9%	10.60	0	0695101	Sth	MR	5	6a	11.92	0.59			6			60%	20%	1	0	11.45
0695102	78	24	3.25	0	3.2885	2.64	0.00	0.00	80.3%	8.51	-6	0695102	Sth	MR	5	6a	10.60	2.64			50			60%	20%	6	6	11.36
	15,567	5,277	2.95	1,698	570.10	403.64	3.43	47.38	71.4%	9.26	282						12.96	407	0	0	13,196	720	0		17%	2,340	1,061	18.71
											5.3%										13,916					44.35%	20.1%	

Manger e	Populat 2006	Dwell 2006	Pop/Dwel 2006	Employ 2010	MB Area (Hect)	Resident Area	Busines Area	Open Space	Net : Gross	R Gross	1996 / 2006	MeshBl 2006	Prec	Exist Zone	PF Low	PF High	R Net	Net Area	2ABC R12	Res5 R40	6AB R80	7ABC R100	8ABC R200	Capac Utilis	PF Dev Chance	PF Resid Capacity	AC Resid Capacity	New Net R
0727400	258	66	3.91	570	14.4636	5.21	0.00	6.89	0.360	4.56	-6	0727400	South	MR	MR	MR	12.66	5.21			30			60%	30%	5	10	13.69
0727500	192	60	3.20	0	4.9316	4.01	0.00	0.00	0.812	12.17	0	0727500	South	MR	MR	MR	14.98	4.01			30			60%	30%	5	4	16.33
0727901	90	21	4.29	70	15.6377	6.58	0.00	3.90	0.420	1.47	3	0727901	South	MR	MR	MR	3.50	6.58			20			60%	70%	8	73	4.47
0727902	99	30	3.30	0	2.1000	1.66	0.00	0.00	0.790	14.29	10	0727902	South	MR	MR	MR	18.07	1.66			30			60%	50%	9	1	23.49
0727903	99	18	5.50	0	1.8311	1.45	0.00	0.00	0.790	12.56	0	0727903	South	MR	MR	MR	15.89	1.45			30			60%	50%	9	7	18.66
0728001	141	27	5.22	3	2.7202	2.12	0.00	0.00	0.778	10.29	0	0728001	South	MR	MR	MR	13.23	2.12			40			60%	40%	10	27	17.30
0728002	156	39	4.00	0	2.9256	2.41	0.00	0.00	0.822	13.33	3	0728002	South	MR	MR	MR	16.21	2.41			50			60%	50%	15	2	22.45
0728101	117	27	4.33	0	2.0070	1.58	0.00	0.00	0.786	13.45	3	0728101	South	MR	MR	MR	17.13	1.58			40			60%	40%	10	0	23.22
0728102	75	15	5.00	35	1.4299	1.11	0.00	0.00	0.773	10.49	0	0728102	South	MR	MR	MR	13.56	1.11			40			60%	40%	10	1	22.24
0728200	138	42	3.29	0	8.6116	3.26	0.00	0.00	0.884	4.88	3	0728200	South	MR	MR	MR	5.52	7.61			100			60%	30%	18	23	7.88
0728300	129	39	3.31	3	3.8780	3.21	0.00	0.00	0.850	10.06	6	0728300	South	MR	MR	MR	11.84	3.30			50			60%	30%	9	17	14.57
0728400	138	39	3.54	0	11.5643	3.43	0.00	0.00	0.935	3.37	-3	0728400	South	MR	MR	MR	3.61	10.8			400			70%	75%	210	21	23.02
0728603	486	129	3.77	45	12.8789	9.55	0.00	0.29	0.742	10.02	129	0728603	South	MR	MR	MR	13.51	9.55			60			60%	60%	22	37	15.77
0728606	141	30	4.70	0	2.3313	1.26	0.00	0.76	0.540	12.87	30	0728606	South	MR	MR	MR	23.81	1.26			15			60%	40%	4	0	26.67
0728607	123	27	4.56	6	1.4306	1.21	0.00	0.00	0.843	18.87	27	0728607	South	MR	MR	MR	22.38	1.21			15			60%	40%	4	0	25.36
0728608	228	36	6.33	0	7.4267	0.00	2.55	3.52	0.344	7.00	36	0728608	South	MR	MR	MR	20.36	2.55			15			60%	20%	2	18	14.80
0728609	135	27	5.00	0	1.9137	0.01	1.37	0.00	0.717	14.11	27	0728609	South	MR	MR	MR	19.68	1.37			15			60%	20%	2	0	21.00
0728610	162	30	5.40	0	2.0717	0.00	1.57	0.00	0.758	14.96	30	0728610	South	MR	MR	MR	19.75	1.57			15			60%	20%	2	0	20.26
0728611	213	33	6.45	0	2.6428	0.00	2.06	0.00	0.781	12.87	33	0728611	South	MR	MR	MR	16.48	2.06			15			60%	20%	2	1	16.87
0728612	192	36	5.33	0	2.5779	0.00	1.96	0.00	0.761	14.74	36	0728612	South	MR	MR	MR	19.36	1.96			15			60%	20%	2	0	19.26
0728613	225	51	4.41	12	3.9937	2.85	0.00	0.00	0.714	13.02	51	0728613	South	MR	MR	MR	18.23	2.85			30			60%	30%	5	2	19.77
0728614	210	51	4.12	0	2.0999	1.57	0.00	0.00	0.749	24.29	51	0728614	South	MR	MR	MR	32.43	1.57			20			60%	30%	4	0	34.72
0728615	45	9	5.00	0	2.1263	1.54	0.00	0.10	0.726	14.11	9	0728615	South	MR	MR	MR	19.43	1.54			20			60%	20%	2	0	7.38
0728616	147	33	4.45	3	6.4402	1.83	0.00	3.92	0.284	5.59	33	0728616	South	MR	MR	MR	19.69	1.83			20			60%	20%	2	0	19.36
0728617	153	36	4.25	0	3.5394	1.86	0.00	0.98	0.524	10.17	36	0728617	South	MR	MR	MR	19.40	1.86			20			60%	20%	2	0	20.69
0728618	63	18	3.50	0	3.4940	2.32	0.00	0.72	0.663	12.59	18	0728618	South	MR	MR	MR	18.98	2.32			20			60%	10%	1	23	8.28
0728619	93	24	3.88	0	2.6404	1.80	0.00	0.00	0.680	13.26	24	0728619	South	MR	MR	MR	19.48	1.80			20			60%	10%	1	53	14.03
0728620	99	21	4.71	0	2.6098	2.00	0.00	0.00	0.765	14.56	21	0728620	South	MR	MR	MR	19.02	2.00			20			60%	30%	4	12	12.31
0728700	321	69	4.65	15	9.2546	5.48	0.00	0.00	0.593	7.46	18	0728700	South	MR	MR	MR	12.58	5.48			60			60%	30%	11	28	14.55
0728800	960	180	5.33	370	54.4876	10.45	14.92	1.83	0.868	3.91	177	0728800	South	MR	MR	MR	4.50	47.3			60			60%	20%	7	69	3.96
0737500	342	90	3.80	170	32.6491	6.35	0.00	9.32	0.195	2.76	3	0737500	TC	MR	MR	MR	14.17	6.35			100			60%	30%	18	251	17.00
0740000	318	63	5.05	220	15.8760	5.72	2.71	2.77	0.531	4.22	-18	0740000	TC	MR	MR	MR	7.94	8.44			400			60%	50%	120	186	21.69
0740100	282	57	4.95	0	7.1464	4.05	0.00	0.20	0.567	8.40	-3	0740100	TC	MR	MR	MR	14.80	4.05			100			60%	40%	24	55	19.98
0740200	237	60	3.95	80	10.2015	5.55	0.00	0.08	0.544	6.57	6	0740200	TC	MR	MR	MR	12.07	5.55			100			60%	40%	24	102	15.13
0740300	165	39	4.23	12	4.7595	3.83	0.23	0.00	0.853	8.19	9	0740300	TC	MR	MR	MR	9.60	4.06			100			60%	50%	30	62	16.99
0740400	141	33	4.27	30	4.1476	3.30	0.32	0.00	0.874	7.96	3	0740400	TC	MR	MR	MR	9.10	3.62			100			60%	50%	30	52	17.38
0740500	285	51	5.59	510	24.3140	9.08	6.98	3.43	0.661	3.62	-3	0740500	TC	MR	MR	MR	5.48	16.1			500			60%	50%	150	364	12.51
0740600	159	36	4.42	15	4.1714	3.20	0.00	0.40	0.767	8.63	0	0740600	TC	MR	MR	MR	11.25	3.20			150			70%	70%	74	35	34.22
0740700	210	48	4.38	0	4.1402	3.30	0.00	0.00	0.796	11.59	-3	0740700	TC	MR	MR	MR	14.56	3.30			150			70%	70%	74	41	36.86
0740800	210	34	6.18	0	2.7000	2.10	0.00	0.00	0.778	14.81	0	0740800	TC	MR	MR	MR	19.05	2.10			100			70%	60%	42	20	36.19

0740901	105	24	4.38	0	1.9571	1.67	0.00	0.00	0.854	12.26	0	0740901	TC	MR	MR	MR	14.36	1.67			80			70%	70%	39	16	37.82
0740902	105	24	4.38	0	2.3138	1.77	0.00	0.00	0.765	10.37	-3	0740902	TC	MR	MR	MR	13.56	1.77			90			70%	70%	44	21	38.47
0740903	66	15	4.40	0	1.3523	1.04	0.00	0.02	0.766	11.09	3	0740903	TC	MR	MR	MR	14.48	1.04			60			60%	70%	25	13	38.80
0741001	66	12	5.50	0	3.1774	0.91	0.00	0.00	0.286	3.78	0	0741001	TC	MR	MR	MR	13.20	0.91			50			60%	70%	21	24	36.30
0741002	102	15	6.80	0	2.0899	1.39	0.00	0.50	0.667	7.66	0	0741002	TC	MR	MR	MR	11.49	1.39			80			60%	70%	34	20	34.89
0741003	114	21	5.43	0	1.8877	1.58	0.00	0.03	0.839	11.12	-3	0741003	TC	MR	MR	MR	13.26	1.58			90			60%	70%	38	16	37.14
0741101	117	24	4.88	0	1.9238	1.48	0.00	0.00	0.769	12.48	0	0741101	TC	MR	MR	MR	16.21	1.48			80			60%	70%	34	14	38.91
0741102	87	15	5.80	0	1.5740	1.17	0.00	0.00	0.744	10.80	-3	0741102	TC	MR	MR	MR	14.52	1.17			60			60%	60%	22	12	31.27
0741201	51	12	4.25	0	1.1980	0.99	0.00	0.06	0.823	10.85	0	0741201	TC	MR	MR	MR	13.18	0.99			50			60%	70%	21	9	33.47
0741202	174	33	5.27	0	3.7240	2.48	0.00	0.62	0.667	9.13	3	0741202	TC	MR	MR	MR	13.69	2.48			120			60%	70%	50	30	33.57
0741301	144	27	5.33	0	2.6500	1.92	0.00	0.10	0.723	10.94	0	0741301	TC	MR	MR	MR	15.14	1.92			100			60%	70%	42	23	36.02
0741302	204	36	5.67	0	3.3773	2.54	0.00	0.07	0.751	10.66	-3	0741302	TC	MR	MR	MR	14.20	2.54			120			60%	60%	43	29	31.23
0741401	90	15	6.00	0	1.2953	0.94	0.00	0.00	0.724	11.58	0	0741401	TC	MR	MR	MR	15.99	0.94			50			60%	60%	18	10	35.19
0741402	117	21	5.57	25	1.8533	1.37	0.00	0.08	0.738	11.33	0	0741402	TC	MR	MR	MR	15.35	1.37			70			60%	60%	25	14	33.77
0741403	81	15	5.40	0	1.5083	1.11	0.00	0.00	0.736	11.27	0	0741403	TC	MR	MR	MR	15.31	1.11			60			60%	50%	18	11	29.73
0741500	105	27	3.89	0	2.7425	2.31	0.00	0.00	0.841	10.57	-3	0741500	TC	MR	MR	MR	12.57	2.31			100			60%	50%	30	24	24.71
0741601	42	9	4.67	0	0.7710	0.69	0.00	0.00	0.897	11.67	0	0741601	TC	MR	MR	MR	13.02	0.69			30			60%	50%	9	9	26.04
0741602	87	21	4.14	0	1.8084	1.42	0.00	0.00	0.787	11.61	3	0741602	TC	MR	MR	MR	14.76	1.42			70			60%	50%	21	15	29.52
0741700	150	33	4.55	0	2.8362	2.25	0.00	0.00	0.794	11.64	0	0741700	TC	MR	MR	MR	14.65	2.25			100			60%	40%	24	22	25.30
0741800	72	15	4.80	0	1.4648	1.06	0.00	0.08	0.725	11.61	0	0741800	TC	MR	MR	MR	16.00	1.06			60			60%	40%	14	11	27.67
0741900	162	39	4.15	3	3.5609	2.96	0.00	0.00	0.831	10.95	0	0741900	TC	MR	MR	MR	13.18	2.96			140			60%	40%	34	31	24.54
0742000	165	36	4.58	0	3.5740	2.73	0.00	0.00	0.765	10.35	0	0742000	TC	MR	MR	MR	13.53	2.73			130			60%	40%	31	30	24.58
0742101	108	21	5.14	450	13.1741	1.39	5.56	2.56	0.527	3.19	3	0742101	TC	MR	MR	MR	6.05	6.95			400			60%	50%	120	225	20.30
0742102	249	54	4.61	12	7.5784	3.87	0.00	0.00	0.511	7.13	-3	0742102	TC	MR	MR	MR	13.94	3.87			200			60%	70%	84	61	35.63
0742201	225	42	5.36	0	6.6074	2.88	0.00	0.50	0.435	6.36	3	0742201	TC	MR	MR	MR	14.60	2.88			120			60%	40%	29	50	24.61
0742202	180	30	6.00	0	2.5381	1.96	0.00	0.00	0.772	11.82	3	0742202	TC	MR	MR	MR	15.31	1.96			100			60%	60%	36	19	33.67
0742300	129	27	4.78	75	10.2876	2.16	0.00	2.99	0.210	2.92	0	0742300	TC	MR	MR	MR	13.86	2.16			100			60%	40%	24	80	23.56
0742400	276	45	6.13	3	4.2758	3.42	0.00	0.00	0.800	10.52	0	0742400	TC	MR	MR	MR	13.16	3.42			160			60%	40%	38	36	24.39
0742500	129	27	4.78	0	2.6618	1.93	0.08	0.00	0.755	11.27	0	0742500	TC	MR	MR	MR	14.93	2.01			100			60%	40%	24	20	25.39
0742600	90	21	4.29	0	1.6934	1.33	0.00	0.00	0.784	12.40	0	0742600	TC	MR	MR	MR	15.82	1.33			60			60%	40%	14	13	26.67
0742700	132	27	4.89	0	2.7254	2.23	0.00	0.00	0.817	10.27	0	0742700	TC	MR	MR	MR	12.58	2.23			110			60%	50%	33	25	26.96
0742800	105	24	4.38	0	2.3439	1.80	0.00	0.07	0.768	10.67	0	0742800	TC	MR	MR	MR	13.88	1.80			80			60%	50%	24	20	26.66
0742900	90	18	5.00	0	1.6358	1.32	0.00	0.00	0.807	11.00	0	0742900	TC	MR	MR	MR	13.63	1.32			60			60%	50%	18	14	27.27
0743000	192	27	7.11	45	4.5442	3.85	0.00	0.01	0.846	6.82	-9	0743000	TC	MR	MR	MR	8.06	3.85			160			60%	60%	58	87	22.00
0743100	207	42	4.93	0	4.0967	3.42	0.00	0.00	0.834	10.74	0	0743100	TC	MR	MR	MR	12.87	3.42			160			60%	50%	48	38	26.33
	12,495	2,668	4.68	2,782	418.97	193.55	40.32	46.80	0.639	6.37	790						9.97	268	0	0	6,715	0	0		32%	2,168	2,689	18.07
											29.6%										6,715					81.27%	100.8%	

Manurewa	Populat 2006	Dwell 2006	Pop/Dwel 2006	Employ 2010	MB Area (Hect)	Resident Area	Busines Area	Open Space	Net : Gross	R Gross	1996 / 2006	MeshBl 2006	Prec	Exist Zone	PF Low	PF High	R Net	Net Area	2ABC R12	Res5 R40	6AB R80	7ABC R100	8ABC R200	Capac Utilis	PF Dev Chance	PF Resid Capacity	AC Resid Capacity	New Net R
0750200	93	30	3.10	3	2.4852	1.99	0.00	0.00	79.9%	12.07	3	0750200	North	MR	6a	6a	15.10	1.99			30			70%	20%	4	7	17.22
0750300	216	72	3.00	20	5.4148	4.17	0.00	0.43	77.1%	13.30	12	0750300	North	MR	6a	6a	17.25	4.17			20			70%	20%	3	12	17.92
0750400	222	57	3.89	12	4.8690	4.09	0.00	0.00	84.1%	11.71	6	0750400	North	MR	6a	6a	13.93	4.09			20			70%	20%	3	15	14.61
0750500	168	51	3.29	6	4.8448	3.92	0.00	0.00	80.8%	10.53	0	0750500	North	MR	6a	6a	13.02	3.92			20			70%	20%	3	20	13.74
0750600	180	60	3.00	0	4.6332	3.82	0.00	0.00	82.5%	12.95	3	0750600	North	MR	6a	6a	15.70	3.82			20			70%	20%	3	18	16.43
0750700	300	102	2.94	0	6.7749	5.68	0.00	0.28	83.9%	15.06	12	0750700	North	MR	6a	6a	17.95	5.68			30			70%	40%	8	14	19.42
0750800	270	81	3.33	55	6.7094	5.30	0.20	0.30	82.1%	12.07	9	0750800	North	MR	6a	6a	14.71	5.51			30			70%	20%	4	13	15.47
0750900	141	51	2.76	0	3.2439	2.57	0.08	0.00	81.6%	15.72	6	0750900	North	MR	6a	6a	19.28	2.65			20			70%	20%	3	3	20.34
0751000	180	54	3.33	20	4.6133	3.89	0.00	0.00	84.4%	11.71	6	0751000	Manu	MR	6a	6a	13.88	3.89			30			70%	30%	6	26	15.49
0751100	195	69	2.83	20	4.6703	4.05	0.00	0.00	86.7%	14.77	6	0751100	Manu	MR	6a	6a	17.05	4.05			30			70%	20%	4	25	18.08
0751200	231	75	3.08	15	5.6745	4.76	0.00	0.00	83.9%	13.22	12	0751200	Manu	MR	6a	6a	15.75	4.76			40			70%	40%	11	32	18.11
0751300	141	63	2.24	3	4.3539	3.75	0.00	0.00	86.1%	14.47	9	0751300	Manu	MR	6a	6a	16.81	3.75			30			70%	30%	6	28	18.49
0751400	36	9	4.00	85	5.2757	0.24	3.85	0.00	77.5%	6.26	6	0751400	Manu	B5	6a	6a	8.07	4.09			40			70%	30%	8	80	4.25
0751500	123	48	2.56	150	5.9294	2.92	1.25	0.02	70.2%	8.10	15	0751500	Manu	MR	6a	6a	11.53	4.16			40			70%	30%	8	46	13.54
0751600	0	0		400	5.1278	0.00	3.87	0.00	75.4%	1.56	0	0751600	Manu	B2	B2	B2	2.07	3.87					300	70%	10%	21	81	5.43
0751700	0	0		30	2.6687	0.00	1.43	0.00	53.6%	2.25	0	0751700	Manu	Bus5	MU	MU	4.19	1.43					140	70%	20%	20	35	13.70
0751800	147	48	3.06	9	4.4618	3.19	0.00	0.00	71.4%	10.76	0	0751800	Manu	MR	6a	6a	15.06	3.19			50			70%	20%	7	24	17.26
0751900	147	51	2.88	35	8.1777	2.67	0.00	3.90	32.7%	6.24	3	0751900	Manu	MR	6a	6a	19.08	2.67			60			70%	50%	21	27	26.94
0752000	252	99	2.55	30	7.3639	5.72	0.00	0.12	77.6%	13.44	6	0752000	Manu	MR	6a	6a	17.32	5.72			80			70%	40%	22	32	21.24
0752100	123	48	2.56	65	6.5480	2.89	1.86	0.00	72.6%	7.33	-3	0752100	Manu	MR	MU	MU	10.09	4.76					140	70%	50%	49	32	20.40
0752202	51	21	2.43	0	1.6145	1.40	0.00	0.00	86.6%	13.01	0	0752202	Manu	MR	6a	6a	15.02	1.40			20			70%	20%	3	7	17.03
0752300	267	42	6.36	110	7.2341	4.11	0.00	0.00	56.8%	5.81	-3	0752300	Manu	MR	6a	6a	10.21	4.11			50			70%	30%	11	22	12.77
0752400	162	60	2.70	0	5.0176	4.12	0.08	0.00	83.7%	11.96	0	0752400	Manu	MR	6a	6a	14.28	4.20			50			70%	30%	11	25	16.78
0752500	75	24	3.13	3	2.1478	1.70	0.00	0.00	79.3%	11.17	0	0752500	Manu	MR	6a	6a	14.09	1.70			20			70%	30%	4	8	16.55
0752601	30	9	3.33	0	1.0214	0.89	0.00	0.00	87.1%	11.75	0	0752601	Manu	MR	6a	6a	13.49	0.89			10			70%	30%	2	4	12.48
0752602	96	30	3.20	3	2.3870	2.02	0.00	0.00	84.4%	12.57	3	0752602	Manu	MR	6a	6a	14.89	2.02			20			70%	30%	4	11	16.97
0752700	138	48	2.88	0	3.9967	3.28	0.00	0.00	82.1%	12.01	3	0752700	Manu	MR	6a	7a	14.63	3.28				100		70%	50%	35	29	25.30
0752801	39	12	3.25	9	1.2956	0.72	0.08	0.00	61.4%	9.26	3	0752801	Manu	MR	6a	7a	15.10	0.79				30		70%	50%	11	8	28.31
0752802	69	30	2.30	45	2.8717	1.76	0.45	0.00	76.9%	10.45	0	0752802	Manu	MR	6a	7a	13.58	2.21				80		70%	50%	28	21	26.26
0752900	168	57	2.95	0	4.8387	3.75	0.00	0.00	77.5%	11.78	6	0752900	Manu	MR	6a	6a	15.20	3.75			60			70%	30%	13	29	18.56
0753000	75	27	2.78	3	2.3239	1.85	0.00	0.00	79.8%	11.62	0	0753000	Manu	MR	6a	6a	14.56	1.85			30			70%	30%	6	9	17.96
0753100	114	33	3.45	0	3.1427	2.51	0.00	0.09	79.7%	10.50	6	0753100	Manu	MR	6a	6a	13.17	2.51			50			70%	30%	11	19	17.36
0753201	81	21	3.86	3	2.6322	1.32	0.46	0.00	67.7%	8.74	3	0753201	Manu	MR	6a	6a	12.90	1.78			30			70%	30%	6	7	15.31
0753202	129	45	2.87	0	3.5048	2.47	0.00	0.00	70.5%	12.84	3	0753202	Manu	MR	6a	6a	18.21	2.47			40			70%	20%	6	16	20.48
0753302	81	24	3.38	0	1.8156	1.45	0.00	0.00	79.6%	13.22	-3	0753302	TeMa	MR	6a	6a	16.60	1.45			20			70%	20%	3	6	18.54
0753303	84	21	4.00	0	1.9303	1.62	0.00	0.00	83.9%	10.88	6	0753303	Manu	MR	6a	6a	12.96	1.62			20			70%	20%	3	11	14.69
0753304	42	9	4.67	0	0.8036	0.70	0.00	0.00	87.4%	11.20	0	0753304	Manu	MR	6a	6a	12.81	0.70			12			70%	20%	2	5	15.20
0753401	108	36	3.00	30	4.8282	4.23	0.00	0.00	87.6%	7.46	-3	0753401	TeMa	MR	6a	6a	8.51	4.23			60			70%	30%	13	24	11.49
0753402	27	9	3.00	0	0.8634	0.35	0.34	0.00	79.6%	10.42	0	0753402	TeMa	MR	6a	6a	13.09	0.69			10			70%	30%	2	4	16.14
0753500	153	48	3.19	3	4.4153	3.62	0.00	0.00	81.9%	10.87	0	0753500	TeMa	MR	6a	6a	13.27	3.62			40			70%	20%	6	33	14.82
0753600	243	63	3.86	6	5.1121	4.40	0.00	0.00	86.2%	12.32	6	0753600	TeMa	MR	6a	6a	14.30	4.40			50			70%	40%	14	43	17.48
0753700	147	45	3.27	0	3.2900	2.68	0.00	0.03	81.3%	13.68	9	0753700	TeMa	MR	6a	7a	16.82	2.68				80		70%	50%	28	22	27.28
0753800	162	48	3.38	0	5.6473	3.10	0.00	1.94	54.9%	8.50	-3	0753800	TeMa	MR	6a	7a	15.48	3.10				80		70%	50%	28	22	24.51
0753900	246	108	2.28	9	5.7069	4.59	0.00	0.00	80.5%	18.92	45	0753900	TeMa	MR	6a	7a	23.52	4.59				100		70%	50%	35	28	31.14
0754000	3	3	1.00	60	7.5000	0.00	4.00	0.10	53.4%	2.67	0	0754000	TeMa	B5	MU	MU	5.00	4.00					400	70%	40%	112	29	28.73
0754100	51	18	2.83	570	23.7677	1.09	19.34	0.58	86.0%	2.48	0	0754100	TeMa	B5	B5	B5	2.89	20.4					100	70%	10%	7	108	1.22
0754200	165	57	2.89	12	5.0157	4.37	0.00	0.00	87.2%	11.36	0	0754200	North	MR	6a	6a	13.03	4.37			70			70%	20%	10	22	15.27

0754300	165	60	2.75	3	4.3673	3.75	0.00	0.00	85.9%	13.74	6	0754300	North	MR	6a	6a	16.00	3.75			60			70%	30%	13	12	19.36
0754400	99	30	3.30	12	2.8306	2.27	0.00	0.00	80.0%	10.60	0	0754400	North	MR	6a	6a	13.24	2.27			40			70%	20%	6	8	15.71
0754500	117	39	3.00	6	3.1665	2.66	0.00	0.00	84.0%	12.32	0	0754500	North	RH8	6a	6a	14.66	2.66			50			70%	20%	7	0	17.29
0754600	147	45	3.27	0	4.1879	3.67	0.00	0.00	87.6%	10.75	3	0754600	North	MR	6a	6a	12.27	3.67			60			70%	30%	13	14	15.70
0754700	105	33	3.18	3	3.0049	2.53	0.00	0.00	84.3%	10.98	3	0754700	North	MR	6a	6a	13.03	2.53			40			70%	20%	6	6	15.24
0754800	96	33	2.91	0	3.3896	1.91	0.00	0.88	56.4%	9.74	3	0754800	North	MR	6a	6a	17.27	1.91			30			70%	20%	4	5	19.47
0754900	171	69	2.48	3	5.7272	4.86	0.00	0.00	84.9%	12.05	-3	0754900	North	MR	6a	6a	14.19	4.86			80			70%	20%	11	9	16.49
0755000	93	30	3.10	0	4.4872	2.40	0.00	0.18	53.4%	7.58	3	0755000	North	RH8	6a	6a	14.18	2.40			40			70%	20%	6	3	14.84
0755100	159	45	3.53	6	4.4132	3.58	0.00	0.00	81.0%	10.42	3	0755100	North	RH8	6a	6a	12.86	3.58			60			70%	20%	8	0	14.93
0755200	96	30	3.20	0	2.7722	2.12	0.00	0.00	76.4%	11.18	0	0755200	North	RH8	6a	6a	14.63	2.12			40			70%	20%	6	0	16.80
0755300	144	48	3.00	80	5.7759	5.01	0.00	0.00	86.8%	8.31	0	0755300	North	RH8	6a	6a	9.57	5.01			80			70%	30%	17	5	12.92
0755400	171	51	3.35	0	4.8330	3.90	0.00	0.00	80.7%	10.55	3	0755400	North	RH8	6a	6a	13.08	3.90			60			70%	20%	8	1	15.24
0755500	171	51	3.35	0	5.3909	4.42	0.00	0.00	81.9%	9.65	0	0755500	North	RH8	6a	6a	11.78	4.42			70			70%	20%	10	1	13.77
0755600	150	42	3.57	6	6.6862	3.45	0.00	0.00	51.5%	6.28	3	0755600	North	RH8	6a	6a	12.19	3.45			60			70%	20%	8	1	14.62
0755700	153	51	3.00	3	3.5825	3.14	0.02	0.00	88.3%	14.24	6	0755700	North	MR	6a	6a	16.12	3.16			50			70%	20%	7	4	18.33
0755800	111	45	2.47	0	3.3312	2.85	0.00	0.00	85.6%	13.51	6	0755800	North	RH8	6a	6a	15.78	2.85			40			70%	20%	6	1	17.75
0755900	180	60	3.00	55	8.8743	4.93	0.31	0.00	59.1%	6.76	3	0755900	North	RH8	6a	6a	11.44	5.24			100			70%	30%	21	10	15.44
0756000	165	57	2.89	40	9.8503	4.49	0.00	3.71	45.6%	5.89	0	0756000	North	RH8	6a	6a	12.90	4.49			100			70%	30%	21	1	17.35
0756100	132	54	2.44	18	5.0976	4.47	0.00	0.07	87.7%	10.59	0	0756100	Manu	MR	6a	6a	12.08	4.47			100			70%	30%	21	39	16.78
0756200	123	48	2.56	6	5.5332	3.20	0.00	1.56	57.9%	8.67	3	0756200	Manu	RH8	6a	6a	14.99	3.20			80			70%	30%	17	15	20.23
0756300	120	36	3.33	3	9.1034	3.65	0.00	4.55	40.1%	3.95	0	0756300	Manu	RH8	6a	6a	9.87	3.65			80			70%	30%	17	27	14.47
0756400	78	27	2.89	18	3.4847	2.56	0.00	0.01	73.6%	8.90	0	0756400	North	MR	6a	6a	12.09	2.56			40			70%	20%	6	0	12.71
0756500	132	45	2.93	12	3.8880	3.37	0.00	0.00	86.6%	11.57	0	0756500	Manu	MR	6a	6a	13.36	3.37			50			70%	20%	7	11	15.44
0756600	204	69	2.96	75	9.2821	5.68	0.00	0.09	61.2%	7.43	-6	0756600	Manu	RH8	6a	7a	12.15	5.68				140		70%	50%	49	34	20.78
0756700	129	45	2.87	6	5.5665	4.89	0.00	0.00	87.9%	8.08	3	0756700	Manu	RH8	6a	6a	9.20	4.89			80			70%	20%	11	21	11.49
0756800	93	24	3.88	0	5.2827	2.56	0.00	2.10	48.5%	5.11	-3	0756800	North	RH8	6a	6a	10.54	2.56			50			70%	30%	11	1	13.47
0756900	129	39	3.31	0	6.8851	5.09	0.00	0.00	73.9%	6.10	-6	0756900	North	MR	6a	6a	8.25	5.09			60			70%	30%	13	14	10.14
0757000	162	63	2.57	15	7.3031	6.61	0.00	0.00	90.6%	8.63	0	0757000	North	RH8	6a	6a	9.52	6.61			120			70%	30%	25	37	13.33
0757100	123	42	2.93	290	6.9715	2.79	2.73	0.00	79.2%	6.02	-6	0757100	Manu	MR	6a	7a	7.61	5.52				120		70%	40%	34	82	13.70
0757200	129	39	3.31	0	4.8283	4.35	0.00	0.00	90.1%	8.08	6	0757200	Manu	MR	6a	7a	8.97	4.35				80		70%	40%	22	30	14.12
0757300	51	15	3.40	95	4.4368	1.38	2.41	0.00	85.4%	5.18	-6	0757300	Manu	MR	6a	7a	6.07	3.79				120		70%	30%	25	57	10.61
0757400	195	66	2.95	6	5.6184	4.66	0.08	0.16	84.4%	11.75	6	0757400	Manu	MR	6a	7a	13.92	4.74				80		70%	20%	30	37	20.25
0757500	189	72	2.63	0	6.3954	5.61	0.00	0.00	87.7%	11.26	0	0757500	North	MR	6a	6a	12.84	5.61			80			70%	20%	11	21	14.84
0757600	96	36	2.67	6	4.8339	3.65	0.00	0.00	75.6%	7.45	-3	0757600	North	MR	6a	6a	9.85	3.65			50			70%	20%	7	20	11.77
0757700	288	81	3.56	50	12.8848	6.56	0.00	0.00	50.9%	6.29	-3	0757700	North	MR	6a	6a	12.34	6.56			100			70%	20%	14	30	14.48
0757800	87	30	2.90	0	2.1477	1.84	0.00	0.00	85.9%	13.97	0	0757800	North	MR	6a	6a	16.26	1.84			20			70%	20%	3	5	17.78
0757900	84	27	3.11	6	2.7987	2.40	0.00	0.00	85.7%	9.65	0	0757900	North	MR	6a	6a	11.26	2.40			30			70%	20%	4	9	13.02
0758000	81	24	3.38	0	2.1473	1.73	0.00	0.00	80.6%	11.18	0	0758000	TeMa	MR	6a	6a	13.86	1.73			20			70%	20%	3	10	15.48
0758100	114	30	3.80	0	3.1005	2.49	0.00	0.00	80.3%	9.68	0	0758100	North	MR	6a	6a	12.04	2.49			30			70%	20%	4	11	13.73
0758200	84	33	2.55	220	8.1090	2.14	1.05	4.16	39.3%	4.07	-3	0758200	Manu	MR	6a	6a	10.35	3.19			60			70%	30%	13	45	14.31
0758300	129	48	2.69	15	3.5213	2.60	0.00	0.24	74.0%	13.63	-3	0758300	North	MR	6a	6a	18.43	2.60			30			70%	20%	4	22	20.04
0758400	222	66	3.36	12	5.9538	4.01	0.86	0.04	81.9%	11.09	15	0758400	TeMa	MR	6a	6a	13.53	4.88			60			70%	20%	8	44	15.26
0758500	108	36	3.00	0	3.2601	2.67	0.00	0.00	82.0%	11.04	-3	0758500	TeMa	MR	6a	6a	13.47	2.67			40			70%	20%	6	15	15.56
0758600	195	57	3.42	0	4.8979	3.94	0.00	0.00	80.5%	11.64	6	0758600	TeMa	MR	6a	6a	14.46	3.94			50			70%	20%	7	30	16.24
0758700	138	39	3.54	0	4.0073	2.61	0.00	0.27	65.1%	9.73	6	0758700	TeMa	MR	6a	6a	14.96	2.61			40			70%	20%	6	23	17.11
0758800	108	36	3.00	9	3.8446	2.52	0.11	0.00	68.5%	9.36	-3	0758800	TeMa	MR	6a	7a	13.67	2.63				80		70%	30%	17	18	20.04
0758900	132	36	3.67	40	6.9783	2.49	0.00	0.09	35.7%	5.16	0	0758900	TeMa	MR	6a	7a	14.43	2.49				80		70%	30%	17	27	21.17
0759000	135	42	3.21	0	3.5960	2.75	0.00	0.00	76.4%	11.68	0	0759000	TeMa	MR	6a	7a	15.28	2.75				80		70%	30%	17	13	21.39
0759100	81	30	2.70	120	6.4827	2.01	2.63	0.00	71.6%	4.63	0	0759100	TeMa	MR	6a	6a	6.46	4.64			20			70%	20%	3	26	7.06

0759200	69	18	3.83	0	2.7033	1.65	0.00	0.06	60.9%	7.40	0	0759200	TeMa	MR	6a	6a	12.15	1.65			30			70%	20%	4	14	13.48
0759300	132	36	3.67	0	3.1593	2.48	0.00	0.00	78.7%	11.39	6	0759300	TeMa	MR	6a	7a	14.49	2.48				70		70%	30%	15	13	20.40
0759400	126	30	4.20	0	3.3486	2.23	0.00	0.42	66.6%	8.96	0	0759400	TeMa	MR	6a	7a	13.46	2.23				80		70%	30%	17	13	21.00
0768300	144	33	4.36	0	3.4323	2.86	0.00	0.00	83.4%	10.78	-6	0768300	SW	MR	6a	6a	12.92	2.86			40			70%	20%	6	3	13.48
0768400	135	30	4.50	0	2.3930	1.96	0.00	0.00	81.9%	12.54	3	0768400	SW	MR	6a	6a	15.31	1.96			20			70%	20%	3	3	16.74
0768500	132	39	3.38	0	3.4205	2.75	0.00	0.00	80.3%	11.40	6	0768500	SW	MR	6a	6a	14.20	2.75			20			70%	20%	3	9	15.22
0768601	24	9	2.67	0	0.7042	0.56	0.00	0.00	79.7%	12.78	3	0768601	SW	MR	6a	6a	16.03	0.56			10			70%	20%	1	2	18.53
0768602	159	39	4.08	9	4.5132	3.03	0.00	0.79	67.1%	9.75	-3	0768602	SW	MR	6a	6a	14.54	3.03			25			70%	20%	4	6	14.04
0768603	66	18	3.67	0	1.4223	1.27	0.00	0.01	89.2%	12.66	0	0768603	SW	MR	6a	6a	14.19	1.27			12			70%	20%	2	2	15.51
0768700	153	36	4.25	0	3.1768	2.51	0.00	0.00	79.1%	11.33	-3	0768700	SW	MR	6a	6a	14.33	2.51			20			70%	20%	3	5	15.44
0768800	108	27	4.00	0	2.3523	1.93	0.00	0.00	82.0%	11.48	0	0768800	SW	MR	6a	6a	14.00	1.93			20			70%	20%	3	4	15.45
0768900	93	27	3.44	18	2.5814	2.14	0.00	0.00	82.7%	10.85	-3	0768900	SW	MR	6a	6a	13.11	2.14			20			70%	20%	3	7	13.96
0769011	213	66	3.23	6	14.7414	5.57	0.00	3.73	37.8%	4.75	33	0769011	SW	MR	6a	6a	12.57	5.57			40			70%	20%	6	1	12.86
0769012	201	66	3.05	3	8.8316	5.83	0.09	1.59	67.0%	8.04	24	0769012	SW	MR	6a	6a	12.00	5.92			40			70%	20%	6	7	12.10
0769100	111	27	4.11	0	3.2080	2.00	0.00	0.59	62.5%	9.66	0	0769100	SW	MR	6a	6a	15.47	2.00			40			70%	40%	11	5	19.06
0769200	150	36	4.17	0	3.0303	2.39	0.00	0.00	78.8%	11.88	0	0769200	SW	MR	6a	6a	15.08	2.39			40			70%	30%	8	5	18.60
0769300	183	36	5.08	0	3.5982	2.60	0.00	0.26	72.2%	11.39	0	0769300	SW	MR	6a	6a	15.78	2.60			40			70%	30%	8	3	17.09
0769400	210	45	4.67	0	11.7196	3.37	0.00	7.27	28.8%	4.18	-3	0769400	SW	MR	6a	6a	14.52	3.37			85			70%	40%	24	6	20.39
0769500	75	12	6.25	0	1.0533	0.79	0.00	0.00	75.4%	11.39	0	0769500	SW	MR	6a	6a	15.10	0.79			20			70%	40%	6	0	22.15
0769600	126	33	3.82	0	2.8207	2.20	0.00	0.00	78.1%	11.70	0	0769600	SW	MR	6a	6a	14.98	2.20			30			70%	30%	6	1	17.84
0769700	96	21	4.57	0	1.9234	1.51	0.00	0.00	78.3%	11.96	0	0769700	SW	MR	6a	6a	15.27	1.51			20			70%	30%	4	2	16.73
0769800	165	39	4.23	65	3.2319	2.58	0.00	0.00	79.7%	12.07	0	0769800	SW	MR	6a	6a	15.14	2.58			40			70%	30%	8	4	18.40
0769900	189	57	3.32	9	5.3019	4.22	0.00	0.00	79.7%	10.75	3	0769900	SW	MR	6a	6a	13.50	4.22			60			70%	20%	8	23	15.49
0770000	96	30	3.20	25	4.9161	2.12	0.00	0.00	43.1%	6.10	3	0770000	SW	MR	6a	6a	14.17	2.12			50			70%	30%	11	12	19.13
0770100	111	42	2.64	0	3.6668	2.89	0.00	0.00	78.8%	11.45	0	0770100	TeMa	MR	6a	6a	14.54	2.89			50			70%	20%	7	27	16.97
0770200	111	36	3.08	0	3.8191	3.21	0.00	0.00	83.9%	9.43	3	0770200	TeMa	MR	6a	6a	11.23	3.21			50			70%	20%	7	33	13.42
0770300	81	24	3.38	9	2.2465	1.85	0.00	0.00	82.4%	11.13	3	0770300	SW	MR	6a	6a	13.50	1.85			30			70%	20%	4	6	15.23
0770400	129	33	3.91	0	2.7909	2.23	0.00	0.00	79.7%	11.82	0	0770400	SW	MR	6a	6a	14.83	2.23			30			70%	20%	4	5	16.72
0770500	168	45	3.73	0	4.6561	3.26	0.00	0.45	70.0%	9.66	9	0770500	SW	MR	6a	6a	13.81	3.26			40			70%	20%	6	15	15.53
0770600	114	33	3.45	0	3.3912	2.67	0.00	0.00	78.7%	10.32	0	0770600	Manu	MR	6a	6a	13.11	2.67			40			70%	30%	8	16	15.51
0770700	174	48	3.63	6	5.1571	3.97	0.10	0.00	79.0%	9.31	3	0770700	Manu	MR	6a	6a	11.79	4.07			70			70%	30%	15	38	15.40
0770800	75	27	2.78	0	2.2050	1.76	0.00	0.00	79.8%	12.25	0	0770800	SW	MR	6a	6a	15.35	1.76			30			70%	20%	4	1	17.74
0770900	135	42	3.21	6	3.6933	2.99	0.00	0.00	80.9%	11.37	0	0770900	SW	MR	6a	6a	14.06	2.99			40			70%	20%	6	8	15.93
0771000	135	39	3.46	3	5.8002	3.49	0.00	1.28	60.2%	6.72	6	0771000	SW	MR	6a	6a	11.16	3.49			70			70%	30%	15	26	15.37
0771100	135	45	3.00	30	4.6198	3.78	0.00	0.00	81.8%	9.74	18	0771100	Manu	MR	6a	6a	11.91	3.78			60			70%	30%	13	23	15.24
0771200	132	51	2.59	3	3.1976	2.53	0.00	0.00	79.2%	15.95	0	0771200	Manu	MR	6a	6a	20.13	2.53			30			70%	20%	4	13	21.79
0771300	201	54	3.72	0	5.0506	4.14	0.00	0.00	82.0%	10.69	3	0771300	Manu	MR	6a	6a	13.04	4.14			70			70%	30%	15	32	16.59
0771400	111	30	3.70	0	2.7441	2.31	0.00	0.00	84.2%	10.93	0	0771400	Manu	MR	6a	6a	12.98	2.31			40			70%	20%	6	12	15.41
0771500	141	81	1.74	15	3.0520	2.39	0.08	0.00	80.8%	26.54	3	0771500	SW	MR	6a	6a	32.84	2.47			40			70%	20%	6	2	35.11
0771600	102	30	3.40	0	3.6095	2.27	0.00	0.45	63.0%	8.59	-3	0771600	SW	MR	6a	6a	13.64	2.27			50			70%	20%	7	3	16.27
0771700	81	21	3.86	20	2.3247	1.83	0.00	0.00	78.9%	9.03	0	0771700	SW	MR	6a	6a	11.45	1.83			30			70%	20%	4	1	13.74
0771800	78	21	3.71	0	2.1037	1.67	0.00	0.00	79.5%	9.98	0	0771800	SW	MR	6a	6a	12.56	1.67			30			70%	20%	4	4	15.07
0771900	105	36	2.92	0	2.8022	2.17	0.00	0.00	77.4%	12.85	6	0771900	SW	MR	6a	6a	16.59	2.17			40			70%	20%	6	1	19.17
0772000	147	45	3.27	0	3.8235	2.90	0.00	0.00	75.9%	11.77	0	0772000	SW	MR	6a	6a	15.50	2.90			60			70%	20%	8	0	18.40
0772100	93	21	4.43	0	1.9339	1.53	0.00	0.00	78.9%	10.86	0	0772100	SW	MR	6a	6a	13.76	1.53			30			70%	20%	4	1	16.51
0772200	72	21	3.43	0	1.9727	1.53	0.00	0.00	77.4%	10.65	0	0772200	SW	MR	6a	6a	13.75	1.53			30			70%	20%	4	1	16.50
0772300	156	42	3.71	0	4.5747	3.72	0.00	0.00	81.3%	9.18	-3	0772300	SW	MR	6a	6a	11.30	3.72			80			70%	20%	11	20	14.31
0772400	93	24	3.88	0	2.0425	1.60	0.00	0.00	78.3%	11.75	0	0772400	SW	MR	6a	6a	15.00	1.60			30			70%	20%	4	0	17.63
0772500	96	21	4.57	0	2.1831	1.62	0.00	0.03	74.4%	10.99	0	0772500	SW	MR	6a	6a	14.78	1.62			30			70%	20%	4	0	15.52

0772601	129	33	3.91	260	11.0966	2.08	0.06	0.00	19.3%	3.06	0	0772601	SW	MR	6a	6a	15.85	2.14			50			70%	30%	11	1	20.28
0772602	207	54	3.83	0	5.3912	4.42	0.00	0.00	82.0%	10.76	-3	0772602	SW	MR	6a	6a	13.12	4.42			80			70%	20%	11	13	14.75
0772700	162	51	3.18	3	8.2991	3.52	0.00	3.70	42.4%	6.15	0	0772700	SW	MR	6a	6a	14.49	3.52			80			70%	30%	17	0	19.26
0772801	312	75	4.16	9	6.4481	5.00	0.00	0.08	77.5%	11.94	0	0772801	SW	MR	6a	6a	15.41	5.00			80			70%	20%	11	1	17.25
0772802	177	39	4.54	0	3.8190	2.69	0.00	0.39	70.4%	10.21	0	0772802	SW	MR	6a	6a	14.50	2.69			50			70%	20%	7	4	17.10
0773000	135	33	4.09	70	5.4625	2.36	0.00	0.00	43.3%	6.04	0	0773000	SW	MR	6a	6a	13.96	2.36			50			70%	30%	11	5	18.41
0774502	204	48	4.25	20	3.6642	3.00	0.00	0.00	81.8%	13.10	6	0774502	West	MR	6a	6a	16.01	3.00			50			70%	20%	7	7	18.34
0774503	141	30	4.70	0	2.6464	1.95	0.00	0.00	73.8%	11.34	3	0774503	West	MR	6a	6a	15.37	1.95			30			70%	30%	6	7	18.60
0774504	108	27	4.00	0	2.2345	1.78	0.00	0.00	79.6%	12.53	-3	0774504	West	MR	6a	6a	15.75	1.78			30			70%	20%	4	0	17.55
0774505	147	30	4.90	0	2.6773	2.03	0.00	0.00	75.9%	11.21	3	0774505	West	MR	6a	6a	14.77	2.03			30			70%	30%	6	6	17.87
0774601	138	33	4.18	0	3.4296	2.23	0.00	0.54	65.0%	10.21	0	0774601	West	MR	6a	6a	15.70	2.23			30			70%	30%	6	2	17.63
0774602	201	48	4.19	0	4.3911	3.50	0.00	0.00	79.8%	11.84	-3	0774602	West	MR	6a	6a	14.84	3.50			50			70%	20%	7	5	15.70
0774701	258	54	4.78	0	4.5608	3.64	0.00	0.00	79.9%	11.84	3	0774701	West	MR	6a	6a	14.83	3.64			50			70%	20%	7	5	16.75
0774702	168	39	4.31	6	3.5849	2.72	0.08	0.03	78.1%	11.99	0	0774702	West	MR	6a	6a	15.36	2.80			50			70%	20%	7	5	16.43
0774801	240	57	4.21	0	4.8390	3.91	0.00	0.00	80.8%	11.78	0	0774801	West	MR	6a	6a	14.58	3.91			80			70%	20%	11	10	17.44
0774802	135	30	4.50	0	2.9291	2.36	0.00	0.00	80.4%	10.24	0	0774802	West	MR	6a	6a	12.74	2.36			40			70%	20%	6	7	15.11
0774900	213	51	4.18	15	4.7015	3.21	0.33	0.00	75.4%	10.85	6	0774900	West	MR	6a	6a	14.38	3.55			60			70%	20%	8	9	16.75
0775000	96	24	4.00	0	1.9249	1.41	0.00	0.00	73.2%	12.47	0	0775000	West	MR	6a	6a	17.03	1.41			20			70%	20%	3	1	19.02
0775100	192	45	4.27	0	3.7696	3.17	0.00	0.00	84.2%	12.20	0	0775100	West	MR	6a	6a	14.49	3.17			60			70%	20%	8	6	16.83
0775200	114	27	4.22	3	2.4164	1.89	0.00	0.00	78.4%	11.17	0	0775200	West	MR	6a	6a	14.26	1.89			30			70%	20%	4	3	16.48
0775300	144	33	4.36	0	3.3937	2.23	0.00	0.58	65.7%	10.02	0	0775300	West	MR	6a	6a	15.25	2.23			40			70%	20%	6	2	17.31
0775400	183	36	5.08	0	3.2009	2.54	0.00	0.00	79.3%	11.87	-3	0775400	West	MR	6a	6a	14.97	2.54			50			70%	20%	7	4	16.94
0775500	111	24	4.63	0	2.2018	1.76	0.00	0.00	80.0%	11.35	0	0775500	West	MR	6a	6a	14.19	1.76			30			70%	20%	4	2	16.01
0775600	162	39	4.15	0	3.4220	2.71	0.00	0.00	79.2%	11.98	0	0775600	Homa	MR	6a	6a	15.13	2.71			50			70%	20%	7	21	16.98
0775700	234	57	4.11	0	4.8634	3.67	0.00	0.05	75.4%	11.72	6	0775700	Homa	MR	6a	6a	15.54	3.67			70			70%	20%	10	27	18.22
0775802	165	36	4.58	0	2.8737	2.21	0.00	0.00	76.8%	12.53	0	0775802	Clend	MR	6a	6a	16.31	2.21			40			70%	20%	6	0	18.84
0775803	201	48	4.19	3	4.7099	2.96	0.00	0.81	62.8%	10.19	-6	0775803	West	MR	6a	6a	16.24	2.96			60			70%	20%	8	1	19.08
0775804	213	54	3.94	0	3.7382	2.96	0.00	0.00	79.3%	14.45	3	0775804	Clend	MR	6a	6a	18.23	2.96			50			70%	20%	7	0	20.59
0775805	300	78	3.85	40	12.2098	10.26	0.00	0.00	84.0%	6.80	12	0775805	Clend	MR	6a	6a	8.09	10.3			160			70%	25%	28	53	10.33
0775806	315	75	4.20	0	6.6719	4.33	0.10	1.02	66.5%	11.24	0	0775806	Clend	MR	6a	6a	16.92	4.43			80			70%	20%	11	3	19.44
0775807	300	63	4.76	9	5.9878	4.27	0.00	0.00	71.3%	11.19	-9	0775807	Clend	MR	6a	6a	15.69	4.27			80			70%	20%	11	0	17.38
0775808	231	51	4.53	0	5.0696	3.02	0.00	1.18	59.5%	10.06	3	0775808	Clend	MR	6a	6a	16.90	3.02			60			70%	20%	8	0	19.68
0775809	255	51	5.00	0	4.2699	3.42	0.00	0.00	80.0%	11.94	0	0775809	West	MR	6a	6a	14.92	3.42			70			70%	20%	10	3	17.79
0775812	138	30	4.60	0	2.1339	1.70	0.00	0.00	79.5%	14.06	0	0775812	Clend	MR	6a	6a	17.67	1.70			30			70%	20%	4	0	20.15
0775813	219	57	3.84	0	5.0871	3.71	0.00	0.37	72.9%	11.20	0	0775813	Clend	MR	6a	6a	15.37	3.71			70			70%	20%	10	3	18.02
0775814	282	66	4.27	120	9.2967	4.06	0.00	0.78	43.7%	7.10	0	0775814	Clend	MR	6a	6a	16.24	4.06			80			70%	20%	11	2	19.00
0775815	174	45	3.87	0	3.4858	2.77	0.00	0.00	79.6%	12.91	3	0775815	West	MR	6a	6a	16.22	2.77			50			70%	20%	7	2	18.74
0775816	225	51	4.41	0	3.4264	2.82	0.00	0.00	82.4%	14.88	15	0775816	West	MR	6a	6a	18.07	2.82			40			70%	20%	6	3	20.05
0775901	309	69	4.48	35	9.2548	5.30	0.00	0.00	57.2%	7.56	3	0775901	West	MR	6a	6a	13.21	5.30			100			70%	20%	14	11	15.67
0775902	123	30	4.10	9	2.8120	2.27	0.00	0.00	80.7%	11.74	-3	0775902	West	MR	6a	6a	14.54	2.27			40			70%	20%	6	3	15.69
0776000	318	84	3.79	6	7.3099	5.42	0.00	0.27	74.1%	11.49	-3	0776000	West	MR	6a	6a	15.51	5.42			100			70%	20%	14	1	18.10
0776101	165	36	4.58	0	3.3709	2.50	0.00	0.00	74.2%	10.98	0	0776101	West	MR	6a	6a	14.79	2.50			50			70%	20%	7	1	17.19
0776102	303	72	4.21	0	5.8305	4.69	0.00	0.00	80.5%	12.35	27	0776102	West	MR	6a	6a	15.34	4.69			70			70%	20%	10	6	17.43
0776200	177	48	3.69	0	4.0134	3.24	0.00	0.00	80.6%	11.96	3	0776200	West	MR	6a	6a	14.83	3.24			60			70%	20%	8	4	17.42
0776301	36	9	4.00	0	0.7417	0.68	0.00	0.00	91.5%	12.14	0	0776301	West	MR	6a	6a	13.26	0.68			10			70%	20%	1	1	15.33
0776302	99	24	4.13	0	1.9650	1.60	0.00	0.00	81.2%	12.21	0	0776302	West	MR	6a	6a	15.03	1.60			30			70%	20%	4	1	17.67
0776400	105	27	3.89	0	2.2911	1.84	0.00	0.00	80.3%	11.78	3	0776400	West	MR	6a	6a	14.68	1.84			30			70%	20%	4	2	16.96
0776500	81	24	3.38	0	2.1463	1.78	0.00	0.00	82.7%	11.65	0	0776500	West	MR	6a	6a	14.08	1.78			30			70%	20%	4	3	15.88
0776600	108	27	4.00	0	2.3050	1.85	0.00	0.00	80.2%	12.15	0	0776600	West	MR	6a	6a	15.15	1.85			30			70%	20%	4	2	16.88

0776700	129	30	4.30	0	2.8258	2.15	0.00	0.00	76.1%	12.39	-3	0776700	West	MR	6a	6a	16.28	2.15			40			70%	20%	6	0	16.56
0776800	99	24	4.13	3	2.1233	1.54	0.00	0.00	72.3%	11.30	3	0776800	West	MR	6a	6a	15.63	1.54			30			70%	20%	4	0	18.36
0776900	99	21	4.71	0	1.8860	1.50	0.00	0.00	79.3%	12.20	-3	0776900	West	MR	6a	6a	15.38	1.50			30			70%	20%	4	4	16.85
0777000	135	36	3.75	3	3.1998	2.26	0.09	0.07	73.4%	12.19	-3	0777000	West	MR	6a	6a	16.60	2.35			40			70%	20%	6	0	17.71
0777100	153	33	4.64	3	3.1146	2.36	0.00	0.00	75.7%	11.88	-3	0777100	West	MR	6a	6a	15.70	2.36			40			70%	20%	6	0	16.38
0777201	204	51	4.00	0	4.5870	3.79	0.00	0.00	82.7%	11.55	0	0777201	Homa	MR	6a	6a	13.98	3.79			70			70%	25%	12	39	16.68
0777202	99	27	3.67	0	2.3125	1.82	0.00	0.00	78.5%	11.68	0	0777202	Homa	MR	6a	6a	14.87	1.82			30			70%	20%	4	14	17.18
0777300	174	39	4.46	3	5.6719	3.16	0.17	1.52	58.6%	7.40	-6	0777300	West	MR	6a	6a	12.65	3.32			80			70%	20%	11	12	15.11
0777401	180	33	5.45	0	2.9515	2.17	0.00	0.00	73.4%	11.52	0	0777401	West	MR	6a	6a	15.69	2.17			40			70%	20%	6	0	17.81
0777402	261	60	4.35	0	5.2869	4.11	0.00	0.00	77.7%	11.73	0	0777402	West	MR	6a	6a	15.10	4.11			80			70%	20%	11	5	17.34
0777502	150	45	3.33	0	3.7458	3.06	0.00	0.00	81.8%	12.01	3	0777502	West	MR	6a	6a	14.69	3.06			60			70%	20%	8	2	17.43
0777503	204	69	2.96	130	8.1763	4.00	0.00	0.00	48.9%	8.44	63	0777503	West	MR	6a	6a	17.25	4.00			20			70%	10%	1	0	17.60
0777504	102	27	3.78	0	2.3559	1.83	0.00	0.00	77.6%	12.31	0	0777504	West	MR	6a	6a	15.87	1.83			40			70%	20%	6	0	17.84
0777601	78	21	3.71	60	6.1697	1.46	0.07	0.00	24.9%	3.40	0	0777601	West	MR	6a	6a	13.68	1.54			30			70%	20%	4	19	16.41
0777602	90	24	3.75	0	2.5714	2.26	0.00	0.00	87.9%	11.28	-3	0777602	West	MR	6a	6a	12.84	2.26			50			70%	30%	11	4	15.27
0777700	186	57	3.26	0	4.9679	4.09	0.00	0.00	82.2%	11.47	0	0777700	West	MR	6a	6a	13.95	4.09			80			70%	20%	11	1	16.69
0777800	117	42	2.79	15	4.1456	3.23	0.16	0.00	81.8%	10.61	3	0777800	Homa	MR	6a	7a	12.98	3.39				130		70%	30%	27	43	20.44
0777900	204	69	2.96	12	5.3116	4.27	0.00	0.00	80.4%	12.99	6	0777900	Homa	MR	6a	7a	16.16	4.27				120		70%	30%	25	40	22.06
0778000	105	33	3.18	6	3.2977	2.66	0.00	0.00	80.8%	10.01	0	0778000	Homa	MR	6a	6a	12.39	2.66			60			70%	30%	13	34	17.12
0778100	165	51	3.24	0	3.8796	3.08	0.09	0.00	81.6%	13.15	9	0778100	Homa	MR	6a	6a	16.12	3.16			60			70%	30%	13	33	20.10
0778200	117	36	3.25	12	3.6077	2.84	0.00	0.00	78.8%	9.98	0	0778200	Homa	MR	6a	6a	12.66	2.84			50			70%	30%	11	15	16.35
0778300	177	51	3.47	0	4.5952	3.91	0.00	0.00	85.1%	11.10	3	0778300	West	MR	6a	6a	13.04	3.91			70			70%	20%	10	21	15.54
0778400	147	36	4.08	15	3.4129	2.85	0.00	0.00	83.6%	10.55	0	0778400	West	MR	6a	6a	12.62	2.85			50			70%	20%	7	14	15.08
0778500	222	60	3.70	0	4.8329	3.81	0.00	0.00	78.8%	12.41	3	0778500	Manu	MR	6a	6a	15.75	3.81			70			70%	20%	10	22	18.33
0778600	237	60	3.95	0	5.8846	3.75	0.00	0.08	63.8%	10.20	9	0778600	Homa	MR	6a	7a	15.99	3.75				100		70%	30%	21	15	21.58
0778700	117	42	2.79	3	4.3021	2.90	0.09	0.00	69.7%	9.76	6	0778700	Homa	MR	6a	7a	14.01	3.00				140		70%	50%	49	42	30.35
0778800	228	45	5.07	50	6.5105	3.01	0.00	0.14	46.2%	6.91	0	0778800	Homa	MR	6a	6a	14.97	3.01			60			70%	20%	8	41	17.76
0778902	141	30	4.70	0	2.7033	2.23	0.00	0.00	82.3%	11.84	0	0778902	Homa	MR	6a	6a	14.38	2.23			50			70%	20%	7	20	16.62
0779000	153	36	4.25	3	3.5318	3.08	0.00	0.00	87.3%	10.48	3	0779000	Homa	MR	6a	7a	12.00	3.08				130		70%	30%	27	31	20.54
0779100	87	27	3.22	0	2.4334	2.09	0.00	0.00	85.9%	11.10	3	0779100	Homa	MR	6a	7a	12.92	2.09				80		70%	30%	17	21	20.96
0779200	87	24	3.63	0	2.1052	1.71	0.00	0.00	81.3%	11.88	0	0779200	Homa	MR	6a	7a	14.61	1.71				60		70%	30%	13	17	21.40
0779300	264	66	4.00	15	5.4218	4.26	0.00	0.00	78.6%	12.17	-3	0779300	Homa	MR	6a	6a	15.49	4.26			80			70%	20%	11	38	18.12
0779400	171	42	4.07	0	3.5690	2.76	0.00	0.00	77.3%	12.05	0	0779400	Homa	MR	6a	6a	15.58	2.76			50			70%	20%	7	20	17.76
0779500	144	48	3.00	0	4.9463	3.34	0.10	0.03	69.6%	9.70	3	0779500	Homa	MR	6a	7a	13.95	3.44				140		70%	30%	29	34	22.50
0779600	225	84	2.68	0	6.2117	4.93	0.00	0.00	79.3%	13.52	3	0779600	Homa	MR	6a	7a	17.04	4.93				140		70%	30%	29	45	23.01
0779700	183	48	3.81	3	8.0913	2.87	0.00	4.53	35.5%	5.93	9	0779700	Homa	MR	6a	6a	16.72	2.87			60			70%	30%	13	51	21.11
0779800	99	27	3.67	0	5.4783	1.89	0.00	3.09	34.4%	4.93	6	0779800	Homa	MR	6a	6a	14.31	1.89			40			70%	20%	6	35	17.28
0779900	141	42	3.36	3	3.9024	3.10	0.00	0.00	79.4%	10.76	0	0779900	West	MR	6a	6a	13.56	3.10			60			70%	20%	8	12	16.27
0780000	69	24	2.88	0	1.8547	1.47	0.00	0.00	79.3%	12.94	3	0780000	West	MR	6a	6a	16.33	1.47			30			70%	20%	4	3	19.18
0780100	120	42	2.86	25	7.8408	2.45	0.87	3.16	42.4%	5.36	0	0780100	Homa	MR	6a	6a	12.63	3.33			70			70%	20%	10	63	15.58
0780505	300	90	3.33	50	9.3645	8.08	0.00	0.00	86.3%	9.61	54	0780505	Homa	MR	6a	6a	11.13	8.08			140			70%	40%	39	37	15.98
0780600	243	81	3.00	3	5.0305	4.11	0.00	0.00	81.7%	16.10	9	0780600	Homa	MR	6a	6a	19.71	4.11			50			70%	20%	7	5	21.42
0780700	276	75	3.68	12	6.2586	5.05	0.00	0.00	80.8%	11.98	33	0780700	Homa	MR	6a	6a	14.84	5.05			80			70%	20%	11	13	17.06
	34,809	9,942	3.50	4,324	1,058.87	702.54	49.99	65.27	71.1%	9.39	615						13.21	753	0	0	9,944	2,440	1,080		19%	2,512	3,551	16.55
											6.2%										13,464					25.26%	35.7%	

FGA Study areas		Net Area - Hectares	2006 Actual Dwellings	2006 Actual Net Density	AC Residential Capacity Numbers	Towards a Preferred Urban Form (TaPUF) Growth Target	TaPUF Projected Total Dwellings	TaPUF Projected Density	TaPUF Planned Growth	SD4 Capcity Analysis	SD4 projected Total Dwellings	Diff between SD4 and TaPUF	SD4 Projected Density	SD4 Projected Growth
N1	**Birkenh/Highbury**	265	3,165	11.9	2,912	3,000	**6,165**	23.3	**95%**	4,327	7,492	1,327	28.3	**137%**
N2	**Browns Bay**	378	5,148	13.6	1,595	3,500	**8,648**	22.9	**68%**	4,035	9,183	535	24.3	**78%**
N3	**Unsworth Heigh**	179	2,559	14.3	212	300	**2,859**	16.0	**12%**	183	2,742	-117	15.4	**7%**
W1	**Glen Eden**	463	6,135	13.2	3,814	3,000	**9,135**	19.7	**49%**	1,732	7,867	-1,268	17.0	**28%**
W2	**New Lynn**	350	3,465	9.9	5,273	4,500	**7,965**	22.8	**130%**	4,004	7,469	-496	21.4	**116%**
W3	**Oratia**	205	2,355	11.5	2,417	2,900	**5,255**	25.7	**123%**	976	3,331	-1,924	16.3	**41%**
W4	**Te Atatu Peninsul**	296	4,020	13.6	1,704	2,500	**6,520**	22.1	**62%**	3,560	7,580	1,060	25.6	**89%**
C1	**Mt Albert**	405	6,231	15.4	2,373	7,500	**13,731**	33.9	**120%**	9,314	15,545	1,814	38.4	**149%**
C2	**Onehunga**	224	3,177	14.2	3,855	5,000	**8,177**	36.6	**157%**	4,586	7,763	-414	34.7	**144%**
C3	**Parnell**	133	2,859	21.5	2,038	3,000	**5,859**	44.0	**105%**	1,284	4,143	-1,716	31.1	**45%**
C4	**Tamaki**	407	5,167	12.7	4,403	12,450	**17,617**	43.3	**241%**	12,030	17,197	-420	42.3	**233%**
S1	**Farm Cove**	407	5,277	13.0	2,340	3,750	**9,027**	22.2	**71%**	2,340	7,617	-1,410	18.7	**44%**
S2	**Mangere**	268	2,668	10.0	2,689	2,500	**5,168**	19.3	**94%**	2,168	4,836	-332	18.1	**81%**
S3	**Manurewa**	753	9,942	13.2	3,551	5,000	**14,942**	19.9	**50%**	2,512	12,454	-2,488	16.5	**25%**
	Totals	**4,730**	**62,168**	**13.1**	**39,176**	**58,900**	**121,068**	**25.6**	**95%**	**53,053**	**115,221**	**-5,847**	**24.4**	**85%**