

**Stage 1 Site Evaluation  
New School  
Hawkes Bay**

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This report is compiled by The Property Group Limited for The Ministry of Education and forms part the site selection process for a new school in Hawkes Bay.

Prepared by page

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## 1.0 EXECUTIVE SUMMARY

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The Property Group Limited has been commissioned by the Ministry of Education (the Ministry) to prepare a site evaluation assessment for a new school in Hawkes Bay.

There has been increased roll growth for one particular school and relocation to an alternative site is likely. A site between 2.5 hectares – 4 hectares is required.

The Ministry's standard methodology for site evaluations (version 6) has been applied to consider sites within the Hawkes Bay search area (as agreed with the Ministry), with respect to their suitability to be developed as a new school. This methodology involves a two stage assessment with the first stage being a broad assessment of locality, size / shape, current land use and access. This report forms the subject of the Stage 1 assessment.

Fifty Five sites were considered as part of the first stage assessment of which seven sites met all four broad criteria. Section 6 of this report includes a brief comment on each of the relative criteria. The seven sites that were identified are as follows:

- Site 7: 16 Railway Road S, Longlands
- Site 11: 829 Park Road South, Hastings
- Site 12: 53 Tollemanche Road East, Longlands
- Site 21: 945 Norton Road, Hastings
- Site 28: 1289 Ada Street, Hastings
- Site 32&33: 122 Middle Road, Hastings
- Site 44: 22 St Georges Road, Hastings

In addition to these seven sites, the Ministry already owns a site located at 139 Arataki Road, Havelock North. This site will be included in the stage two site evaluation assessment giving a total of eight sites to be evaluated.

## 2.0 SITE EVALUATION METHODOLOGY

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### 2.1 Introduction

The Ministry has developed a generic selection methodology for assessing and comparing various school site options. This methodology has been used to develop this report, based on a site that will accommodate a new school.

The first stage of the site evaluation methodology required the identification of all potential sites that fall within the catchment area for assessment. The catchment area was defined by the Ministry and is attached as Appendix A. This was later refined to four separate areas within the original search area and is also shown in Appendix A. Each potential site was allocated a unique reference number and basic details such as address, legal description, owner details and land area. Appendix B is a schedule of all sites that were identified and is attached to this report. Appendix C shows the sites that met the initial size criteria. Additionally, 'live maps' can be provided to you for further detailed information on each site.

All sites that met the initial search criteria were assessed against the Ministry's four broad criteria which include Locality, Size/Shape, Current Land Use and Access. Each criterion is summarised by specific guidelines set out by the Ministry. These four criteria reflect the fundamental requirements for a suitable school site. The analysis is shown in a 'traffic light' schedule to determine the suitability of each site. Attributes that achieve a 'green light' are considered most suitable, attributes that achieve an 'amber' light present some risk but are manageable, and attributes that are given a 'red light' fail that criteria. Sites must achieve a 'green' and/or 'amber' rating across all four criteria in order to progress to the stage 2 site evaluation.

### 2.2 Locality

Attached at Appendix C shows the study area and identifies the potential sites that fall within this area and are a minimum of 2.5 hectares in size. Optimum site area is between 2.5 and 4 hectares. There are several sites within the search area that are larger than 4 hectares, however have been analysed as there is potential to acquire a portion of the total land area. All sites falling outside the defined study area are considered to fail the locality criteria and are not given further consideration within this study. Sites that are located in close proximity to residential areas have been considered not to meet the Locality criteria either.

### 2.3 Size and Shape

The Ministry guidelines indicate that a primary school of 500 students requires approximately 3 hectares of usable land, with an additional 1500 square metres required to accommodate an early childhood education centre ("ECE") if required in the future. We have based our analysis on these guidelines. Nevertheless, smaller or larger sites should not be necessarily excluded, especially if

there is the potential of sharing adjacent recreational reserves or the potential of multi storey construction.

Whilst a site may pass the size criteria, the shape may not always work in terms of configuration or usable space for playing fields and/or hard court areas. Issues such as narrow parcels and varied topography may make construction unfeasible in comparison to other sites identified. It is very rare for a site to be completely flat and without contour and so there is always an element of subjectivity when analysing the sites.

#### **2.4 Current Land Use/Form**

The study area is predominantly a used for orchards (apple and stone fruit) or low intensity grazing. It is expected that there will be some form of contamination as a result of chemical sprays/fertilisers etc. However, these sorts of issues are reasonably common with land acquired by the Ministry. Most of the sites have some form of improvements on them albeit they will most likely need to be demolished during construction of the school sites that were identified to have any limitations such as transmission lines, cell phone sites, high cultural or environmental values, historic buildings, watercourses, geotechnical hazards or past contamination issues were not given further consideration.

#### **2.5 Access**

The search area is located between the Hastings and Havelock North townships. The roading infrastructure is reasonably good with established arterial roads that link the two areas.

Access is evaluated as to whether the site has legal road frontages, sufficient parking/drop off areas and the possibility of shared parking services.

All the above criteria are pursuant to the Ministry of Education document "Methodology for Site Evaluation V6."

### 3.0 CATCHMENT AREA

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The catchment area is located between the Hastings and Havelock North townships. The majority of the search area is zoned plains production and predominantly used as orchards and low intensity grazing. The Ministry's preference is to acquire land that is either 'greenfields' or 'brownfields' and there is nothing in this search area that would largely restrict the Ministry from acquiring land albeit the Council has expressed its concern about acquiring land zoned plains production.

Within the four search areas, we have identified several properties in the western most area. This is because it appears to be the most suitable location based on the current student distribution. Within the other three search areas we have identified one property that will be assessed against stage 2 criteria. There were a number that met the stage 1 criteria in these search areas however, it was determined not to be feasible to assess every one of these sites.

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#### 4.0 RMA PLANNING

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Planning provisions under the Hastings Proposed District Plan are relevant in assessments of identifying suitable sites for the future school.

The sites that are being assessed, with the exception of the MOE site at 139 Arataki Road, are located in the 'Plains Production' zone. This zone anticipates and primarily provides for agricultural land use activity.

The MOE site at 139 Arataki Road is zoned 'General Residential'.

At a planning policy level, the existing MOE site is preferable to the balance of sites, as it is located within the existing urban area, and would therefore not consume valuable agricultural land. At this policy level, it is anticipated that the District Council's preference would be to see the existing MOE site used for the school.

Notwithstanding this, we do not foresee any further planning restrictions to the sites zoned 'Plains Production'. No particular restrictions or notations are shown on the District Plan maps.

It is noted that Site 28 is located within the general area signalled in the Hawkes Bay Regional Resource Management Plan as an indicative area for Residential Greenfield Growth Areas 2015-2045. It is notated in that plan as the 'Howard Street' residential growth area. This is not likely to have significant planning implications, other than potentially lending greater planning support for this site over other sites that are zoned 'Plains Production', and without any future indication of urban land use.

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## 5.0 RISK & MITIGATION

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As stated in the 'version 6 Ministry Methodology for new site evaluation' any risks associated with a site and how these can be managed or mitigated are to be listed. In this Stage 1 report, we have identified high level common risks that have been present during our review of the seven sites in the area. A full risk register will be developed as part of our Stage 2 report which will identify all risks and how these will be mitigated for each particular site.

The common risks that we have identified are listed as follows;

- Zoning
  - The majority of the sites are zoned Plains Production. As indicated in the RMA planning section above, Council at a policy level will most likely not support land under this zoning being acquired for a new school. This is not to say it cannot be done, but it is a risk nonetheless.

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## 6.0 STAGE 1 – SITE IDENTIFICATION

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### 6.1 Overview

A total of fifty five sites were identified within the study area which could potentially accommodate a new school based on the size of each land holding. A map showing the locations of these sites is included in Appendix C.

From the fifty five sites that were identified, each site was evaluated against the four criteria and given either a 'green', 'amber' or 'red' light. After completing our evaluation, seven sites satisfied all four criteria. We recommend these sites progress through to the next stage of the site evaluation process along with the Ministry owned site at 139 Arataki Road, Havelock North. All sites that were identified are included in Appendix B.

### 6.2 Successful Sites

The following section provides details of the seven sites that met all of the four criteria. Each site includes a brief comment on the relative criteria. The seven sites that were identified are as follows;

- Site 7: 16 Railway Road S, Longlands
- Site 11: 829 Park Road South, Hastings
- Site 12: 53 Tollemarche Road East, Longlands
- Site 21: 945 Norton Road, Hastings
- Site 28: 1289 Awa Street, Hastings
- Sites 32&33: 122 Middle Road, Hastings
- Site 44: 22 St Georges Road, Hastings

**Site 7: 16 Railway Road S, Longlands**



**Locality**

All of the site is located within the defined catchment area as per Appendix A. **GREEN.**

**Size and Shape**

The subject site is a slightly irregular shape albeit it would not provide any impediment to development as a school site. The site is predominantly flat in contour.

The total area of the site is 3.83 hectares. The surrounding properties are similar agricultural uses. **GREEN**

**Current land use/form**

The land is owned by BM Wake, CA Wake and RD Laughton (possibly in a Trust). The land currently operates as an orchard.

The land is legally described as Part Lot 49 Deed 83B and contained in Computer Freehold Register HB109/74.

There do not appear to be any above ground infrastructure facilities on the site (e.g. cell phone sites, power lines). This will be confirmed as part of the stage 2 assessment.

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The site is currently zoned "Plains Production" which is the predominant zoning throughout the search area.

According to our mapping data, stormwater is available to the site from the road frontage. All other services will need to be investigated further as part of stage 2. **GREEN.**

**Access**

There are two road frontages to the site located along the western and southern boundaries. **GREEN.**

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**Site 11: 829 Park Road South, Hastings**



**Locality**

All of the site is located within the defined catchment area as per Appendix A. **GREEN.**

**Size and Shape**

The subject site is square in shape. The site is predominantly flat in contour and has established trees over most of the site. There are some improvements on the site but it is expected that these would need to be demolished as part of school construction.

The total area of the site is 2.71 hectares and meets the Ministry's site requirements. The site is located close to the Hawkes Bay Christian School. **GREEN.**

**Current land use/form**

The land is owned by DE and JD McFadyen. The land currently operates as an orchard.

The land is legally described as Lot 1 Deposited Plan 25829 and contained in Computer Freehold Register HBV4/1306.

There do not appear to be any above ground infrastructure facilities on the site (e.g. cell phone sites, power lines). This will be confirmed as part of the stage 2 assessment.

The site is currently zoned "Plains Production" which is the predominant zoning throughout the search area.

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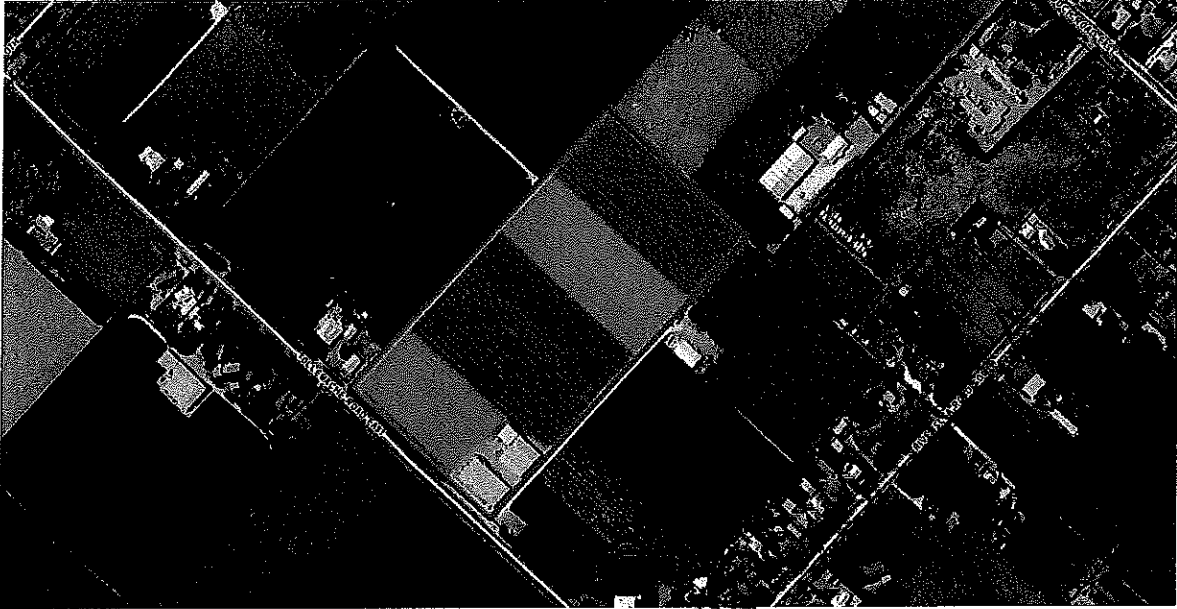
According to our mapping data, all services including water, wastewater and stormwater are available to the site from the road frontage. **GREEN.**

**Access**

The site has full road frontage along its north eastern and south eastern boundaries. **GREEN.**

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**Site 12: 53 Tollemanche Road East, Longlands**



**Locality**

All of the site is located within the defined catchment area as per Appendix A. **GREEN.**

**Size and Shape**

The site is a rectangular shaped property. The site is predominantly flat in contour and has established trees over most of the site. There are some improvements on the site but it is expected that these would need to be demolished as part of school construction.

The total area of the site is 4.49 hectares subject to survey. This is slightly larger than the four hectares specified in the brief however, is not considered an impediment to the site passing the size and shape criteria. **Green.**

**Current land use/form**

The land is owned by LA and PE Hirst. The land currently operates as an orchard.

The land is legally described as Lot 17 Deposited Plan 8964 and contained in Computer Freehold Register HB150/193.

There do not appear to be any above ground infrastructure facilities on the site (e.g. cell phone sites, power lines). This will be confirmed as part of the stage 2 assessment.



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The site is currently zoned "Plains Production" which is the predominant zoning throughout the search area.

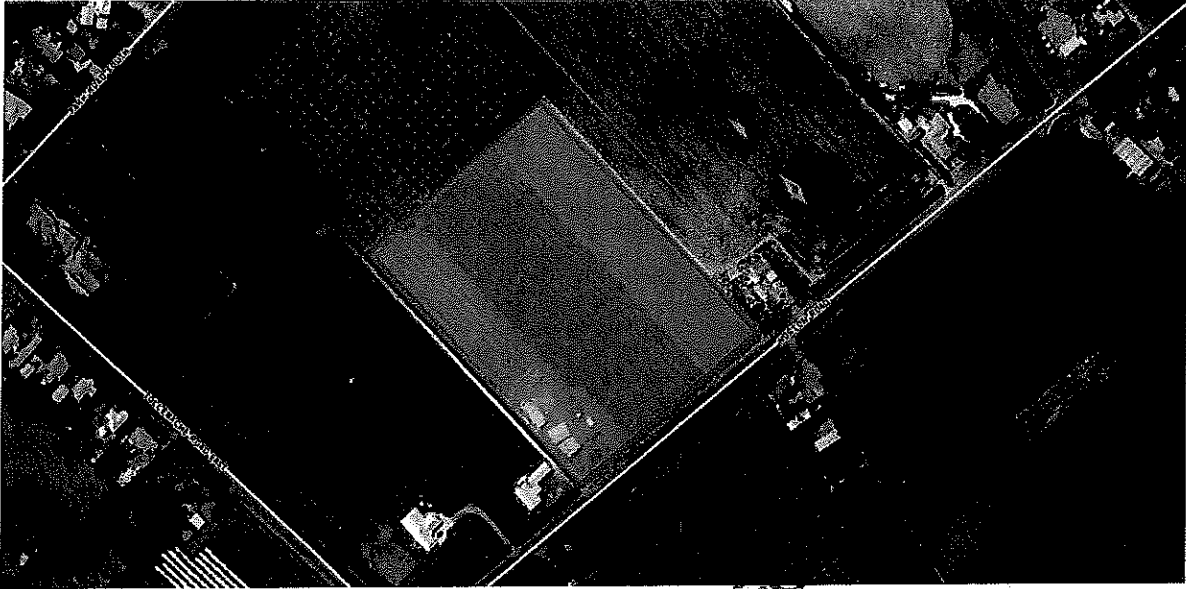
According to our mapping data, stormwater is available to the site from the road frontage. All other services will need to be investigated further as part of stage 2. **GREEN.**

**Access**

The site has full road frontage along its south western boundary. **GREEN.**

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**Site 21: 945 Norton Road, Hastings**



**Locality**

All of the site is located within the defined catchment area as per Appendix A: **GREEN.**

**Size and Shape**

The site is a rectangular shaped property. The site is predominantly flat in contour and has established trees over most of the site. There is a dwelling and some other improvements on the site but it is expected that these would need to be demolished as part of school construction:

The total area of the site is 2.71 hectares subject to survey. **GREEN.**

**Current land use/form**

The land is owned by BC and DE Hales. The land currently operates as an orchard.

The land is legally described as Lot 147 Block 11 Deposited Plan 362 and contained in Computer Freehold Register HB73/112.

There do not appear to be any above ground infrastructure facilities on the site (e.g. cell phone sites, power lines). This will be confirmed as part of the stage 2 assessment.

The site is currently zoned "Plains Production" which is the predominant zoning throughout the search area.

According to our mapping data, stormwater is available to the site from the road frontage. All other services will need to be investigated further as part of stage 2.

The site is currently for sale through Leaders. The sale method is by negotiation. The agent has been contacted but at the time of writing this report, the agent has not responded. **GREEN.**

**Access**

The site has road frontage along its entire south eastern boundary. The regular shape of the site and length of this boundary provide sufficient access to the site. There is no provision for offsite parking in the area. **GREEN.**

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**Site 28: 1289 Ada Street, Parkvale**



**Locality**

The entire site is located within the defined catchment area as per Appendix A. **GREEN.**

**Size and Shape**

The site is a rectangular shaped property. The site is predominantly flat in contour. There is a dwelling and some other improvements on the site but it is expected that these would need to be demolished as part of school construction. The balance land appears to be grazing land.

The total size of the site is 2.51 hectares. **GREEN.**

**Current land use / form**

The land is owned by CM and NG Baines. The land currently used as a lifestyle block.

The land is legally described as Lot 1 Deposited Plan 4513 and contained in Computer Freehold Register HBJ4/1025.

There do not appear to be any above ground infrastructure facilities on the site (e.g. cell phone sites, power lines). This will be confirmed as part of the stage 2 assessment.

Notwithstanding the notations described in section 4.0 of this report, the site is currently zoned "Plains Production" which is the predominant zoning throughout the search area.

According to our mapping data, all services including water, wastewater and stormwater are available to the site from the road frontage. **GREEN.**

**Access**

The site has road frontage along its entire north eastern boundary. The regular shape of the site and length of this boundary provide sufficient access to the site. There is no provision for offsite parking in the area. **GREEN.**

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**Sites 32&33: 122 Middle Road, Havelock North**



**Locality**

The entire site is located within the defined catchment area as per Appendix A. **GREEN.**

**Size and Shape**

The site is a rectangular shaped property. The site is predominantly flat in contour. There is a dwelling and some other improvements on the site but it is expected that these would need to be demolished as part of school construction. The balance land appears to be grazing land.

The total collective site size is 5.44 hectares. Only part of the land (one lot) would need to be acquired. Individually, the lots are 2.72 hectares each.

**Current land use/form**

The land is owned by Graeme Lowe Properties Limited. The land is currently used as a grazing block with adjoining land in the same ownership.

The land is legally described as Lots 5 & 6 Deed 323 and contained in Computer Freehold Register HBC2/148.

There do not appear to be any above ground infrastructure facilities on the site (e.g. cell phone sites, power lines). This will be confirmed as part of the stage 2 assessment.

The site is currently zoned "Plains Production" which is the predominant zoning throughout the search area.

According to our mapping data, stormwater and water are available to the site from the road frontage. All other services will need to be investigated further as part of stage 2.

**Access**

The site has road frontage along its entire south eastern boundary. The regular shape of the site and length of this boundary provide sufficient access to the site. There is no provision for offsite parking in the area. **GREEN.**

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**Site 44: 22 St Georges Road, Hastings**



**Locality**

All of the site is located within the defined catchment area as per Appendix A. **GREEN.**

**Size and Shape**

The site is a rectangular shaped property. The site is predominantly flat in contour and has established trees over most of the site. There are improvements on the site but it is expected that these would need to be demolished as part of school construction.

The total area of the site is 0.28 hectares subject to survey. This is slightly larger than the four hectares specified in the brief however, is not considered an impediment to the site passing the size and shape criteria. **GREEN.**

**Current land use/form**

The land is owned by Hawkes Bay Nominees Limited and MH Osborne-Huirama. The land currently operates as an orchard.

The land is legally described as Part Karamu H5 Block and contained in Computer Freehold Register HB181/57.

There do not appear to be any above ground infrastructure facilities on the site (e.g. cell phone sites, power lines). This will be confirmed as part of the stage 2 assessment.



The site is currently zoned "Plains Production" which is the predominant zoning throughout the search area.

According to our mapping data, stormwater is available to the site from the road frontage. All other services will need to be investigated further as part of stage 2. **GREEN.**

**Access**

The site has road frontage along its entire eastern boundary. The regular shape of the site and length of this boundary provide sufficient access to the site. There is no provision for offsite parking in the area. **GREEN.**

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## 6.0 RECOMMENDATIONS

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It is our recommendation that the following sites listed below and as identified within Section 5.0 of this report, be considered to progress to the Stage 2 Site Evaluation;

- Site 7: 16 Railway Road S, Longlands
- Site 11: 829 Park Road South, Hastings
- Site 12: 53 Tollemanche Road East, Longlands
- Site 21: 945 Norton Road, Hastings
- Site 28: 1289 Ada Street, Hastings
- Site 32&33: 122 Middle Road, Hastings
- Site 44: 22 St Georges Road, Hastings

These seven sites were able to successfully meet all the criteria requirements and therefore are considered to be the most appropriate for the establishment of a new school according to the criteria provided. The remaining sites which have received either 'amber' or 'red' lights on one or more of the criteria, can be investigated further should the Ministry require. As indicated previously, the existing Ministry owned site located at 109 Arataki Road, Havelock North will also be assessed.

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**APPENDIX A**

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**Catchment Area (Study Map)**

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**APPENDIX B**

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**Site Selection Spreadsheet**

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Hawkes Bay - (AGE 1 SITE SELECTION SPREADSHEET)

SITE NO.	Title	Owners	Gravelled Area (ha)	Address	Location	LOCALITY	SITE & SHAPE	LAND USE	ACCESS	PASS/FAIL	Comments
1	10537	Hawkes Bay Racing (Incorporated)	22.075	100 Princes Road	Hastings					Fail	Site is located outside of search area and is used as a race course.
2	GH 1946 p 674	Green (Education Purposes)	3.607							Fail	This site forms part of Hastings Boys High School. All sites that are currently schools have failed the 'land use' category.
3	HBL1959	Grain Processing, John Raymond O'Ah, Kaitiaki O'Ah	7.812							Fail	Site is located outside of search area.
4	HBL1971	The Board of Governors of the Hastings High School	4.425							Fail	This site forms part of Hastings Boys High School. All sites that are currently schools have failed the 'land use' category.
5	53097	Grain Processing, John Raymond O'Ah, Kaitiaki O'Ah	6.025	18 Tokoroa Road West	Longlands					Fail	Site is located outside of search area. Shape is irregular and is not suitable for a 'land use' category.
6	HBL1972	Hastings District Council	2.478							Fail	Site is located outside of search area.
7	HBL1974	Harry Margaret Wade, John Alexander Wade, Robert David Laughlin	3.241	14 Railway Road 4	Longlands					Fail	Site is used as an orchard. Meets all stage 1 criteria. Site is used for animal husbandry. Potential for residential development due to its proximity to residential areas.
8	HBL1974	Hastings Group, King for the Disabled Association Incorporated	2.523	899 Murdoch Road East	Alma					Fail	Site is used as an orchard. Meets all stage 1 criteria. The site is used for animal husbandry. Potential for residential development due to its proximity to residential areas.
9	45207	Brian Malcolm O'Ah, Elizabeth Jean O'Ah	4.804	45 Tokoroa Road East	Longlands					Fail	Site is used as an orchard. Meets all stage 1 criteria. The site is used for animal husbandry. Potential for residential development due to its proximity to residential areas.
10	HBL1978	Alan Donald Wall, Henry Ian Wall	2.571	701 Main Road East	Alma					Fail	Site has significant infrastructure and possible contamination. Site is used as an orchard. Meets all stage 1 criteria. The site is used for animal husbandry. Potential for residential development due to its proximity to residential areas.
11	HBL1978	Alan Donald Wall, Henry Ian Wall, James Douglas McFarlane	3.109	422 Park Road South	Hastings					Fail	Site is used as an orchard. Meets all stage 1 criteria.
12	HBL1979	Una Anne Hill, Peter E. E. Hill	4.013	13 Toi Road East	Longlands					Fail	Site is used as an orchard. Meets all stage 1 criteria.
13	HBL1983	David John O'Leary, Judith Ann O'Leary, G. E. Mark Hallford, Simon James Hallford, Stuart Thomas Forster	6.976	17 Tokoroa Road East	Longlands					Fail	Site is located outside of search area.
14	HBL1984	David John O'Leary, Judith Ann O'Leary, G. E. Mark Hallford, Simon James Hallford, Stuart Thomas Forster	6.370	30 Tokoroa Road East	Longlands					Fail	Site is located outside of search area.
15	53135	Philip John Glenny, Teresa Jean Glenny, Betty Margaret Wade, Colin Armstrong Wade, Robyn Denise Laughlin	6.907	17 Tokoroa Road East	Longlands					Fail	Site is used as an orchard. Meets all stage 1 criteria.
16	50143	Brian Stephen Doohan	2.701	436 Park Road South	Hastings					Fail	Site is located outside of search area. Site is used as an orchard. Meets all stage 1 criteria. The site is used for animal husbandry. Potential for residential development due to its proximity to residential areas.
17	HBL1984	Brian Stephen Doohan	2.701	436 Park Road South	Hastings					Fail	Site is used as an orchard. Meets all stage 1 criteria. The site is used for animal husbandry. Potential for residential development due to its proximity to residential areas.
18	HBL1985	Harold Margaret Mabe, Roger Ronald Mabe, John Charles Mabe, John Dennis Laughlin	2.718	156 Park Road South	Hastings					Fail	Site is used as an orchard. Meets all stage 1 criteria. The site is used for animal husbandry. Potential for residential development due to its proximity to residential areas.
19	HBL1985	Harold Margaret Mabe, Roger Ronald Mabe, John Charles Mabe, John Dennis Laughlin	2.718	156 Park Road South	Hastings					Fail	Site is used as an orchard. Meets all stage 1 criteria. The site is used for animal husbandry. Potential for residential development due to its proximity to residential areas.
20	HBL1985	Harold Margaret Mabe, Roger Ronald Mabe, John Charles Mabe, John Dennis Laughlin	2.718	156 Park Road South	Hastings					Fail	Site is used as an orchard. Meets all stage 1 criteria. The site is used for animal husbandry. Potential for residential development due to its proximity to residential areas.
21	HBL1985	Harold Margaret Mabe, Roger Ronald Mabe, John Charles Mabe, John Dennis Laughlin	2.718	156 Park Road South	Hastings					Fail	Site is used as an orchard. Meets all stage 1 criteria. The site is used for animal husbandry. Potential for residential development due to its proximity to residential areas.
22	HBL1985	Harold Margaret Mabe, Roger Ronald Mabe, John Charles Mabe, John Dennis Laughlin	2.718	156 Park Road South	Hastings					Fail	Site is used as an orchard. Meets all stage 1 criteria. The site is used for animal husbandry. Potential for residential development due to its proximity to residential areas.
23	71650	Karen Mary Cooper	2.762	1259 Howard Street	Paritake					Fail	Site is located outside of search area. Site is used as an orchard. Meets all stage 1 criteria. The site is used for animal husbandry. Potential for residential development due to its proximity to residential areas.
24	20355	Gregory David, Jeremy Francis Gresson, Rosemary Elizabeth Gresson	4.602	148 Havlock Road	Paritake-Havlock North					Fail	Site is used as an orchard. Meets all stage 1 criteria. The site is used for animal husbandry. Potential for residential development due to its proximity to residential areas.
25	HBL1986	Bruce Gerald Boyd, Julie Anne Boyd, Nicola May Roberts	4.062	1270 Howard Street	Paritake					Fail	Site is located outside of search area. Site is used as an orchard. Meets all stage 1 criteria. The site is used for animal husbandry. Potential for residential development due to its proximity to residential areas.
26	HBL1986	Judith Barbara Wade, Wayne Ross Wade	3.045	1180 Howard Street	Paritake					Fail	Site is located outside of search area. Site is used as an orchard. Meets all stage 1 criteria. The site is used for animal husbandry. Potential for residential development due to its proximity to residential areas.
27	HBL1986	Julie Anne Stone, Barry Bruce Stone	2.877	1428 Howard Street	Paritake					Fail	Site is located outside of search area. Site is used as an orchard. Meets all stage 1 criteria. The site is used for animal husbandry. Potential for residential development due to its proximity to residential areas.
28	HBL1986	Gregory David, Jeremy Francis Gresson, Rosemary Elizabeth Gresson	4.602	148 Havlock Road	Paritake					Fail	Site is used as an orchard. Meets all stage 1 criteria. The site is used for animal husbandry. Potential for residential development due to its proximity to residential areas.
29	HBL1986	Greenacres Properties Limited	10.021	112 Middle Road	Havlock North					Fail	Site is used as an orchard. Meets all stage 1 criteria. The site is used for animal husbandry. Potential for residential development due to its proximity to residential areas.
30	46430	Anthony John Motawa, Ian John Motawa	2.850	14 Middle Road	Havlock North					Fail	Site is used as an orchard. Meets all stage 1 criteria. The site is used for animal husbandry. Potential for residential development due to its proximity to residential areas.
31	HBL1986	Greenacres Properties Limited	6.029	108 Middle Road	Havlock North					Fail	Site is used as an orchard. Meets all stage 1 criteria. The site is used for animal husbandry. Potential for residential development due to its proximity to residential areas.
32	HBL1986	Greenacres Properties Limited	7.116	122 Middle Road	Havlock North					Fail	Site is used as an orchard. Meets all stage 1 criteria. The site is used for animal husbandry. Potential for residential development due to its proximity to residential areas.
33	HBL1986	Greenacres Properties Limited	7.116	122 Middle Road	Havlock North					Fail	Site is used as an orchard. Meets all stage 1 criteria. The site is used for animal husbandry. Potential for residential development due to its proximity to residential areas.
34	HBL1986	ALS Trustee Limited, Bruce Alexander Laughlin, Dawn Fay Day, Thomas Allen Dear	4.042	150 Middle Road	Havlock North					Fail	Site is used as an orchard. Meets all stage 1 criteria. The site is used for animal husbandry. Potential for residential development due to its proximity to residential areas.
35	HBL1986	Catherine Isabel Davidson, William Davidson	4.451	168 Middle Road	Havlock North					Fail	Site is used as an orchard. Meets all stage 1 criteria. The site is used for animal husbandry. Potential for residential development due to its proximity to residential areas.
36	HBL1986	Catherine Isabel Davidson, William Davidson	4.451	168 Middle Road	Havlock North					Fail	Site is used as an orchard. Meets all stage 1 criteria. The site is used for animal husbandry. Potential for residential development due to its proximity to residential areas.
37	HBL1986	Daydon	4.662	47 Glen Road	Havlock North					Fail	Site is used as an orchard. Meets all stage 1 criteria. The site is used for animal husbandry. Potential for residential development due to its proximity to residential areas.
38	HBL1986	Daydon	4.662	47 Glen Road	Havlock North					Fail	Site is used as an orchard. Meets all stage 1 criteria. The site is used for animal husbandry. Potential for residential development due to its proximity to residential areas.
39	HBL1986	Daydon	4.662	47 Glen Road	Havlock North					Fail	Site is used as an orchard. Meets all stage 1 criteria. The site is used for animal husbandry. Potential for residential development due to its proximity to residential areas.
40	HBL1986	Daydon	4.662	47 Glen Road	Havlock North					Fail	Site is used as an orchard. Meets all stage 1 criteria. The site is used for animal husbandry. Potential for residential development due to its proximity to residential areas.
41	13239	Voices Enterprises Limited	6.020							Fail	Site is located outside of search area.
42	15200	Voices Enterprises Limited	6.310	21 State Highway 2	Clive-Hastings					Fail	Site is located outside of search area.
43	HBL1986	Edison Farms Limited	20.740							Fail	Site is located outside of search area.
44	HBL1986	Merilee Joy Meadler, Ian David Meadler, Wendy Margaret O'Keefe-Meadler	3.738	12 St Georges Road	Hastings					Fail	Site is used as an orchard. Meets all stage 1 criteria. The site is used for animal husbandry. Potential for residential development due to its proximity to residential areas.
45	HBL1986	Ernest North Kinging Ltd, Peter Tangora Mackay, Rangitiroia Peter Tangora Mackay, The New Zealand Quailers Trust Limited	3.581	691 Collingwood Road	Mayfair					Fail	Site is located too close to residential areas.
46	HBL1986	Archa Chamberlain, Colin Richard Wrenn, Michael, Daniel Ashley Hill, Kelly Williams Robertson, Margaret Mackay, William Te Whangahua Chadwick, William Michael Chadwick	7.710							Fail	Site is located too close to residential areas.
47	HBL1986	Dorcas Gabrielle Pajera, Ian Maria Elizabeth John, Kelvin Hugh Mackay, Leanne Marie Mackay, Thomas Ted Marzina Mackay	6.922	55 St Georges Road	Hastings					Fail	Site is used as an orchard. Meets all stage 1 criteria. The site is used for animal husbandry. Potential for residential development due to its proximity to residential areas.
48	HBL1986	Ian Anthony Alexander, Patricia Anne Alexander	4.062	42 St Georges Road	Hastings					Fail	Site is used as an orchard. Meets all stage 1 criteria. The site is used for animal husbandry. Potential for residential development due to its proximity to residential areas.
49	HBL1986	Ian Anthony Alexander, Patricia Anne Alexander	3.511							Fail	Site is used as an orchard. Meets all stage 1 criteria. The site is used for animal husbandry. Potential for residential development due to its proximity to residential areas.
50	HBL1986	Hastings District Council	3.903							Fail	Site is used as an orchard. Meets all stage 1 criteria. The site is used for animal husbandry. Potential for residential development due to its proximity to residential areas.
51	HBL1986	Dorcas Gabrielle Pajera, Ian Maria Elizabeth John, Kelvin Hugh Mackay, Leanne Marie Mackay, Thomas Ted Marzina Mackay	6.922	55 St Georges Road	Hastings					Fail	Site is used as an orchard. Meets all stage 1 criteria. The site is used for animal husbandry. Potential for residential development due to its proximity to residential areas.
52	HBL1986	Edison Farms Limited	20.740							Fail	Site is used as an orchard. Meets all stage 1 criteria. The site is used for animal husbandry. Potential for residential development due to its proximity to residential areas.
53	HBL1986	Edison Farms Limited	20.740							Fail	Site is used as an orchard. Meets all stage 1 criteria. The site is used for animal husbandry. Potential for residential development due to its proximity to residential areas.
54	HBL1986	Edison Farms Limited	20.740							Fail	Site is used as an orchard. Meets all stage 1 criteria. The site is used for animal husbandry. Potential for residential development due to its proximity to residential areas.
55	HBL1986	Edison Farms Limited	20.740							Fail	Site is used as an orchard. Meets all stage 1 criteria. The site is used for animal husbandry. Potential for residential development due to its proximity to residential areas.

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**APPENDIX C**




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**Site Identification Map**

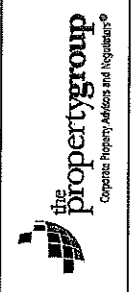
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**Legend**

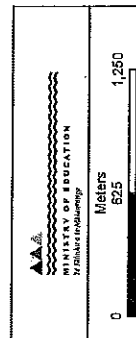
-  Existing MOE Site
-  Initial Search Area
-  Selected sites

VERSION CONTROL 1 2 3 4 5 6 7 8 9 10  
 Property boundaries and aerial imagery sourced from Land Information NZ.  
 Crown Copyright reserved. Property boundaries accuracy: +/- 1m in urban areas, +/- 50m in rural areas.  
 Areas are approximate and subject to survey.



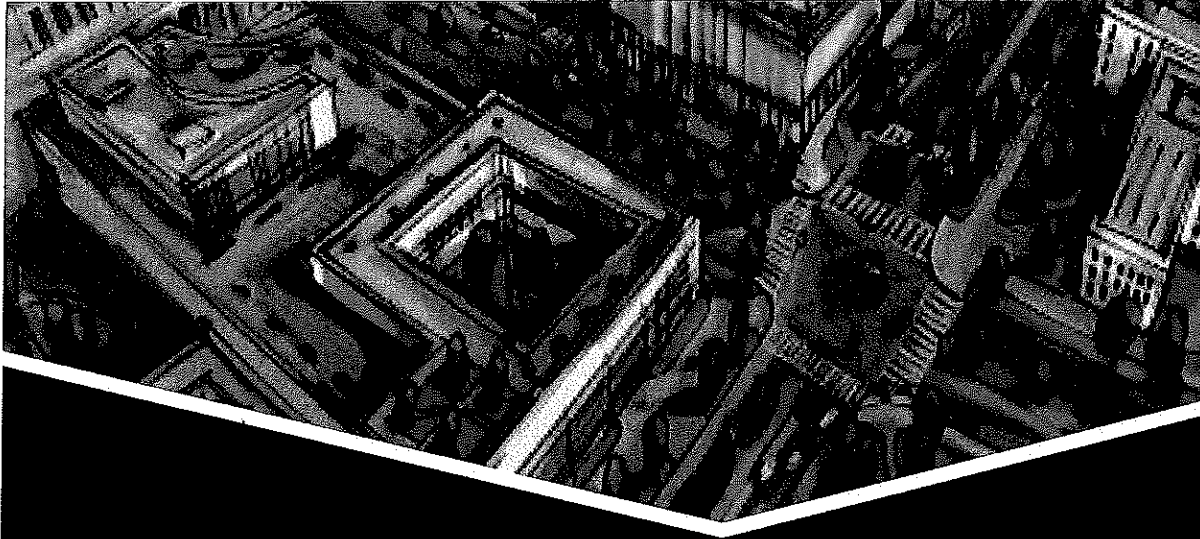
**Hawkes Bay Site Evaluation**

PREPARED BY JK Bellamkonda  
 DATE 21/06/2016  
 SHEET 1 OF 1  
 A3 Scale: 1:26,000  
 Meters 0 625 1,250





2



Ministry of Education  
Stage Two Site Evaluation – Hawkes Bay



REPORT TO:

Ministry of Education

*Stage 2 Site Evaluation  
Hawkes Bay*

Date: July 2016

**CONFIDENTIAL**

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This report is compiled by The Property Group Limited for The Ministry of Education and forms part the site selection process for a new school in Hawkes Bay

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## 1. EXECUTIVE SUMMARY

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### 1.1 Background & Project Brief

The Property Group Limited (TPG) has been commissioned by the Ministry of Education (the Ministry) to prepare a Stage 2 Site Evaluation Assessment for a new school in Hawkes Bay.

In June of 2016, TPG submitted a Stage 1 Site Evaluation Assessment to the Ministry, where a total of 55 sites were considered as part of the first stage assessment. Seven sites met all four broad criteria (as per the Ministry's standard methodology for site evaluations (version 6)) and are potentially suitable for education purposes. After a meeting with Danae Weston, Senior Project Manager and TPG in June 2016, it was discussed and agreed that seven of the sites (identified below) advance through to this Stage 2 Site Evaluation.

We understand that the Ministry's preference would be to acquire land that is either 'greenfields' or 'brownfields'.

The Stage 2 sites which are the subject of this report are as follows:

Site 7:	16 Railway Road S, Longlands
Site 11:	829 Park Road South, Hastings
Site 12:	53 Tollemanche Road East, Longlands
Site 21:	945 Norton Road, Hastings
Site 28:	1289 Ada Street, Hastings
Site 32&33:	122 Middle Road, Hastings
Site 53:	1223 Jellicoe Street, Hastings

In addition to these seven sites the Ministry already owns a site located at 139 Arataki Road, Havelock North. This site has been included in our Stage 2 evaluation assessment, giving a total of eight sites to be evaluated.

With the exception of the Ministry site at 139 Arataki Road, Havelock North, the sites identified for Stage 2 investigation are Plains Production zoned. This zone primarily provides for agricultural land use. We do not foresee any planning restrictions to the site zone 'Plains Production'.

Following this Stage 2 assessment, Site 21 scores the highest with the existing Ministry Site a close second. Both options would appear suitable (subject to further due diligence) for a new school. Site 11 ranks third marginally (.5) less the existing Ministry Site.

## 2. Methodology

---

### 2.1 Introduction

The Ministry has developed a generic selection methodology for assessing and comparing various school site options. This methodology has been used to develop our report, based on a site that will accommodate a new school.

This Stage 2 assessment has been carried out in accordance with the procedures set out in the Ministry's Methodology for New School Site Evaluation Version 6 and in particular, assesses new school sites against 18 criteria:

1. Site Acquisition Costs
2. Perceived ease of acquisition
3. Site Size
4. Topography
5. School design potential
6. Position of site in relation to any growth strategy or residential plan change
7. District Plan zone
8. Location within the proposed student catchment
9. Existing site constraints
10. Road Frontage
11. Transport network
12. Infrastructure services
13. Geotechnical, Flooding & Contamination
14. Noise effects on any proposed school
15. Ecological impact
16. Cultural or other significance
17. Opportunities for co-location or shared facilities with other parties
18. Social Impacts

TPG has evaluated each potential new school site in terms of each of the above listed criteria. RDT has commissioned the services of specialist consultants to provide the full expertise required to satisfy the Ministry's brief. The external parties are yet to provide their reports which cover criteria 5, 11, 12, 13 & 15. Where possible we have made assumptions and scored the sites against the criteria accordingly.

TPG visited all eight sites on 18 July 2016, however, as all the properties are privately owned, a detailed site walkover was not undertaken.

Each of the eight sites have been given a score against each of the above criteria, with zero at the low end of the scale (the least suitable) and five at the high end (indicating the highest suitability). Notes on how scoring was applied for each criteria are as follows:

### 2.1.1 Site Acquisition Costs

*What are the land values within the locality?*

Sales analysis of overall rates per square metre indicates a range of \$11.00 - \$19.00 plus GST for land between 2.5 – 7 hectares. The sale price range for the seven sites range between \$450,000 to \$900,000 plus GST for land and improvements.

Sales have been derived from Property Guru (sales database) for similar zoned land. This has been analysed and an assessment of value range applied to each site. Locational consideration has been given to accessibility, traffic safety, visibility and surrounding use.

Resource Management Act considerations have been given to zoning, reserve classifications (if any), contamination, flooding and building controls (note – these are very high level, desktop assessments). This is a high level indicative basis and does not constitute a valuation. We would recommend a registered valuation be obtained of any shortlisted sites.

Whilst the existing site is already owned, for the purposes of this evaluation criteria and comparison reasons we have evaluated on the basis of what it is worth today. This gives a meaningful comparison against the other sites.

### 2.1.2 Ease of Acquisition

*Is the site owned by the Ministry, other Crown department or currently being marketed for sale either by the owner or agent?*

Only one of the eight sites (139 Arataki Road, Havelock North) are owned by the Ministry. Site 21 is currently listed for open market sale.

The sites being considered by this assessment are privately owned and predominately used for agricultural purposes, with the exception of the existing Ministry site at 139 Arataki Road, Havelock North.

### 2.1.3 Site Size

*Is the site of a size capable of providing for all the educational requirements of the proposed school and projected future growth?*

The stage 2 sites range between 2.5060 hectares (Site 28) and 7.2034 hectares (Site 32 & 33) of usable land for a school. Sites 32 & 33 would only require approx. 2.7 hectares from the overall total site.

All sites meet the minimum of 2.5 hectares in size. Optimum site area is between 2.5 and 4 hectares. There are several sites within the search area that are larger than 4 hectares, however have been analysed as there is potential to acquire a portion of the total land area

Higher scores have been allocated to the parcels which do not require partial acquisition.

#### **2.1.4 Topography**

*Is the site of such steep or undulating topography so as to make construction very difficult?*

All of the Stage 2 sites experience very similar topography being predominantly flat in contour. The higher scores have been allocated to the flatter sites.

TPG has made a preliminary assessment based on road side site inspection, noting however that a detailed site walkover was not undertaken.

#### **2.1.5 School Design Potential**

*Does the site present good urban design and architectural opportunities that would promote good learning outcomes?*

Screening criteria in terms of good urban design and architectural opportunities that will promote good learning outcomes are listed below:

1. Connection to a local community
2. Access to multi transport opportunities including walking, bus and car.
3. Adjacency to residential accommodation
4. Passive surveillance
5. Proper orientation
6. Shape factor of the site
7. Appropriate site area
8. Flexibility to build single storey or double storey
9. Capacity to properly organise building, circulation and recreation zones
10. Existing landform or landscape features

RDT have engaged external architectural consultants to investigate the school design potential associated with each site for the purposes of this Stage Two assessment.

#### **2.1.6 Position of site in relation to any growth strategy or residential plan**

*Is the site inside or outside any relevant growth area (or relevant township/new structure plan area)?*

Only one of the sites is located on or on the edge of the Residential Growth Areas (2015-2045) signalled in the Hawkes Bay Regional Resource Management Plan – Site 28.

The existing Ministry site is located within an urban development and strategic urban direction area.

All other sites have a 'Plains Production' zoning under the District Plan and are not located within or adjacent to Residential Growth Areas.

### 2.1.7 District Plan Zone

*Are the district plan zonings (or proposed zonings in a relevant structure plan) suitable for this school?*

Seven sites have a 'Plains Production' zoning. This zoning provides for and anticipates agricultural and horticultural land use activity. This zoning does not anticipate urban land use activity including schools.

There are no particular constraints or overlays shown on any of the sites on the District Plan maps. The existing site's underlying zoning is General residential however is designated for educational purposes.

### 2.1.8 Location within the proposed student catchment

*Is the site well located within the proposed zone?*

The catchment area is located between the Hastings and Havelock North townships. The majority of the search area is zoned plains production and predominantly used as orchards and low intensity grazing. The Ministry's preference is to acquire land that is either 'greenfields' or 'brownfields' and there is nothing in this search area that would largely restrict the Ministry from acquiring land.

Within the search catchment, we have identified several properties in the western most area due to its proximity to the current student distribution. The sites falling within the western most portion of the catchment area have scored higher than those in alternative locations.

### 2.1.9 Existing Site Constraints

*Does the site contain immovable structures such as transmission line towers, large buildings or communication masts?*

Transmission lines extend the length of site 7 within its western boundary. Site inspections have established a number of potential aerial trespasses of aerial lines associated with Transmission Lines located within the road corridor adjoining the sites boundaries.

There are a number of residential dwellings and orchard improvements located within a number of the sites, however, there appear to be no other structures that result in a constraint of the future use of the sites.

### 2.1.10 Road Frontage

*Does the site have appropriate legal road access to its boundaries? Does that site have road frontage to all its boundaries?*

RDT have engaged Traffic Design Group to investigate the road frontage associated with each site for the purposes of this Stage Two assessment.

Road frontage has been assessed based on how much of the site's total boundary has access to road frontage. A site with frontage to all its boundaries (or the majority of) would score a five (5) while a site without any legal road access would score zero (0).



#### **2.1.11 Transport Network**

*In the opinion of qualified traffic engineers, is the site well serviced by a transport network that is safe and has sufficient capacity for the proposed school?*

RDT have engaged Traffic Design Group to investigate the Transport Network associated with each site for the purposes of this Stage Two assessment.

The eight sites have been evaluated solely on the transportation related characteristics of the sites. The summaries ranking for each transportation criteria cover the following; proximity to residential land use, ability to walk to sites, ability to cycle to sites, public transport accessibility, fit with road hierarchy, Intersection capabilities, road safety and pick-up drop-off zones. Each criteria has been scored separately.

#### **2.1.12 Infrastructure Services**

*Does the site have immediate availability or connection to: Water supply (potable and fire), sanitary drainage, stormwater, electricity, gas, telephone, refuse?*

RDT have engaged Surveying the Bay Limited to complete desktop assessment of infrastructure services for the purposes of the Stage 2 assessment.

Infrastructure services have been assessed based on a desk top analysis of readily available information. This includes Hastings District Council GIS. Information is assumed current at the time of writing. No confirmation has been requested from service providers of the capacity of their system at this point; however some assumptions have been made based on existing pipe sizes and proximity to headworks.

#### **2.1.13 Geotechnical, Flooding & Contamination**

*Does the site have any history of instability, flooding or contamination?*

RDT have engaged Surveying the Bay Limited to complete desktop assessment of geotechnical, flooding and contamination for the purposes of the Stage 2 assessment.

The geotechnical criteria rating is based on inferred degree of investigation and construction suitable for the site geology. This included slope stability, future geotechnical site investigations and a general geotechnical summary of each of the site. The stormwater/flooding criteria rating is based on indicative floodplain and overland flow path shown on Council GIS. This and the contamination criteria rating is based on previous land use as indicated on historic images.

#### **2.1.14 Noise effects on any proposed school**

*Do land uses (or potential land uses identified in a structure plan) in the vicinity of the site produce significant noise?*

All of the sites are located in the 'Plains Production' zone of the District Plan which anticipates and provides for agricultural and horticultural land use activity. Such activities have the potential to generate significant noise effects on sensitive receiving activities such as educational land use activity.

A number of the sites are currently used for horticultural land use activity, and all of the sites have horticulture land use activity located either immediately adjacent to the site or in relatively close proximity.

Of the sites, Site 32/33 has the least intensity of horticultural land use activity surrounding the site.

#### **2.1.15 Ecological impact**

*How will the construction and operation of the school on the site effect animal and plant ecology; loss of habitat, disruption of territorial domains, and interruption of ecological corridors?*

Both the Operative District Plan and Proposed Hastings District Council District Plan do not identify any sites of ecological significance amongst the sites of interest. Both Plans similarly identify Indicative Streams, which would require consideration as part of any development. Provided any proposed works are kept sufficiently clear of any indicative waterways, it is not anticipated that the construction and operation of a school activity would have adverse effects on ecological values. Where these cannot be avoided, it is likely iwi involvement would also be required.

#### **2.1.16 Cultural of Other Significance**

*Is the site of cultural, spiritual or other significance?*

The District Plan planning maps do not show any cultural, spiritual or other significant sites on the sites of interest.

#### **2.1.17 Opportunities for Co-Location or Shared Facilities**

*Subject to a separate agreement, could the site make use of council reserve or other land for sharing of sports fields/other facilities?*

The location of a school site adjoining a Council reserve or an area of open space is advantageous for the Ministry as such an area would be utilised by the school for the purposes of a sports field and other facilities or activities.

Each site has been assessed in relation to its proximity with proposed areas of open space. None of the Sites adjoin any Council Reserves or have co-location opportunities.

#### **2.1.18 Social Impacts**

*What is the nature of the new school (e.g. kura kaupapa)? How relevant will the school be to the ethnic make-up and age composition of its catchment? What are the levels of deprivation in the relevant community? Statistics New Zealand and relevant Council data should be reviewed for each site option.*

The purpose of this investigation is to determine if a site is suitable for education purposes. We have been provided with a student catchment plan identifying where the existing students are located. Our social impact assessment has been based on the demographics of the student location.

### 3. Results of Stage 2 Analysis

A summary of the scores and ranked sites are as follows:

Criteria	Existing Ministry site	Site 7	Site 11	Site 12	Site 21	Sites 28	Site 32 & 33	Site 53
Site acquisition costs	5	4	4.5	4	4	4	4	4
Perceived ease of acquisition	5	0	0	0	3	0	0	0
Site Size	5	5	5	5	5	5	4	3
Topography	5	5	5	5	5		5	5
School design potential	4	2	3	3	3	3	3	4
Position of site / growth	2.5	2	2	2	2	2	2	2
District Plan Zone	5	2	2	2	2	2	2	2
Location within student catchment	1	5	5	5	5	3	3	4
Existing site constraints	2	3	4	4	4	4	4	4
Road Frontage	3	2	3.5	2.5	2.5	2.5	2	2.5
Transport network		3	3.5	3	2.5	4	3.5	3.5
Infrastructure services	3	2.5	3	2.5	2.5	2.5	2.5	3
Geotech, flooding & contamination	1	2	2	2	2	2	2	2
Noise effects	3	2.5	2.5	2.5	2.5	2.5	3.5	2.5
Ecological impacts	5	4	4	5	5	5	5	5
Cultural or other significance	5	5	5	5	5	5	5	5
Opportunities of co-	0	0	0	0	0	0	0	0

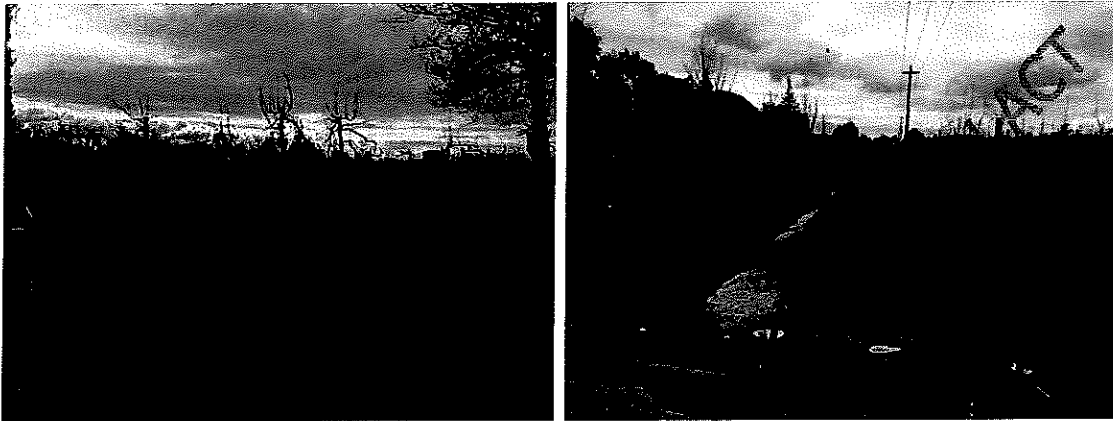
Criteria	Existing Ministry site	Site 7	Site 11	Site 12	Site 21	Sites 28	Site 32 & 33	Site 53
location								
Social Impact	2	5	5	5	5	3.5	2	4
<b>TOTAL</b>	<b>59.5</b>	<b>54</b>	<b>59</b>	<b>57.5</b>	<b>60</b>	<b>55</b>	<b>52.5</b>	<b>55.5</b>
<b>Rank</b>	<b>2</b>	<b>7</b>	<b>3</b>	<b>4</b>	<b>1</b>	<b>6</b>	<b>8</b>	<b>5</b>

The following sections explain each site in more detail in regards to the relevant criteria as set out above.

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#### 4. Site 7

Site 7 is located at 16 Railway Road, Hastings. The site accommodates orchard trees and improvements only. The sites western boundary adjoins the Palmerston North to Gisborne Rail line.



Criteria	Assessment	Score
Site Acquisition Costs	<p>Sale price range: \$550,000.00 - \$650,000.00</p> <p>Price rate per square metre range = \$14.00 - \$17.00</p> <p>Flat land on the fringe of residential Hastings. Adjoins Palmerston North to Gisborne Rail line to its western boundary.</p>	4
Ease of Acquisition	<p>The land is owned by a private owner and currently operates as an orchard.</p> <p>The entire site is currently planted in trees and appears to be operated in conjunction with an orchard block also located on Tollemache Road East, held by the same private owners.</p>	0
Site Size	<p>The site is 3.83 hectares (subject to survey – limited as to Parcels) in area almost all of which can be developed, noting however, proximity to the Palmerston North to Gisborne Rail Line to the property's western boundary.</p> <p>The site is a slightly irregular shape.</p> <p>The site falls within the 'optimum site area' of 2.5 to 4 hectares.</p>	5

Criteria	Assessment	Score
Topography	<p>Based on TPG's road side site inspection, The site appears to be predominately flat in contour.</p> <p>TPG are currently awaiting external input with respect to the topography of the site.</p>	5
School Design Potential	<p>Currently an orchard on the fringe of rural and housing developments. Flat site.</p> <p>Railway Road is currently an arterial without formed kerbing and pathways for pedestrians. Walking access currently difficult to main road and railway line. Isolated from main bus routes.</p> <p>The site abuts a small but semi-detached new housing development from remainder of town.</p> <p>Passive surveillance is poor due to raised railway line along Railway road boundary and rural nature of adjacent boundaries.</p> <p>The site could only be accessed off Tonemache Road East, 70km speed zone, after crossing the level railway crossing. The site shape is irregular making placement of buildings in relation to fields difficult. Orientation along long boundary to railway road is south-west to north-east.</p> <p>Single level building achievable, but would possibly need to be arranged in lineal style due to irregular shape. Position for playing fields would mean parts of the fields would not have good passive surveillance.</p> <p>Due to location adjacent to main railway line, this site would not be ideal for education use. Potential noise issues, access issues and ground vibration.</p>	2
Position of site in relation to any relevant growth strategy or residential plan change	There are no relevant growth strategies or residential plan changes.	2
District Plan Zone	The site is zoned Plains Production under the District Plan, which is the main rural zoning that anticipates productive agricultural land use activity. This zoning does not anticipate school development nor any built development of significance.	2
Location within the proposed student catchment	The site is located within the defined catchment area and located within the preferred western portion of that catchment reflecting the student distribution of the proposed school.	5
Existing site constraints	The site is currently extensively planted and operated as an orchard. Transmission lines are located within the properties western boundary.	3

Criteria	Assessment	Score
	The site also adjoins the Palmerston North to Gisborne Rail line to its western boundary.	2
Road Frontage	Despite being a corner site, the site only enjoys access from Tollemache Road as a result of the Palmerston North to Gisborne Rail line bordering the sites western boundary.	3
Transport Network	<p>100km/h posted speed limit.</p> <p>Previously designated as SH2, now a District Arterial with HDC as the road controlling authority.</p> <p>Sealed shoulders are of insufficient width to accommodate turning, drop-off and collection and/or any parked vehicles.</p> <p>A painted median as well as other forms of speed controls are considered necessary.</p> <p>Note however that due to deep road surface water drains, any additional widening will require some substantial engineering works. Further consideration to a lower posted speed is also important and this would need to be investigated further (i.e. speed survey and assessment) and then approved by HDC. This is an identified risk to the viability of the project from a road safety perspective.</p> <p>There are no footpaths or pedestrian links to this semi-rural location. No Public Transport routes exist either however bus services could potentially connect with the site.</p> <p>This site is considered to be one of the least favourable, primarily due to the posted speed limit and road reserve restrictions to provide the required seal and access provisions</p>	3
Infrastructure services	<p>Potable Water:</p> <p>300 metres to nearest supply at the centre of Railway and Murdoch Roads, would need to cross rail corridor, otherwise 600 metres from supply to site.</p> <p>Fire Supply:</p> <p>As above</p> <p>Need to verify supply capacity and pressures.</p> <p>Sanitary Sewer:</p> <p>300 metres to nearest sewer at corner of Railway and Murdoch Roads,</p>	2.5

Criteria	Assessment	Score
Geotechnical, Flooding and contamination	<p>would need to cross rail corridor otherwise 600 metres. Sewer would likely need to be pumped to Council system.</p> <p>Stormwater:</p> <p>Open drains in place on Tollemache Road and along railway boundary. Southland Drain runs along northern boundary. Assume some site detention will be required at time of development.</p> <p>Electricity:</p> <p>Overhead lines in place on other side of Tollemache Road and through western side of the site would require transformer and potentially 11kV switch also. Exact works load dependant.</p> <p>Gas:</p> <p>No gas nearby, assume access to adjacent transmission pipeline not available.</p> <p>Telephone/Broadband:</p> <p>No current spare network capacity –approx. \$80,000 for solution</p> <p>The Geotechnical/flooding desktop assessment of the potential school site has been prepared by Resource Development Consultants Limited (RDCL). The underlying data is an abstract from the full report provided on the 22 July 2016.</p> <p>The evaluation has been prepared using the following Guidelines, Standards and Sources of Public Data.</p> <ul style="list-style-type: none"> <li>• NZS1170.5: 2004 Structural Design Actions. Part 5: Earthquake Actions – NZ.</li> <li>• Ministry of Environment guideline on Planning for Development of Land on or Close to Active Fault (2003)</li> <li>• Hawke Bay Regional Council Hazard Intrapmap for: <ul style="list-style-type: none"> <li>- Location of Active Faults;</li> <li>- Liquefaction zoning;</li> <li>- Flood risk considering 10-year recurrence interval; and</li> <li>- Earthquake amplification.</li> </ul> </li> <li>• Hawke Bay Well Database for: <ul style="list-style-type: none"> <li>- Subsurface materials; and</li> <li>- Inference for seismic site class.</li> </ul> </li> </ul>	2

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Criteria

Assessment

Score

**RISK ASSESSMENT**

A qualitative based risk assessment approach has been adopted for the selection of the potential school site. Assessment criteria and ranking follow.

**EFFECT OF GEOHAZARDS (noted in table below)**

Effect of geohazards including:

- proximity to active faults,
- liquefaction susceptibility of foundation materials;
- flood risk;
- earthquake amplification; and
- earthquake site class classification.

Considering the proximity to active faults, MFE (2003) guidelines have been applied including:

- 20 m avoidance zone;
- Building class 3; and
- Considering all faults have recurrence interval of <125000 years.

	Active Faults	Liquefaction	Flood (10yr Recurrence)	Earthquake Amplification
Site 7	Clear	Moderate	Moderate	High

Table showing Underlying Subsurface Materials and Indicative Seismic Site Class

Seismic site class from subsurface materials (Table 3) and with reference to NZS1170:2014; Earthquake actions and Indicative assessment of subsurface material from public data base.

Site	Underlying Materials	Indicative Seismic Site Classification
Site 7	Topsoil then clay and silt to 5.9m Ash/pumice with gravel, peat and wood to 11.0m Clay to 17.0m	D

Criteria	Assessment	Score
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**OVERALL RISK ASSESSMENT - Summary of risk**

Site	Active faults	Liquefaction	Flood	Sub-surface Material	Earthquake Amplification	Selsmic Site Class	Total
Site 7	3	3	3	3	3	3	3

Ranking	Description
5	Negligible risk to development
4	Very low risk to development
3	Low risk to development
2	Moderate low risk to development
1	High risk to development
0	Very high risk to development

**Site Contamination**

Site has recent history of orcharding use, which is a HAIL Listed Activity and triggers NES for Contaminants in Soil. Detailed site investigation required to accurately quantify risk.

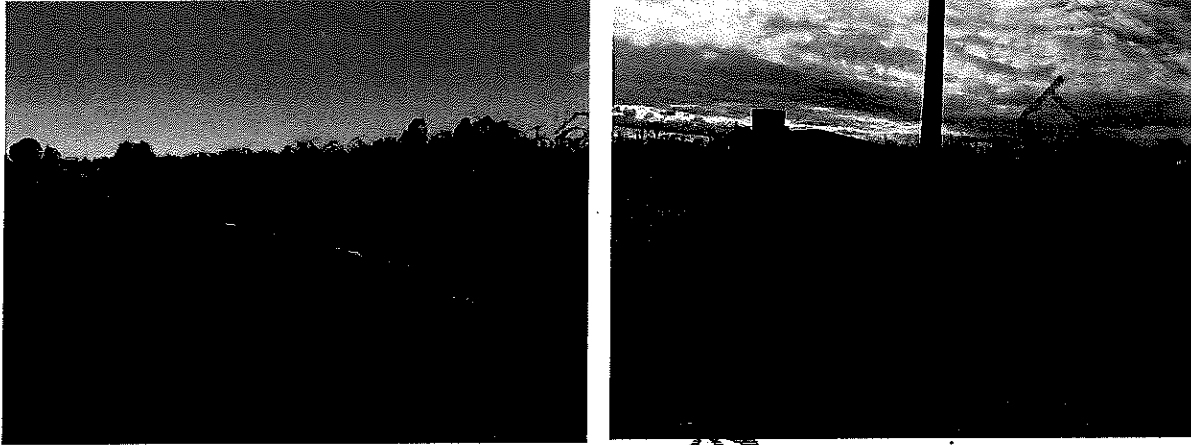
Noise effects on proposed school	Whilst the site is located relatively close to the edge of the urban area, its zoning anticipates agricultural / horticultural land use activity and much of the immediate vicinity is characterised by active horticultural land use activity which has the potential to generate noise effects that may impact on the school.	2.5
Ecological impact	There are no significant ecological values identified on the site, nor any waterways on the site or near the site. There are some stands of mature trees on the property.	4
Cultural or other significance	There are no known significant features on the site.	5
Opportunities for co-location or shared facilities with other parties	There is no opportunity for co-location or shared facilities with other parties at this stage.	0

Criteria	Assessment	Score
parties		5
Social Impacts	<p>The ethnic makeup and age composition of this portion of the catchment, as represented by the existing schools student distribution, will benefit from the proposed school development.</p> <p>It is expected that the school site will have a positive social effect within this demographic.</p>	

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**5. Site 11**

Site 11 is located at 829 Park Road South, Hastings. The site is predominately flat in contour and has established trees over most of the site. There are some improvements on the site but it is expected that these would need to be demolished as part of school construction.



Criteria	Assessment	Score
Site Acquisition Costs	<p>Sale price range: \$400,000.00 - \$500,000.00</p> <p>Price rate per square metre range = \$15.00 - \$18.50</p> <p>Orchard trees and improvements only including a modest tractor/packing shed. Flat land on the fringe of residential Hastings.</p>	4.5
Ease of Acquisition	<p>The site is owned by DE and JD McFadyen, who appear to own and operate an orchard operation on the site.</p> <p>The site is planted in established orchard trees, with some improvements that are expected to require demolition as part of the school construction.</p>	0
Site Size	<p>The total area of the site is 2.71 hectares which falls within the 'optimum site area' of 2.5 and 4 hectares.</p> <p>The site is square in shape.</p>	5
Topography	<p>Based on TPG's road side site inspection, The site appears to be predominately flat in contour.</p>	5

Criteria	Assessment	Score
	TPG are currently awaiting external input with respect to the topography of the site.	
School Design Potential	<p>Currently an orchard on the fringe of rural and housing developments. Flat site.</p> <p>Close to suburban area with formed kerbs and footpaths which could be extended to site frontage. Currently a 100km zone.</p> <p>Walking access from suburb and within 300m of Hasting Christian School, so assumed public transport reasonably accessible.</p> <p>Passive surveillance will improve as suburb develops, but currently three boundaries border rural.</p> <p>Square shaped site, slightly smaller than ideal. Orientation is ok. Single level development achievable, but future expansion might require two level consideration due to site size.</p> <p>A large and deep drainage ditch runs along length of one boundary. This ditch has a narrow culvert bridge which could hinder traffic management and access.</p>	3
Position of site in relation to any growth	There are no relevant growth strategies or residential plan changes.	2
District Plan zone	The site is zoned Plains Production under the District Plan, which is the main rural zoning that anticipates productive agricultural land use activity. This zoning does not anticipate school development nor any built development of significance.	2
Location within the proposed student catchment	The site is located within the defined catchment area and located within the preferred western portion of that catchment reflecting the student distribution of the proposed school.	5
Existing site constraints	The site is currently extensively planted and operated as an orchard. All improvements onsite would need to be demolished to facilitate the school construction.	4
Road Frontage	The property is a corner site and has full road frontage along its south eastern boundaries. A small Hastings District Council Drainage reserve adjoins the properties north eastern boundary to Copeland Road, however the property appears to gain access from Copeland Road at the properties north eastern corner.	3.5
Transport Network	Located on the corner of Park Road (Collector Road) and Copeland Road (Local Road) in a semi-urban location.	3.5

Criteria	Assessment	Score
Infrastructure services	<p>Both roads have a posted speed limit of 50km/h. As the site has two road frontages, access can be split and/or alternatives can be provided.</p> <p>A Christian Primary School is in close proximity on Copeland Road thereby generating conflicting traffic flows at the same peak periods.</p> <p>Both roads have limited sealed carriageway provisions thereby requiring (depending on the desired access position) additional seal widening to HDC's commercial standard plus on-street parking for drop-off and collection by parents/caregivers.</p> <p>Copeland Road has been recently upgraded and the carriageway /parking provisions opposite the Christian School will need to be replicated for the MOE development.</p> <p>Generally good connectivity with local roads and well defined intersection controls.</p> <p>Notwithstanding the above issues and on the basis that engineering solutions are readily available, there are no obvious traffic or transportation engineering matters that would preclude a more in-depth investigation of this site.</p>	3
	<p><b>Potable Water:</b></p> <p>Supply is available in Park Road South.</p> <p><b>Fire Supply:</b></p> <p>As above - Need to verify supply capacity and pressures.</p> <p><b>Sanitary Sewer:</b></p> <p>Nearest sewer in centre of Park Road South adjacent to site.</p> <p><b>Stormwater:</b></p> <p>Open drains in place on Copeland Road and large drain on southern boundary. Assume some site detention will be required at time of development.</p> <p><b>Electricity:</b></p> <p>Overhead lines in place on same side of Park Road South and 11kV &amp; pad-mount transformer adjacent, would require upgrading to support additional load. Exact works load dependent.</p> <p><b>Gas:</b></p>	

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Criteria	Assessment	Score
	<p>No gas nearby.</p> <p>Telephone/Broadband:</p> <p>No spare capacity – Fibre project passing next year.</p>	
<p>Geotechnical, Flooding and Contamination</p>	<p>The Geotechnical/flooding desktop assessment of the potential school site has been prepared by Resource Development Consultants Limited (RDCL). The underlying data is an abstract from the full report provided on the 22 July 2016.</p> <p>The evaluation has been prepared using the following Guidelines, Standards and Sources of Public Data.</p> <ul style="list-style-type: none"> <li>• NZS1170.5: 2004 Structural Design Actions, Part 5: Earthquake Actions – NZ.</li> <li>• Ministry of Environment guideline on Planning for Development of Land Close to Active Fault (2003).</li> <li>• Hawke Bay Regional Council Hazard Intramap for: <ul style="list-style-type: none"> <li>- Location of Active Faults;</li> <li>- Liquefaction zoning;</li> <li>- Flood risk considering 10-year recurrence interval; and</li> <li>- Earthquake amplification.</li> </ul> </li> <li>• Hawke Bay Well Database for: <ul style="list-style-type: none"> <li>- Subsurface materials; and</li> <li>- Inference for seismic site class.</li> </ul> </li> </ul>	2
	<p><b>RISK ASSESSMENT</b></p> <p>A qualitative based risk assessment approach has been adopted for the selection of the potential school site. Assessment criteria and ranking follow.</p> <p><b>EFFECT OF GEOHAZARDS (noted in table below)</b></p> <p>Effect of geohazards including:</p> <ul style="list-style-type: none"> <li>• proximity to active faults,</li> <li>• liquefaction susceptibility of foundation materials;</li> <li>• flood risk;</li> <li>• earthquake amplification; and</li> <li>• earthquake site class classification</li> </ul> <p>Considering the proximity to active faults, MfE (2003) guidelines have been applied including:</p> <ul style="list-style-type: none"> <li>• 20 m avoidance zone;</li> <li>• Building class 3; and</li> </ul>	

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Criteria

Assessment

Score

- Considering all faults have recurrence interval of <125000 years.

Site	Active Faults	Liquefaction	Flood (10yr Recurrence)	Earthquake Amplification
Site 11	Clear	Moderate	Moderate	High

Table showing Underlying Subsurface Materials and Indicative Seismic Site Class

Seismic site class from subsurface materials (Table 3) and with reference to NZS1170:2014; Earthquake actions and Indicative assessment of subsurface material from public data base.

Site	Underlying Materials	Indicative Seismic Site Classification
Site 11	Topsoil then clay and silt to 2.1m Clay to 18.2m	D

OVERALL RISK ASSESSMENT - Summary of risk

Site	Active Faults	Liquefaction	Flood	Sub-surface Material	Earthquake Amplification	Seismic Site Class	Total
Site 11		3	3	4			19

Ranking	Description
	Negligible risk to development
4	Very low risk to development
3	Low risk to development
	Moderate low risk to development
1	High risk to development

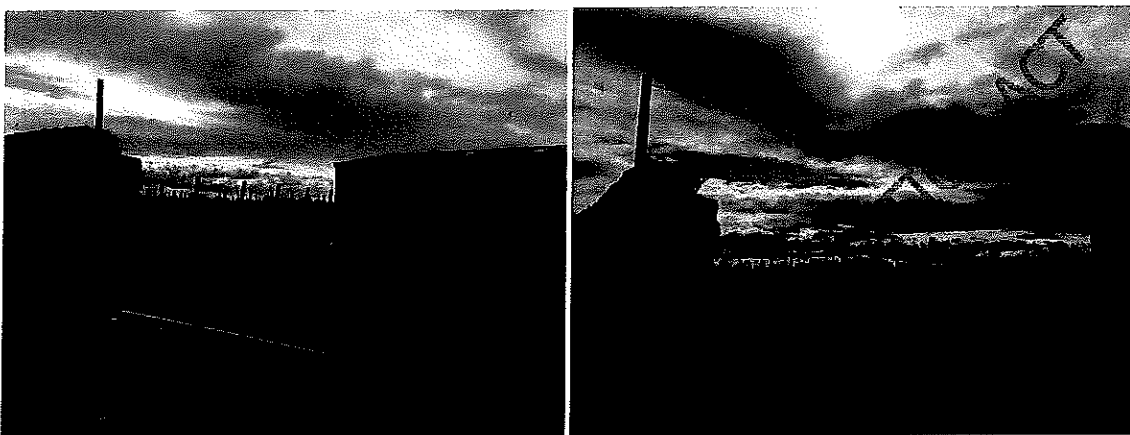


Criteria	Assessment	Score
	0 Very high risk to development	
	<p>Site Contamination</p> <p>Site has recent history of orcharding use, which is a HAIL Listed Activity and triggers NES for Contaminants in Soil. Detailed site investigation required to accurately quantify risk.</p>	
Noise effects on any proposed school	Whilst the site is located relatively close to the edge of the urban area, its zoning anticipates agricultural / horticultural land use activity and much of the immediate vicinity is characterised by active horticultural land use activity which has the potential to generate noise effects that may impact on the school.	2.5
Ecological Impact	There are no significant ecological values identified on the site, not any waterways on the site or near the site. There are some stands of mature trees on the property.	4
Cultural or other significance	There are no known significant features on the site.	5
Opportunities for co-location	The property adjoins a Hastings District Council drainage reserve to its north eastern boundary, however there is no opportunity for co-location or shared facilities with other parties at this stage.	0
Social Impacts	<p>The ethnic makeup and age composition of this portion of the catchment, as represented by the existing schools student distribution, will benefit from the proposed school development.</p> <p>It is expected that the school site will have a positive social effect within this demographic.</p>	5

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**6. Site 12**

The site at 53 Tollemache Road East, Hastings accommodates orchard improvements including large packing sheds. The balance is flat in contour and planted in Orchard trees.



Criteria	Assessment	Score
Site Acquisition Costs	<p>Sale price range: \$750,000.00 - \$850,000.00</p> <p>Price rate per square metre range = \$16.50 - \$19.00</p> <p>Flat land close to Hastings.</p>	4
Ease of Acquisition	<p>The site is owned by LA and PE Hirst who operate the land as an orchard.</p> <p>Improvements comprise of establish trees and associated orchard improvements including large packing sheds.</p> <p>It is considered that the orchard improvements would require demolition to facilitate the proposed school construction.</p>	0
Site Size	<p>The total area of the site is 4.420 hectares, subject to survey, This is slightly higher than the 'optimum site area' of between 2.5 and 4 hectares specified in the brief, however it is not considered an impediment to the site meeting the size and shape criteria.</p>	5
Topography	<p>Based on TPG's road side site inspection, The site appears to be predominately flat in contour.</p>	5

Criteria	Assessment	Score
	TPG are currently awaiting external input with respect to the topography of the site.	3
School Design Potential	<p>Currently an orchard in rural location. Flat site.</p> <p>Isolated from built up suburban zone. Rural narrow road without formed kerbs and footpaths. Currently a 70km zone. Currently occupied with some buildings on road frontage.</p> <p>Passive surveillance is poor due rural on all boundaries. Approx 700m to built-up suburb. Due to current isolation, unlikely to be on a public transport route.</p> <p>Square shaped site. Site area larger than required but still ideal. Suitable for single level development.</p> <p>Orientation and organisation potential suitable.</p>	
Position of site.in relation to any growth	The site is not located within a residential growth strategy nor subject to a residential plan change.	2
District Plan zone	The site is zoned Plains Production under the District Plan, which is the main rural zoning that anticipates productive agricultural land use activity. This zoning does not anticipate school development nor any built development of significance.	2
Location within the proposed student catchment	The site is located within the defined catchment area and located within the preferred western portion of that catchment reflecting the student distribution of the proposed school.	5
Existing site constraints	The site is currently extensively planted and operated as an orchard. The site also accommodates large orchard improvements which will require demolition to facilitate the proposed school construction.	4
Road Frontage	<p>The road has full road frontage along its south western boundary to Tollemache Road.</p> <p>Tollemache road is a two lane road subject to a 70km/hr speed restriction.</p>	2.5
Transport Network	<p>High wind break planting on Tollemache Road which will hinder the sites conspicuity to passing motorists.</p> <p>The sealed carriageway is narrow with little shoulder width.</p> <p>Additional seal will be required to form an appropriate accessway(s) and parking for drop-off/collection by parents/caregivers. Connecting intersections at Southland Road and Riverslea Road will require further</p>	3

Criteria	Assessment	Score
	<p>investigation to confirm any additional works will be required to accommodate bus turning movements. No footpath provisions nor any obvious need to provide these at present.</p> <p>Furthermore it would be a significant walk by children to travel to and from the site to the nearest Bus Stop and/or any residential enclaves.</p> <p>The site is nevertheless well connected on the local road network and further investigation is warranted from a traffic engineering perspective.</p>	
Infrastructure services	<p>Potable Water:</p> <p>400 metres to nearest supply at the intersection of Riverslea Road South and Murdoch Road East.</p> <p>Fire Supply:</p> <p>As above. Need to verify supply capacity and pressures.</p> <p>Sanitary Sewer:</p> <p>500 metres to nearest sewer in Murdoch Road East</p> <p>Stormwater:</p> <p>Shallow open drain in place on Tollemache Road. Assume some site detention will be required at time of development.</p> <p>Electricity:</p> <p>Overhead lines in place on opposite side of Tollemache Road East. 11kV across other side of road. Would require transformer and potentially 11kV switch also. Exact works load dependant.</p> <p>Gas:</p> <p>No gas nearby.</p> <p>Telephone/Broadband:</p> <p>No capacity at all -- Approx. \$300,000 for solution</p>	2.5
Geotechnical, Flooding and Contamination	<p>The Geotechnical desktop assessment of the potential school site has been prepared by Resource Development Consultants Limited (RDCL). The underlying data is an abstract from the full report provided on the 22 July 2016.</p>	2

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Criteria

Assessment

Score

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The evaluation has been prepared using the following Guidelines, Standards and Sources of Public Data.

- NZS1170.5: 2004 Structural Design Actions. Part 5: Earthquake Actions – NZ.
- Ministry of Environment guideline on Planning for Development of Land on or Close to Active Fault (2003).
- Hawke Bay Regional Council Hazard Intramap for:
  - Location of Active Faults;
  - Liquefaction zoning;
  - Flood risk considering 10-year recurrence interval; and
  - Earthquake amplification.
- Hawke Bay Well Database for:
  - Subsurface materials; and
  - Inference for seismic site class.

**RISK ASSESSMENT**

A qualitative based risk assessment approach has been adopted for the selection of the potential school site. Assessment criteria and ranking follow.

**EFFECT OF GEOHAZARDS (noted in table below)**

Effect of geohazards including:

- proximity to active faults,
- liquefaction susceptibility of foundation materials;
- flood risk;
- earthquake amplification; and
- earthquake site class classification.

Considering the proximity to active faults, MfE (2003) guidelines have been applied including:

- 20 m avoidance zone;
- Building class 3; and
- Considering all faults have recurrence interval of <125000 years.

Site	Active Faults	Liquefaction	Flood (10yr Recurrence)	Earthquake Amplification
Site 12	Clear	Moderate	Low	High

Table showing Underlying Subsurface Materials and Indicative Seismic Site Class

Criteria

Assessment

Score

Seismic site class from subsurface materials (Table 3) and with reference to NZS1170:2014; Earthquake actions and Indicative assessment of subsurface material from public data base.

Site	Underlying Materials	Indicative Seismic Site Classification
Site 12	Topsoil then silt to 3.7m Ash/pumice to 10.1m Clay to 33.5m	D

OVERALL RISK ASSESSMENT - Summary of risk

Site	Active faults	Liquefaction	Flood	Sub-surface material	Earthquake Amplification	Seismic Site Class	Total
Site 12				4			21

Ranking	Description
	Negligible risk to development
4	Very low risk to development
3	Low risk to development
	Moderate low risk to development
	High risk to development
0	Very high risk to development

Site Contamination

Site has recent history of orcharding use, which is a HAIL Listed Activity and triggers NES to contaminants in soil.

It is further noted that the property has a recent history (2011) as an E-Waste Recycling collection point which is also a HAIL Listed Activity triggering NES to contaminants in soil.

Criteria	Assessment	Score
	Detailed site investigation required to accurately quantify risk.	2.5
Noise effects on any proposed school	Whilst the site is located relatively close to the edge of the urban area, its zoning anticipates agricultural / horticultural land use activity and much of the immediate vicinity is characterised by active horticultural land use activity which has the potential to generate noise effects that may impact on the school.	5
Ecological impact	There are no significant ecological values identified on the site, nor adjacent to it.	5
Cultural or other significance	There are no known significant features on the site.	0
Opportunities for co-location or shared facilities with other parties	There is no opportunity for co-location or shared facilities with other parties at this stage.	5
Social Impacts	<p>The ethnic makeup and age composition of this portion of the catchment, as represented by the existing schools student distribution, will benefit from the proposed school development.</p> <p>It is expected that the school site will have a positive social effect within this demographic.</p>	5

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## 7. Site 21

Sites 21 is located at 945 Norton Road, Hastings. The site accommodates established trees over the majority of the site. There is a dwelling and other improvements located on the site.



Criteria	Assessment	Score
Site Acquisition Costs	<p>Sale price range: \$700,000.00 - \$800,000.00</p> <p>Price rate per square metre range = \$26.00 - \$30.00</p> <p>Lifestyle site with residential improvements, as well as orchard trees and improvements including a tractor/packing shed.</p>	4
Ease of Acquisition	<p>The site is owned by BC and DE Hales who operate the land as lifestyle property with orchard improvements.</p> <p>Improvements comprise of established trees and associated orchard improvements including tractor/packing sheds.</p> <p>It is considered that the residential and orchard improvements would require demolition to facilitate the proposed school construction.</p> <p>The site is currently listed for sale by negotiation – <a href="http://www.realestate.co.nz/2807337">http://www.realestate.co.nz/2807337</a></p>	3
Site Size	<p>The total area of the site is 2.71 hectares which is slightly below the 3 hectare minimum land requirement set out in the Ministry's standard methodology, however falls within the 'optimum site area' of 2.5 and 4 hectares.</p> <p>The site is square in shape.</p>	5



Criteria	Assessment	Score
Topography	<p>Based on TPG's road side site inspection, The site appears to be predominately flat in contour.</p> <p>TPG are currently awaiting external input with respect to the topography of the site.</p>	5
School Design Potential	<p>Currently an orchard in rural location. Flat site.</p> <p>Isolated from built up suburban zone. Rural narrow road without formed kerbs and footpaths. Currently a 100km zone. Currently occupied with some buildings on road frontage.</p> <p>Passive surveillance is poor due to rural on all boundaries. Approx 500m to built-up suburb. Due to current isolation, unlikely to be on a public transport route.</p> <p>Square shaped site, slightly smaller than ideal and orientation is ok. Single level development achievable, but future expansion might require two level consideration due to site size.</p>	3
Position of site in relation to any growth	The site is not located within a residential growth strategy nor subject to a residential plan change.	2
District Plan zone	The site is zoned Plains Production under the District Plan, which is the main rural zoning that anticipates productive agricultural land use activity. This zoning does not anticipate school development nor any built development of significance.	2
Location within the proposed student catchment	The site is located within the defined catchment area and located within the preferred western portion of that catchment reflecting the student distribution of the proposed school.	5
Existing site constraints	<p>The site is currently extensively planted and operated as an orchard. Transmission lines adjoin the properties south eastern boundary within the Norton Road corridor, however there may be a small aerial trespass of the power lines.</p> <p>All improvements located onsite would need to be demolished to facilitate the school construction.</p>	4
Road Frontage	The site has road frontage to Norton Road along its entire south eastern boundary.	2.5
Transport Network	Posted speed limit of 100km/h.	2.5

Criteria	Assessment	Score
Infrastructure services	<p data-bbox="536 472 1150 528">Norton Road designated as a Local Road with minimal sealed carriageway opposite the proposed development site.</p> <p data-bbox="536 562 1262 618">Additional seal widening will be required to appropriately accommodate site access, drop-off/collection and turning movements.</p> <p data-bbox="536 651 1222 707">Traffic flows are not expected to be exceptionally high at this end of Norton Road so there will be sufficient spare capacity.</p> <p data-bbox="536 741 999 775">No pedestrian links to this semi-rural location.</p> <p data-bbox="536 808 1222 864">The site is well connected via Norton Road (from Havelock Road) and Copeland Road.</p> <p data-bbox="536 898 1238 954">The intersection at Copeland Road may yet require additional improvements to be able to accommodate any further traffic volumes.</p> <p data-bbox="536 987 1254 1066">The existing treatment at Havelock Road has limited stacking provisions in the central median/Right Turn Bay. This could be a problem for bus connections and existing users during peak hour periods.</p> <p data-bbox="536 1167 679 1189">Potable Water:</p> <p data-bbox="536 1223 1238 1279">430 metres to nearest supply at the intersection of Copeland Road and Norton Road.</p> <p data-bbox="536 1312 647 1335">Fire Supply:</p> <p data-bbox="536 1368 1078 1402">As above. Need to verify supply capacity and pressures.</p> <p data-bbox="536 1435 679 1458">Sanitary Sewer:</p> <p data-bbox="536 1491 999 1514">700 metres to nearest sewer in Copeland Road</p> <p data-bbox="536 1547 647 1570">Stormwater:</p> <p data-bbox="536 1615 1222 1693">Shallow open drain in place on Norton Road 200 metres to Southland Drain. Assume some site detention will be required at time of development.</p> <p data-bbox="536 1727 632 1749">Electricity:</p> <p data-bbox="536 1794 1174 1872">Overhead lines on same side in Norton Road. 11kV would require transformer and potentially 11kV switch also. Exact works load dependant.</p> <p data-bbox="536 1906 568 1928">Gas:</p>	2.5

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Criteria	Assessment	Score
	<p>No gas nearby.</p> <p>Telephone/Broadband:</p> <p>No network capacity at all – approx. \$300,000 for solution</p>	
Geotechnical, Flooding and Contamination	<p>The Geotechnical/flooding desktop assessment of the potential school site has been prepared by Resource Development Consultants Limited (RDCL). The underlying data is an abstract from the full report provided on the 22 July 2016.</p> <p>The evaluation has been prepared using the following Guidelines, Standards and Sources of Public Data.</p> <ul style="list-style-type: none"> <li>• NZS1170.5: 2004 Structural Design Actions. Part 5: Earthquake Actions – NZ.</li> <li>• Ministry of Environment Guideline on Planning for Development of Land On or Close to Active Fault (2003)</li> <li>• Hawke Bay Regional Council Hazard Intramap for: <ul style="list-style-type: none"> <li>- Location of Active Faults;</li> <li>- Liquefaction zoning;</li> <li>- Flood risk considering 10-year recurrence interval; and</li> <li>- Earthquake amplification.</li> </ul> </li> <li>• Hawke Bay Well Database for: <ul style="list-style-type: none"> <li>- Subsurface materials; and</li> <li>- Inference for seismic site class.</li> </ul> </li> </ul> <p><b>RISK ASSESSMENT</b></p> <p>A qualitative based risk assessment approach has been adopted for the selection of the potential school site. Assessment criteria and ranking follow.</p> <p><b>EFFECT OF GEOHAZARDS (noted in table below)</b></p> <p>Effect of geohazards including:</p> <ul style="list-style-type: none"> <li>• proximity to active faults,</li> <li>• liquefaction susceptibility of foundation materials;</li> <li>• flood risk;</li> <li>• earthquake amplification; and</li> <li>• earthquake site class classification.</li> </ul> <p>Considering the proximity to active faults, MfE (2003) guidelines have been applied including:</p> <ul style="list-style-type: none"> <li>• 20 m avoidance zone;</li> <li>• Building class 3; and</li> </ul>	2

Criteria

Assessment

Score

- Considering all faults have recurrence interval of <125000 years.

Site	Active Faults	Liquefaction	Flood (10yr Recurrence)	Earthquake Amplification
Site 21	Clear	Moderate	Moderate	High

Table showing Underlying Subsurface Materials and Indicative Seismic Site Class

Seismic site class from subsurface materials (Table 3) and with reference to NZS1170:2014; Earthquake actions and indicative assessment of subsurface material from public data base.

Site	Underlying Materials	Indicative Seismic Site Classification
Site 21	Topsoil then clay and silt to 3.2m Ash pumice to 10.1m Clay with some shell fragments to 19.5m Interbedded sand and clay to 35.4m	D

OVERALL RISK ASSESSMENT - Summary of risk

Site	Active faults	Liquefaction	Flood	Sub-surface Material	Earthquake Amplification	Seismic Site Class	Total
Site 21	5	3	3	4	2	2	19

Criteria	Assessment	Score
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Ranking	Description
	Negligible risk to development
4	Very low risk to development
3	Low risk to development
2	Moderate low risk to development
1	High risk to development
0	Very high risk to development

**Site Contamination**

Site has recent history of orcharding use, which is a HAIL Listed Activity and triggers NES for Contaminants in soil. Detailed site investigation required to accurately quantify risk.

Noise effects on any proposed school	Whilst the site is located relatively close to the edge of the urban area, its zoning anticipates agricultural / horticultural land use activity and much of the immediate vicinity is characterised by active horticultural land use activity which has the potential to generate noise effects that may impact on the school.	2.5
Ecological impact	There are no significant ecological values identified on the site, nor adjacent to it.	5
Cultural or other significance	There are no known significant features on the site.	5
Opportunities for co-location or shared facilities with other parties	There is no opportunity for co-location or shared facilities with other parties at this stage.	0
Social Impacts	The ethnic makeup and age composition of this portion of the catchment, as represented by the existing schools student distribution, will benefit from the proposed school development.  It is expected that the school site will have a positive social effect within this demographic.	5

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## 8. Site 28

Site 28 located at 1289 Ada Street, Parkvale is a predominantly flat parcel of land of rectangle shape utilised as a lifestyle block.



Criteria	Assessment	Score
Site Acquisition Costs	<p>Sale price range: \$650,000.00 - \$750,000.00</p> <p>Price rate per square metre range = \$26.00 - \$30.00</p> <p>Lifestyle site with residential improvements and also minor farm improvements.</p>	4
Ease of Acquisition	<p>The site is owned by CM and NG Baines who appear to reside within the dwelling located on the land, and graze the balance land.</p> <p>The site contains a dwelling and other minor farm improvements which will require demolition to facilitate the construction of the school.</p>	0
Site Size	<p>The total area of the site is 2.51 hectares which is slightly below the 3 hectare minimum land requirement set out in the Ministry's standard methodology, however falls within the 'optimum site area' of 2.5 and 4 hectares.</p>	5
Topography	<p>Based on TPG's road side site inspection, The site appears to be predominately flat in contour.</p> <p>TPG are currently awaiting external input with respect to the topography of the site.</p>	5

Criteria	Assessment	Score
School Design Potential	<p>Currently an orchard in rural location. Flat site.</p> <p>Isolated from built up suburban zone. Rural narrow road without formed kerbs and footpaths. Currently a 100km zone. Currently occupied with some building on road frontage.</p> <p>A large and deep drainage ditch runs along length of one boundary. This ditch has a narrow culvert bridge which could hinder traffic management and access.</p> <p>Passive surveillance is poor due rural on all boundaries. Approx 500m to built up suburb. Due to current isolation, unlikely to be on a public transport route.</p> <p>Square shaped site. Smallest site investigated so smaller than ideal and orientation is ok. Single level development achievable, but future expansion might require two level consideration due to site size.</p>	3
Position of site in relation to any growth	The site is located on the edge of an area signalled in the Hawkes Bay Regional Resource Management Plan as an indicative area for Residential Greenfield Growth Areas, 2015-2045.	2
District Plan zone	The site is zoned Plains Production under the District Plan, which is the main rural zoning that anticipates productive agricultural land use activity. This zoning does not anticipate school development nor any built development of significance.	2
Location within the proposed student catchment	<p>The site is located within the defined catchment area however is located centrally, outside of the preferred western portion reflecting the student distribution of the proposed school.</p> <p>The site has been scored lower accordingly.</p>	3
Existing site constraints	<p>The site contains established residential improvements. The balance forms a small grazing operation and comprises minor farm improvements.</p> <p>The improvements would require demolition to facilitate the proposed school construction.</p>	4
Road Frontage	<p>The site has full road frontage to Ada Street, adjoining the properties entire north western boundary.</p> <p>Ada Street is a two lane road subject to an 80km/hour speed restriction. Ada Street is a frequently utilised route to Havelock North.</p>	2.5
Transport Network	Posted 80km/h speed limit.	4

Criteria	Assessment	Score
Infrastructure services	<p data-bbox="587 479 1289 539">Ada Street is well connected to roads linking with Havelock North and into Hastings.</p> <p data-bbox="587 568 1262 658">The site would provide good inter-visibility however additional seal widening will be required to provide appropriate accessways, on-street parking / drop-off and collection areas.</p> <p data-bbox="587 687 1289 748">The existing road reserve appears to be less than normal (i.e. less than 20m) due to existing fence line positions.</p> <p data-bbox="587 777 1289 898">Public Transport is not in the immediate area however Ada Street is believed to already be immediately adjacent to an existing school bus route along Howard Street. Ada Street has good intersection controls at either of its two ends.</p> <p data-bbox="587 927 1262 987">The existing carriageway is also marked as part of HDC's iWay cycle route.</p> <p data-bbox="587 1016 1241 1077">Any on-street parking will need to be carefully designed so not to impact on this existing facility.</p> <p data-bbox="587 1106 1278 1167">Engineering solutions are considered to be readily available for these issues and the site should therefore be further explored.</p> <p data-bbox="587 1267 895 1919"> <b>Potable Water:</b>  Supply available on Ada Street.  <b>Fire Supply:</b>  As above Need to verify supply capacity and pressures.  <b>Sanitary Sewer:</b>  650 metres to nearest sewer in Ada Street.  <b>Stormwater:</b>  Large drains in place along northern boundary. Assume some site detention will be required at time of development.  <b>Electricity:</b>  Overhead lines in place on opposite side of Ada Street. 11kV across other side of road. Would require transformer and potentially 11kV switch also. Exact works load dependant. </p>	2.5

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Criteria	Assessment	Score
	<p>Gas:</p> <p>No gas nearby.</p> <p>Telephone/Broadband:</p> <p>No spare capacity – approx. \$200,000 for solution</p>	
Geotechnical, Flooding and Contamination	<p>The Geotechnical/flooding desktop assessment of the potential school site has been prepared by Resource Development Consultants Limited (RDCL). The underlying data is an abstract from the full report provided on the 22 July 2016.</p> <p>The evaluation has been prepared using the following Guidelines, Standards and Sources of Public Data.</p> <ul style="list-style-type: none"> <li>• NZS1170.5: 2004 Structural Design Actions. Part 5: Earthquake Actions – NZ.</li> <li>• Ministry of Environment guideline on Planning for Development of Land on or Close to Active Fault (2003).</li> <li>• Hawke Bay Regional Council Hazard Intramap for: <ul style="list-style-type: none"> <li>- Location of Active Faults;</li> <li>- Liquefaction zoning;</li> <li>- Flood risk considering 10-year recurrence interval; and</li> <li>- Earthquake amplification.</li> </ul> </li> <li>• Hawke Bay Well Database for: <ul style="list-style-type: none"> <li>- Subsurface materials; and</li> <li>- Inference for seismic site class.</li> </ul> </li> </ul> <p><b>RISK ASSESSMENT</b></p> <p>A qualitative based risk assessment approach has been adopted for the selection of the potential school site. Assessment criteria and ranking follow.</p> <p><b>EFFECT OF GEOHAZARDS (noted in table below)</b></p> <p>Effect of geohazards including:</p> <ul style="list-style-type: none"> <li>• proximity to active faults,</li> <li>• liquefaction susceptibility of foundation materials;</li> <li>• flood risk;</li> <li>• earthquake amplification; and</li> <li>• earthquake site class classification.</li> </ul> <p>Considering the proximity to active faults, MfE (2003) guidelines have been applied including:</p> <ul style="list-style-type: none"> <li>• 20 m avoidance zone;</li> </ul>	2

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**Criteria**

**Assessment**

**Score**

- Building class 3; and
- Considering all faults have recurrence interval of <125000 years.

Site	Active Faults	Liquefaction	Flood (10yr Recurrence)	Earthquake Amplification
Site 28	Clear	High	Moderate	High

**Table showing Underlying Subsurface Materials and Indicative Seismic Site Class**

Seismic site class from subsurface materials (Table 3) and with reference to NZS1170:2014; Earthquake action and Indicative assessment of subsurface material from public data base.

Site	Underlying Materials	Indicative Seismic Site Classification
Site 28	Topsoil then clay to 3.0m Ash/pumice to 6.0m Clay to 12.8m Gravel to 17.5	D

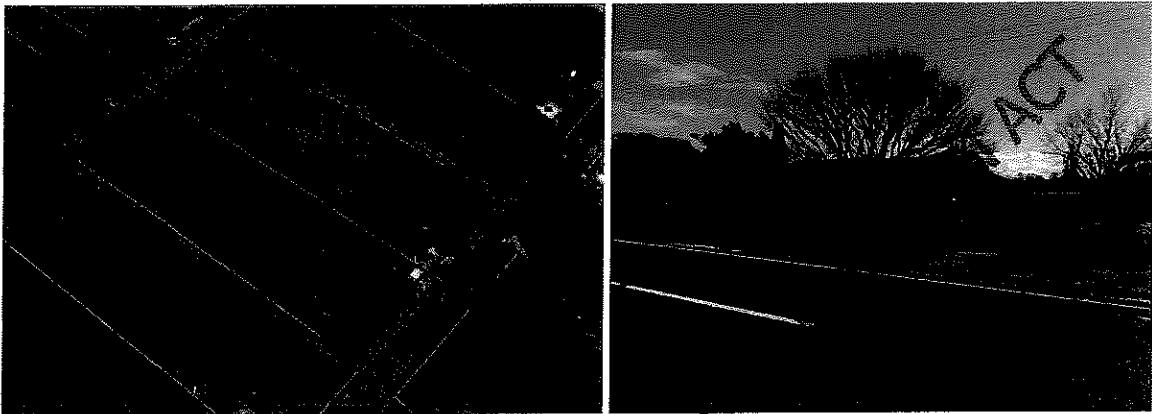
**OVERALL RISK ASSESSMENT - Summary of risk**

Site	Active faults	Liquefaction	Flood	Sub-surface Material	Earthquake Amplification	Seismic Site Class	Total
Site 28			3	4			18

Criteria	Assessment	Score														
	<table border="1"> <thead> <tr> <th>Ranking</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td>5</td> <td>Negligible risk to development</td> </tr> <tr> <td>4</td> <td>Very low risk to development</td> </tr> <tr> <td>3</td> <td>Low risk to development</td> </tr> <tr> <td>2</td> <td>Moderate low risk to development</td> </tr> <tr> <td>1</td> <td>High risk to development</td> </tr> <tr> <td>0</td> <td>Very high risk to development</td> </tr> </tbody> </table>	Ranking	Description	5	Negligible risk to development	4	Very low risk to development	3	Low risk to development	2	Moderate low risk to development	1	High risk to development	0	Very high risk to development	
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	<p><b>Site Contamination</b></p> <p>Site has recent history of orcharding use, which is a HAIL Listed Activity and triggers NES for Contaminants in Soil. Detailed site investigation required to accurately quantify risk.</p>															
Noise effects on any proposed school	Whilst the site is located relatively close to the edge of the urban area, its zoning anticipates agricultural / horticultural land use activity and much of the immediate vicinity is characterised by active horticultural land use activity which has the potential to generate noise effects that may impact on the school.	2.5														
Ecological impact	There are no significant ecological values identified on the site.	5														
Cultural or other significance	There are no known significant features on the site.	5														
Opportunities for co-location or shared facilities with other parties	There is no opportunity for co-location or shared facilities with other parties at this stage.	0														
Social Impacts	<p>The ethnic makeup and age composition of this portion of the catchment, as represented by the existing schools student distribution, will benefit less comparatively from the proposed school development.</p> <p>It is expected that the school site will have a positive social effect within this demographic, however this effect will be less than those sites within the western portion of the catchment.</p>	3.5														

**9. Sites 32 & 33**

Sites 32 & 33 located at 122 Middle Road, Havelock North is a predominantly flat parcel of land of rectangle shape utilised as a grazing block.



Criteria	Assessment	Score
Site Acquisition Costs	<p>Sale price range: \$550,000.00 - \$650,000.00</p> <p>Price rate per square metre range = \$20.00 - \$24.00</p> <p>Lifestyle site comprising two parcels, with residential improvements and also minor farm improvements. Flat land across the road from residential Havelock North. The dwelling is located on the boundary between the two lots.</p>	4
Ease of Acquisition	<p>The site is owned by Graeme Lowe Properties Limited who appear to rent the dwelling and graze the balance land.</p> <p>The site contains a dwelling and other minor farm improvements which will require demolition to facilitate the construction of the school.</p>	0
Site Size	<p>The total area of the site is 5.44 hectares, however only part of the land (one lot) would need to be acquired. Individually the lots are 2.72 hectares each, which fall within the 'optimum site area' of 2.5 and 4 hectares.</p>	4
Topography	<p>Based on TPG's road side site inspection, The site appears to be predominately flat in contour.</p>	5

Criteria	Assessment	Score
	TPG are currently awaiting external input with respect to the topography of the site.	3
School Design Potential	<p>Currently farm for crop use in rural location. Flat site. Site slopes away from road frontage. Site was showing signs of low lying water ponding on day of visit. Further investigation of water runoff suggested.</p> <p>Isolated from built up suburban zone. Rural narrow road without formed kerbs and footpaths. Currently a 100km zone.</p> <p>Passive surveillance is poor due rural on all boundaries. Approx 200m to built-up suburb. Middle road is a connector road so potential for public transport route.</p> <p>Two sites of approx. 2.7 ha. Combined create ideal shape but much larger than area required. On their own they are too long and narrow. Orientation is ok. Suitable for single level development.</p>	2
Position of site in relation to any growth	The site is not located within a residential growth strategy nor subject to a residential plan change.	2
District Plan zone	The site is zoned Plains Production under the District Plan, which is the main rural zoning that anticipates productive agricultural land use activity. This zoning does not anticipate school development nor any built development of significance.	3
Location within the proposed student catchment	<p>The site is located within the defined catchment area however is located centrally, outside of the preferred western portion reflecting the student distribution of the proposed school.</p> <p>The site has been scored lower accordingly.</p>	4
Existing site constraints	<p>The site contains established residential improvements. The balance forms a small grazing operation and comprises minor farm improvements.</p> <p>Transmission Lines are located within the Middle Road corridor, adjoining the properties South Eastern boundary. There is a potential aerial trespass associated with the aerial lines.</p> <p>The improvements would require demolition to facilitate the proposed school construction.</p>	2
Road Frontage	<p>The site has full road frontage to Middle Street, adjoining the properties entire south eastern boundary.</p> <p>Middle Road is a two lane road subject to a 100km/hour speed restriction at this location which will require consideration from a</p>	

Criteria	Assessment	Score
	safety perspective.	
Transport Network	<p>Posted 100km/h speed limit (however 80/100 speed signs are placed in close proximity).</p> <p>Middle Road is designated as an Arterial Road in this vicinity and offers good carriageway provisions.</p> <p>These will however require additional widening to accommodate turning, access and on-street parking facilities.</p> <p>No pedestrian facilities in the area and the site is approximately some 300m from the nearest concrete path.</p> <p>The site has excellent connections with other Arterials, Collector and Local roads.</p> <p>Accordingly, further investigations of this site is considered to be warranted.</p>	3.5
Infrastructure services	<p>Potable Water:</p> <p>Nearest supply is the centre of Middle Road.</p> <p>Fire Supply:</p> <p>As above. Need to verify supply capacity and pressures.</p> <p>Sanitary Sewer:</p> <p>Nearest sewer across other side of Middle Road, but only small diameter rising main. Site falls away from road so pumping likely.</p> <p>Stormwater:</p> <p>Open drains in place on Middle Road but site generally lower. Possibly stormwater drain at westernmost corner. Assume some site detention will be required at time of development.</p> <p>Electricity:</p> <p>Overhead lines in place on same side of Middle Road. 11kV same side of road. Would require transformer and potentially 11kV switch also. Exact works load dependant.</p> <p>Gas:</p> <p>No gas nearby.</p>	2.5

Criteria	Assessment	Score
Geotechnical, Flooding and Contamination	<p>Telephone/Broadband:</p> <p>No spare capacity – approx. \$80,000 for solution</p> <p>The Geotechnical/flooding desktop assessment of the potential school site has been prepared by Resource Development Consultants Limited (RDCL). The underlying data is an abstract from the full report provided on the 22 July 2016.</p> <p>The evaluation has been prepared using the following guidelines, Standards and Sources of Public Data.</p> <ul style="list-style-type: none"> <li>• NZS1170.5: 2004 Structural Design Actions. Part 5: Earthquake Actions – NZ.</li> <li>• Ministry of Environment guideline on Planning for Development of Land on or Close to Active Fault (2003).</li> <li>• Hawke Bay Regional Council Hazard Intramap for: <ul style="list-style-type: none"> <li>- Location of Active Faults;</li> <li>- Liquefaction zoning;</li> <li>- Flood risk considering 10-year recurrence interval; and</li> <li>- Earthquake amplification.</li> </ul> </li> <li>• Hawke Bay Well Database for: <ul style="list-style-type: none"> <li>- Subsurface materials; and</li> <li>- Inference for seismic site class.</li> </ul> </li> </ul> <p><b>RISK ASSESSMENT</b></p> <p>A qualitative based risk assessment approach has been adopted for the selection of the potential school site. Assessment criteria and ranking follow.</p> <p><b>EFFECT OF GEOHAZARDS (noted in table below)</b></p> <p>Effect of geohazards including:</p> <ul style="list-style-type: none"> <li>• proximity to active faults,</li> <li>• liquefaction susceptibility of foundation materials;</li> <li>• flood risk;</li> <li>• earthquake amplification; and</li> <li>• earthquake site class classification.</li> </ul> <p>Considering the proximity to active faults, MfE (2003) guidelines have been applied including:</p> <ul style="list-style-type: none"> <li>• 20 m avoidance zone;</li> <li>• Building class 3; and</li> <li>• Considering all faults have recurrence interval of &lt;125000 years.</li> </ul>	2

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Criteria

Assessment

Score

Site	Active Faults	Liquefaction	Flood (10yr Recurrence)	Earthquake Amplification
Site 32 & 33	Clear	High	Low	High

Table showing Underlying Subsurface Materials and Indicative Seismic Site Class

Seismic site class from subsurface materials (Table 3) and with reference to NZS1170:2014; Earthquake actions and indicative assessment of subsurface material from public data base.

Site	Underlying Materials	Indicative Seismic Site Classification
Site 32 & 33	Topsoil then clay and silt to 0.9m Ash/pumice to 2.7m Clay to 35.0m	D

OVERALL RISK ASSESSMENT - Summary of risk

Site	Active faults	Liquefaction	Flood	Sub-surface Material	Earthquake Amplification	Seismic Site Class	Total
Site 32				4			20
Site	Active faults	Liquefaction	Flood	Sub-surface Material	Earthquake Amplification	Seismic Site Class	Total
Site 33				4			20



Criteria	Assessment	Score
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Ranking	Description
	Negligible risk to development
4	Very low risk to development
3	Low risk to development
2	Moderate low risk to development
1	High risk to development
0	Very high risk to development

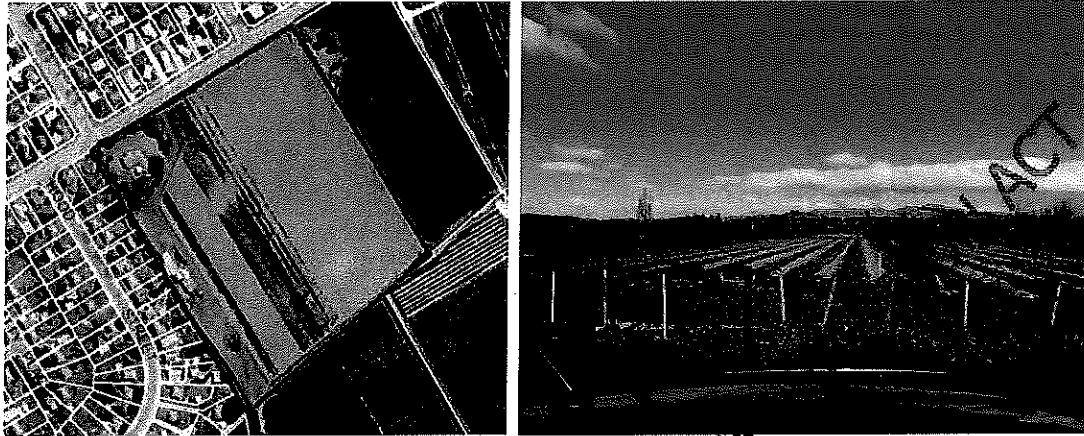
#### Site Contamination

Site has recent history of orcharding use, which is a HAIL Listed Activity and triggers NES for Contaminated Soil. Detailed site investigation required to accurately quantify risk.

Noise effects on any proposed school	Whilst the site is located relatively close to the edge of the urban area, its zoning anticipates agricultural / horticultural land use activity. The wider area is characterised by active horticultural land use activity, which has the potential to generate noise effects that may impact on the school, however compared to some other sites there is generally a bigger buffer between the site and sites in active horticultural land use.	3.5
Ecological impact	There are no significant ecological values identified on the site.	5
Cultural or other significance	There are no known significant features on the site.	5
Opportunities for co-location or shared facilities with other parties	There is no opportunity for co-location or shared facilities with other parties at this stage.	0
Social Impacts	<p>The ethnic makeup and age composition of this portion of the catchment, as represented by the existing schools student distribution, will benefit less comparatively from the proposed school development.</p> <p>It is expected that the school site will have a positive social effect within this demographic, however this effect will be less than those sites within the western portion of the catchment, within the Hastings area.</p>	2

**10. Site 53**

Site 53 located at 1223 Jellicoe Street, Hastings is a predominantly flat parcel of land planted in orchard trees, containing a dwelling and orchard improvements, including sheds.



Criteria	Assessment	Score
Site Acquisition Costs	<p>Sale price range = \$850,000.00 - \$950,000.00</p> <p>Price rate per square metre range = \$12.00 - \$14.00</p> <p>Flat land backing onto residential Hastings containing Orchard Land with a dwelling and sheds.</p>	4
Ease of Acquisition	<p>The site is owned by E Wing and GR Geenty who operate the site as an orchard.</p> <p>The site contains a dwelling and other minor orchard improvements which will require demolition to facilitate the construction of the school.</p>	0
Site Size	<p>The total area of the site is 6.9581 hectares. This is higher than the 'optimum site area' of between 2.5 and 4 hectares specified in the brief, however it is not considered an impediment to the site meeting the size and shape criteria.</p> <p>Furthermore, partial acquisition is an option available.</p>	3
Topography	<p>Based on TPG's road side site inspection, The site appears to be predominately flat in contour.</p> <p>TPG are currently awaiting external input with respect to the</p>	5

Criteria	Assessment	Score
	topography of the site.	4
School Design Potential	<p>Currently an orchard on the fringe of rural and established suburbs. Flat site. Some buildings currently occupy parts of the site.</p> <p>Jellicoe street is formed with kerbs and footpaths up until the start of the site. Frontage along street boundary is currently basic seal formed road without kerbs and footpaths. 50km speed zone.</p> <p>Passive surveillance will improve as suburb develops, but currently three boundaries border rural. Main frontage adjacent to built up housing suburb.</p> <p>Square shaped site. Much larger site area than required. Suitable for single level development. Orientation and shape ideal for development.</p> <p>Walking access from suburb and within 500m of Karamu High School and 200m from Splash Planet. Assumed public transport route nearby.</p>	4
Position of site in relation to any growth	The site is not located within a residential growth strategy nor subject to a residential plan change.	2
District Plan zone	The site is zoned Plains Production under the District Plan, which is the main rural zoning that anticipates productive agricultural land use activity. This zoning does not anticipate school development nor any built development of significance.	2
Location within the proposed student catchment	<p>The site is located within the defined catchment area however is located in the eastern portion, outside of the preferred western portion reflecting the student distribution of the existing school.</p> <p>The site has been scored lower accordingly.</p>	4
Existing site constraints	<p>The site contains residential improvements. The balance forms an orchard operation and comprises orchard improvements.</p> <p>The improvements would require demolition to facilitate the proposed school construction.</p>	4
Road frontage	<p>The site has full road frontage to Jellicoe Street, adjoining the properties entire north western boundary.</p> <p>Jellicoe Road is a narrow road subject to a 50km/hour speed restriction.</p>	2.5
Transport Network	<p>Posted speed limit of 50Km/h.</p> <p>Semi-urban location with access being provided from Local roads servicing residential properties.</p>	3.5

Criteria	Assessment	Score
Infrastructure services	<p>Jellicoe Street / Copeland Road intersection has been recently upgraded with traffic using the eastern section of Jellicoe Street (i.e. the section that would service the MOE development) having to yield at a Give Way control.</p> <p>Additional seal widening will be required at the accessway(s) and for on-street parking.</p> <p>HDC may also require the full eastern section of Jellicoe Street to be widened to accommodate additional traffic generated by the MOE development.</p> <p>The site can be accessed by pedestrians with an existing concrete path located on the opposite side of the road. No public transport routes exist on Jellicoe Street however a route exists on Grove Road in close proximity.</p> <p>Additionally school bus routes also exist on Gove Road as they service other schools in the area.</p> <p>Notwithstanding these issues, the site has no obvious traffic or road safety issues that would exclude its selection as a potential site and therefore should be investigated further.</p>	3
	<p>Potable Water:</p> <p>Supply available from across the other side of Jellicoe Street.</p> <p>Fire Supply:</p> <p>As above Need to verify supply capacity and pressures.</p> <p>Sanitary Sewer:</p> <p>Supply available at corner of Jellicoe Street and Collinge Road.</p> <p>Stormwater:</p> <p>Large open drains along western boundary. Assume site detention will be required at time of development.</p> <p>Electricity:</p> <p>Underground lines in place Jellicoe Street. 11kV across other side of road. Would definitely require 11kV ring-main unit. Would require transformer also. Potentially wider network upgrades required as network is underground and designed for primarily residential load.</p>	

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Criteria	Assessment	Score
	<p>Exact works load dependant.</p> <p>Gas:</p> <p>No known gas nearby</p> <p>Telephone/Broadband:</p> <p>No spare capacity – Fibre project passing next year.</p>	
Geotechnical, Flooding and Contamination	<p>The Geotechnical/flooding desktop assessment of the potential school site has been prepared by Resource Development Consultants Limited (RDCL). The underlying data is an abstract from the full report provided on the 22 July 2016.</p> <p>The evaluation has been prepared using the following Guidelines, Standards and Sources of Public Data.</p> <ul style="list-style-type: none"> <li>• NZS1170.5: 2004 Structural Design Actions. Part 5: Earthquake Actions – NZ</li> <li>• Ministry of Environment guideline on Planning for Development of Land on or Close to Active Fault (2003).</li> <li>• Hawke Bay Regional Council Hazard Intramap for: <ul style="list-style-type: none"> <li>- Location of Active Faults;</li> <li>- Liquefaction zoning;</li> <li>- Flood risk considering 10-year recurrence interval; and</li> <li>- Earthquake amplification.</li> </ul> </li> <li>• Hawke Bay Well Database for: <ul style="list-style-type: none"> <li>- Subsurface materials; and</li> <li>- Inference for seismic site class.</li> </ul> </li> </ul> <p><b>RISK ASSESSMENT</b></p> <p>A qualitative based risk assessment approach has been adopted for the selection of the potential school site. Assessment criteria and ranking follow.</p> <p><b>EFFECT OF GEOHAZARDS (noted in table below)</b></p> <p>Effect of geohazards including:</p> <ul style="list-style-type: none"> <li>• proximity to active faults,</li> <li>• liquefaction susceptibility of foundation materials;</li> <li>• flood risk;</li> <li>• earthquake amplification; and</li> <li>• earthquake site class classification.</li> </ul> <p>Considering the proximity to active faults, MfE (2003) guidelines have been applied including:</p>	2

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Criteria	Assessment	Score
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- 20 m avoidance zone;
- Building class 3; and
- Considering all faults have recurrence interval of <125000 years.

Site	Active Faults	Liquefaction	Flood (10yr Recurrence)	Earthquake Amplification
Site 53	Clear	Moderate/High	Low	High

Table showing Underlying Subsurface Materials and Indicative Seismic Site Class

Seismic site class from subsurface materials (Table 3) and with reference to NZS1170:2014; Earthquake actions and Indicative assessment of subsurface material from public data base.

Site	Underlying Materials	Indicative Seismic Site Classification
Site 53	Topsoil then silt to 2.4m sand with clay to 7.6m Interbedded sand and gravel to 12.4m	D

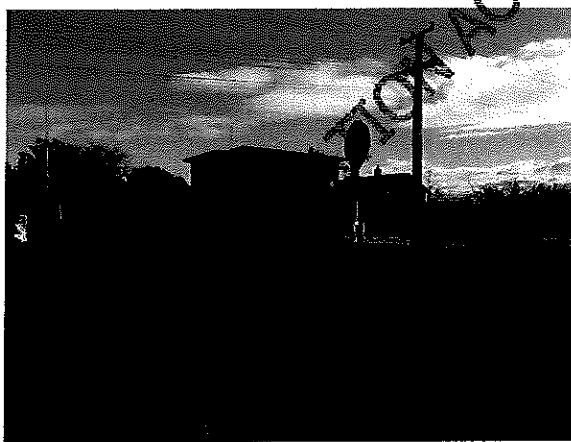
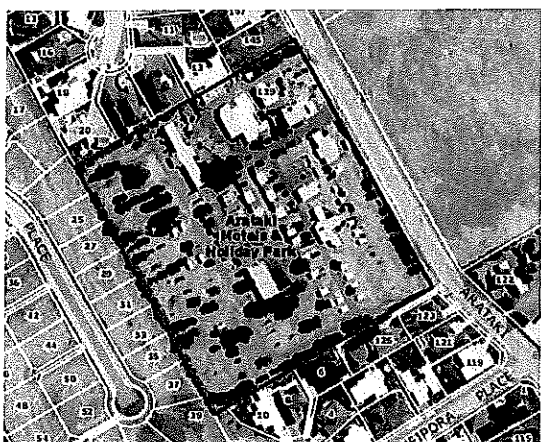
OVERALL RISK ASSESSMENT - Summary of risk

Site	Active faults	Liquefaction	Flood	Sub-surface Material	Earthquake Amplification	Seismic Site Class	Total
Site 53	3	2	3	3	2	2	17

Criteria	Assessment	Score														
	<table border="1"> <thead> <tr> <th>Ranking</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td>5</td> <td>Negligible risk to development</td> </tr> <tr> <td>4</td> <td>Very low risk to development</td> </tr> <tr> <td>3</td> <td>Low risk to development</td> </tr> <tr> <td>2</td> <td>Moderate low risk to development</td> </tr> <tr> <td>1</td> <td>High risk to development</td> </tr> <tr> <td>0</td> <td>Very high risk to development</td> </tr> </tbody> </table>	Ranking	Description	5	Negligible risk to development	4	Very low risk to development	3	Low risk to development	2	Moderate low risk to development	1	High risk to development	0	Very high risk to development	
Ranking	Description															
5	Negligible risk to development															
4	Very low risk to development															
3	Low risk to development															
2	Moderate low risk to development															
1	High risk to development															
0	Very high risk to development															
	<p><b>Site Contamination</b></p> <p>Site has recent history of orcharding use, which is a HAIL Listed Activity and triggers NES to contaminants in soil. Detailed site investigation required to accurately quantify.</p>															
Noise effects on any proposed school	Whilst the site is located adjacent to the urban area, its zoning anticipates agricultural/horticultural land use activity. The immediate vicinity is characterised by active horticultural land use activity which has the potential to generate noise effects that may impact on the school.	2.5														
Ecological impact	There are no significant ecological values identified on the site.	5														
Cultural or other significance	There are no known significant features on the site.	5														
Opportunities for co-location or shared facilities with other parties	There is no opportunity for co-location or shared facilities with other parties at this stage.	0														
Social Impacts	<p>The ethnic makeup and age composition of this portion of the catchment, as represented by the existing schools student distribution, will benefit less comparatively from the proposed school development.</p> <p>It is expected that the school site will have a positive social effect within this demographic, however this effect will be less than those sites within the western portion of the catchment, within the Hastings area.</p>	4														

## 11. Existing Ministry Site

The existing Ministry site located at 139 Arataki Road, Havelock North is a predominantly flat parcel of land currently operated as a Holiday Park comprising improvements including office, conference room, swimming pool, multiple units, playground equipment, garage, small shed, laundry and toilet facilities and associated buildings.



Criteria	Assessment	Score
Site Acquisition Costs	<p>Site price range: \$2,700,000.00 - \$3,300,000.00</p> <p>Price rate per square metre range = \$95.00 - \$116.00 (including improvements)</p> <p>Holiday park acquired by the Ministry in 2009 for a school site. Flat land backing onto modern residential properties.</p> <p>The site has been assessed comparatively to the proposed sites for the purposes of this investigation.</p> <p>It is assumed that if an alternative site is acquired for the proposed school, that the existing Ministry site will be disposed of.</p> <p>This site has been scored a 5 on the basis that it is currently owned by the Ministry for educational purposes.</p>	5
Ease of Acquisition	<p>The land is owned by Her Majesty the Queen for education purposes.</p> <p>The site is score a five (5) accordingly.</p>	5



Criteria	Assessment	Score
Site Size	The total area of the site is 2.8302 hectares which falls within the 'optimum site area' of 2.5 and 4 hectares.	5
Topography	<p>Topographical survey was undertaken by Surveying the Bay on 18 April 2016.</p> <p>Survey height datum is based on two manholes on Arataki road. There appears to be a difference of approximately 130mm.</p> <p>The site is predominantly flat land.</p>	5
School Design Potential	<p>The site is of flat contour, and geotechnical investigations have established that shallow foundations design in accordance with the NZBC requirements are appropriate for the site.</p> <p>Further investigations regarding contamination associated with historic horticultural activities are required to determine whether the land is suitable for school development.</p>	4
Position of site in relation to any growth	The site is located within an urban development and strategic urban direction area. The purpose of the urban development strategy was to establish a strategy which would enable high density and low density residential areas within the Hastings District over the next ten, fifteen and twenty five year horizons.	2.5
District Plan zone	<p>The site is zoned General Residential under the District Plan and formally designated for educational purposes. Pursuant to Section 176(2) of the Resource Management Act, the provisions of the District Plan only apply if the land is used for other than its designated purpose.</p> <p>Any activity outside of the scope of the designation will require resource consent unless the activity or works are a permitted activity within the underlying zoning.</p>	5
Location within the proposed student catchment	<p>The site is located within the defined catchment area however is located in the eastern portion, outside of the preferred western portion reflecting the student distribution of the proposed school.</p> <p>The site has been scored lower accordingly.</p>	1
Existing site constraints	<p>The site contains a holiday park and associated camping ground comprising associated improvements, offices, cabins and toilet facilities.</p> <p>The improvements would require demolition to facilitate the proposed school construction.</p> <p>The site has been scored lower on this criteria on account of there</p>	2

Criteria	Assessment	Score
	being more improvements required demolition or removal on the site.	3
Road Frontage	<p>The site has full road frontage to Arataki Road, adjoining the properties entire north eastern boundary.</p> <p>Arataki Road is a narrow road subject to a 70km/hour speed restriction , which may present some safety concerns.</p>	3
Transport Network	<p>The traffic assessment was undertaken by Traffic Design Group in April 2016.</p> <p>The investigation broadly examined the potential traffic related features and effects of the proposed development relative to the parameters sought by the MoE at this initial investigative phase of the project</p> <p>The preliminary findings that have emerged indicate that the use of this site for the school is likely to generate a demand in the order of around 320 vehicle trips during both of the busier morning and evening periods. Generally during these times of day the surrounding road network is expected to experience lower demands than that already accommodated at other peak times. Accordingly, there are neither any apparent or known network capacity issues nor road safety concerns that would necessarily be further exacerbated by the establishment of this proposal.</p> <p>A detailed transportation assessment is however recommended once the final details of the development are confirmed. This would be an expectation of Council in order to comprehensively confirm the traffic related effects and the impact (if any) on the operational capacity and functionality of the local road network.</p> <p>Preliminary investigations have confirmed that vehicle access and servicing arrangements can be designed in a manner that matches the requirements of such a development. This will however require consultation with Council engineers; a further review of the posted speed limit on Arataki Road; and implementing a Stop control at Arataki Road/Brookvale Road intersection.</p> <p>Parking and pedestrian facilities will need to be carefully designed to cater for the expected demand and that no over-spill of parking occurs onto Arataki Road.</p> <p>In summary, it is concluded that the proposed development can be readily accommodated in this location. Subject to the implementation of additional seal on Arataki Road the likely traffic related effects on the local road network are broadly evaluated as being minor.</p>	3
Infrastructure services	A flooding and infrastructure assessment was undertaken by Suveying the Bay (April 2016).	3

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Criteria	Assessment	Score
Geotechnical, Flooding and Contamination	<p data-bbox="587 479 804 501">Flooding Assessment.</p> <p data-bbox="587 539 1294 685">The flooding assessment has confirmed that overland flow from adjoining properties and roads does not currently enter the subject site. On site overland flows generally flow to the north western corner of the site where a council easement allows for overland flow to the adjacent Whakatomo Place.</p> <p data-bbox="587 723 852 745">Infrastructure Assessment</p> <p data-bbox="587 784 1289 869">The existing site infrastructure was assessed following the completion of the site survey, a site walkover and investigation of council and Utility provider records.</p> <p data-bbox="587 907 1230 958">The preliminary infrastructure assessment shows that the site is currently serviced as follows:</p> <p data-bbox="587 996 1289 1081">Storm water - a 450 dia storm water connection to the Councils piped storm water network. A secondary storm water overland flow path also exists as noted in the flooding assessment above.</p> <p data-bbox="587 1117 1289 1263">Waste water – the site has potential to discharge waste water via a 150 dia public connection in the north western corner of the site. The site survey and walkover has indicated that a number of septic tanks are present on site and the site may not at present be connected to the public waste water network.</p> <p data-bbox="587 1299 1278 1444">Water – the site currently has 2 x 20mm water connections. Discussions with council indicate that the project may be required to install a new 150 dia water main from Whakatomo Place to Arataki Road. The water infrastructure will need upgrading for firefighting purposes as well. The site currently contains 1 bore.</p> <p data-bbox="587 1480 1267 1532">Electrical – the site is currently supplied via a pole mounted 200kVA transformer.</p> <p data-bbox="587 1568 1294 1653">Telecommunications – the site is currently connected via a 40-year-old copper connection. Fibre does run past the site in the Arataki Road berm.</p> <p data-bbox="587 1688 1235 1740">Gas - the site has a single gas connection off Arataki Road from a 50mm Gas main.</p> <p data-bbox="587 1776 1225 1827">In summary apart from water reticulation the site has adequate services available for the proposed school.</p>	1

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Criteria	Assessment	Score
	<p>The site investigation work, analysis of data and subsequent report was undertaken to address the requirements of the Ministry of Educations ‘Structural and Geotechnical Guidelines for School Design’.</p> <p>The Investigation consisted of:</p> <p>A desk top review of the geological maps</p> <p>A site walkover assessment</p> <p>A review of the Tonkin &amp; Taylor full geotechnical site investigation undertaken in 2009 which included:</p> <p>Five (5) test pits to depths of 4.5 – 6.6m</p> <p>Five (5) Scala penetrometer test to refusal adjacent to each test pit</p> <p>Two CPT’s to depth of between 5 – 5.5m.</p> <p>Eight hand augered boreholes and dynamic penetrometer tests to refusal to fill in areas not previously tested.</p> <p>One (1) additional excavated test pit in the central portion of the site to a depth of 5.0m.</p> <p>The site investigation confirmed that the sub soils across the site are consistent with medium dense to very dense tephra and gravels to depths of at least 4.0-5.5m below ground level. No areas were encountered where natural subsurface conditions differ significantly from others that would require the implementation of a building avoidance zone plan.</p> <p>The Geotechnical Engineer’s consider that shallow foundations designed in accordance with NZBC requirements are appropriate for the site and that static and differential settlements will remain within the requirements of B1/VM4.</p> <p>Once the final locations are known for all proposed buildings they have recommended that a site specific investigation and report should be undertaken to address issues such as fill &amp; certification requirements, removal of existing services and influence from weak/disturbed zones around removed buildings.</p> <p>The contamination survey was undertaken by Land Development and Exploration Ltd (April 2016)</p> <p>A contamination preliminary and detailed site investigation (PSI &amp; DSI) has been conducted for the site.</p>	

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Criteria	Assessment	Score
Noise effects on any proposed school	<p>The objectives of the assessment were to identify any potential , sources of contamination from past and present land use activities at the site and surrounding area, to determine the contamination status of soils at the site, and to subsequently assess compliance with the NES in regards to the proposed development of a school for preschool to high school aged children at the site.</p> <p>Evidence from the site history review indicate that HAIL activities (A10) associated with horticultural actives have occurred on the site from at least 1939 until the 1960 to 1970's.</p> <p>From the 1970's to today, the site has been used for Holiday Park as well as an accommodation facility for overseas seasonal workers. HAIL activities associated with this land use were identified on the site walkover.</p> <p>These included a dilapidated glass house (A10), above ground diesel tank (A17), assumed petroleum hydrocarbon spillage (F4), burn pad/waste refuse (G5), and in regards to the potential (although not identified) for asbestos within the building materials (E1).</p> <p>The site testing investigation was limited to assessing impacts related with the HAIL activity A10 (persistent pesticides) associated with the historical orcharding which occurred across the entire site. The field investigation comprised of a combination of field screening of surface soil across the entire site using a hand-held x-ray florescence (XRF) analyser, and collection of shallow soil samples from a limited number of targeted locations to validate the XRF data, and concluded that there are several areas within the site that exceed the soil contaminate standards (residential land use scenario) for lead and arsenic. The other areas within the site where HAIL activities have been identified have not been investigated, therefore contamination may be present in these areas which remains unquantified.</p> <p>Without any further investigations and site testing, the proposed school development could proceed once a Discretionary Consent under the NES was granted to the client by the Hastings District Council.</p> <p>The contamination issues at this site are complex and the site requires further investigation and subsequent remediation in order for it to be deemed suitable for the proposed school development.</p> <p>It is further noted that the Te Mata Mushroom farm is located in close proximity to the site. The Te Mata Mushroom farm is known to emit offensive odours as a result of its activity.</p>	3

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Criteria	Assessment	Score
	horticultural land use activity. The wider area is characterised by active horticultural land use activity which has the potential to generate noise effects that may impact on the school.	5
Ecological impact	There are no significant ecological values identified on the site.	5
Cultural or other significance	There are no known significant features on the site.	0
Opportunities for co-location or shared facilities with other parties	There is no opportunity for co-location or shared facilities with other parties at this stage.	2
Social Impacts	<p>The ethnic makeup and age composition of this portion of the catchment, as represented by the existing schools' student distribution, will benefit less comparatively from the proposed school development.</p> <p>It is expected that the school site will have a positive social effect within this demographic, however this effect will be less than those sites within the western portion of the catchment, within the Hastings area.</p>	

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## 12. CONCLUSION

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In summary Site 21 has scored 60 / 90 and has ranked the best site of the eight sites. All eight sites were very similar in the scores that were achieved. The second ranked site was the existing Ministry site.

The main advantages of these two sites is that they are located in an area close to the 'student catchment area, the sites' favourable topography and potential acquisition costs for each of the respective sites.

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**Appendix A**

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Specialist Reports

To be provided

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**Appendix B**

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Stage 2 Site Evaluation – Preferred Sites Map

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**Legend**

- Existing MOE Site
- Initial Search Area
- Selected sites

VERSION CONTROL 1 2 3 4 5 6 7 8 9 10

Property boundaries and aerial imagery sourced from Land Information NZ. Crown Copyright reserved. Property boundaries accuracy: +/-1m in urban areas, +/-30m in rural areas.

Areas are approximate and subject to survey.

PREPARED BY JK Bellamkonda

DATE 27/06/2016 SHEET 1 OF 1

A3 Scale: 1:26,000

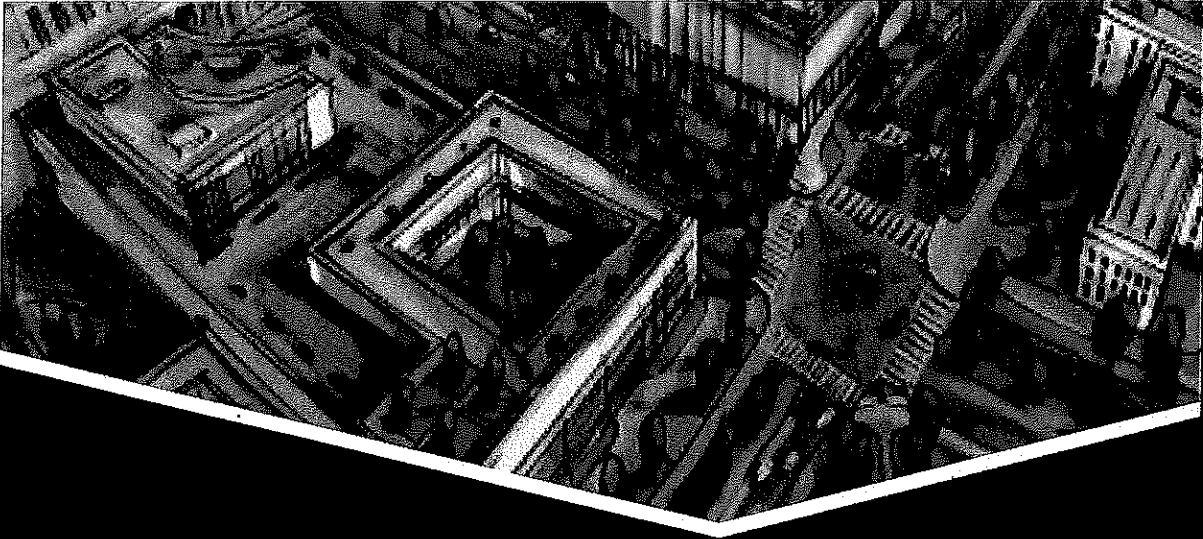


PROPERTY EVALUATION  
27 JUNE 2016

Meters 0 625 1,250

**Hawkes Bay Site Evaluation**





Ministry of Education  
Stage Two Site Evaluation – Hawkes Bay



**REPORT TO:**

Ministry of Education

*Stage 2 Site Evaluation  
Hawkes Bay*

Date: October 2016

**CONFIDENTIAL**

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This report is compiled by The Property Group Limited for The Ministry of Education and forms part of the site selection process for a school site in Hawkes Bay

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## 1. EXECUTIVE SUMMARY

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### 1.1 Background & Project Brief

The Property Group Limited (TPG) has been commissioned by the Ministry of Education (the Ministry) to prepare a Stage 2 Site Evaluation Assessment for a school site in Hawkes Bay.

In June of 2016, TPG submitted a Stage 1 Site Evaluation Assessment to the Ministry, where a total of 55 sites were considered as part of the first stage assessment. Seven sites met all four broad criteria, as per the Ministry's standard methodology for site evaluations (version 6) and were considered potentially suitable for education purposes. After a meeting with Danae Weston, Senior Project Manager and TPG in June 2016, it was discussed and agreed that seven of the sites, in addition to the existing Ministry owned site located at 139 Arataki Road, advanced through to the Stage 2 Site Evaluation.

In July 2016, TPG submitted a Stage 2 Site Evaluation Report which assessed the seven sites against a Ministry developed, generic selection methodology for assessing and comparing various school site options. The Stage 2 Report recommended the property located at 945 Norton Road, Hastings as the site most closely aligned with the Ministry's criteria for a new school.

Subsequent to the submission of our Stage 2 Report, a further property has been identified for consideration using the Ministry's stage 2 evaluation criteria.

The additional site is located adjoining 120 Bennet Road, Hastings.

Following this addendum Stage 2 assessment, Site 21 remains the highest scoring site with Site 11 a close second. Both options would appear suitable (subject to further due diligence) for education purposes. Site 12 ranks third.

The site subject to this addendum Stage 2 Site assessment ranks 8th with a score of 53.5.

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## 2. Methodology

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### 2.1 Introduction

The Ministry has developed a generic selection methodology for assessing and comparing various school site options. This methodology has been used to develop our report, based on a site that will accommodate a new school.

This Stage 2 assessment has been carried out in accordance with the procedures set out in the Ministry's Methodology for New School Site Evaluation Version 6 and in particular, assesses new school sites against 18 criteria -

1. Site acquisition costs
2. Perceived ease of acquisition
3. Site size
4. Topography
5. School design potential
6. Position of site in relation to any growth strategy or residential plan change
7. District Plan zone
8. Location within the proposed student catchment
9. Existing site constraints
10. Road Frontage
11. Transport network
12. Infrastructure services
13. Geotechnical, flooding & contamination
14. Noise effects on any proposed school
15. Ecological impact
16. Cultural or other significance
17. Opportunities for co-location or shared facilities with other parties
18. Social impacts

TPG has evaluated the site in terms of each of the above listed criteria. As requested by the Ministry, this report has been prepared by TPG on a desktop basis, accordingly assumptions have been made for criteria 5, 11, 12 and 13 based on our local knowledge and previous information gathered for the initial Stage 2 report.

TPG visited the site on 18 October 2016, however, as the site is privately owned, a detailed site walkover was not undertaken.

The site has been given a score against each of the above criteria, with zero at the low end of the scale (the least suitable) and five at the high end (indicating the highest suitability). Notes on how scoring was applied for each criteria are as follows.

### 2.1.1 Site Acquisition Costs

*What are the land values within the locality?*

Sales analysis of overall rates per square metre indicates a range of \$7.00 - \$8.00 plus GST for comparable sites. The sale price range for the site ranges between \$650,000 to \$750,000, plus GST for land and improvements.

Sales have been derived from Property Guru (sales database) for similar zoned land. This has been analysed and an assessment of value range applied to each site. Locational consideration has been given to accessibility, traffic safety, visibility and surrounding use.

Resource Management Act considerations have been given to zoning, reserve classifications (if any), contamination, flooding and building controls (note – these are very high level, desktop assessments). This is a high level indicative basis and does not constitute a valuation. We would recommend a registered valuation be obtained of any shortlisted sites.

### 2.1.2 Ease of Acquisition

*Is the site owned by the Ministry, other Crown department or currently being marketed for sale either by the owner or agent?*

The site being considered by this assessment is privately owned by a Maori Trust Board and predominately used for grazing purposes.

### 2.1.3 Site Size

*Is the site of a size capable of providing for all the educational requirements of the proposed school and projected future growth?*

The site is 9.24714ha of usable land for a school which meets the minimum of 2.5 hectares in size. Optimum site area is between 2.5 and 4 hectares. It is noted that the site exceeds the optimum area of 4 hectares, however has been assessed as there is potential to acquire a portion of the total land area.

The score has been adjusted to reflect the requirement for partial acquisition.

### 2.1.4 Topography

*Is the site of such steep or undulating topography so as to make construction very difficult?*

The site is predominantly flat in contour. A high score has been allocated accordingly.

TPG has made a preliminary assessment based on road side site inspection, noting however that a detailed site walkover was not undertaken.

### 2.1.5 School Design Potential

*Does the site present good urban design and architectural opportunities that would promote good learning outcomes?*

Screening criteria in terms of good urban design and architectural opportunities that will promote good learning outcomes are listed below -

1. Connection to a local community
2. Access to multi transport opportunities including walking, bus and car.
3. Adjacency to residential accommodation
4. Passive surveillance
5. Proper orientation
6. Shape factor of the site
7. Appropriate site area
8. Flexibility to build single storey or double storey
9. Capacity to properly organise building, circulation and recreation zones
10. Existing landform or landscape features

Our assessment of this criteria has been completed on a desktop basis, relying on local knowledge and assessments completed as part of the initial Stage 2 reporting.

### 2.1.6 Position of site in relation to any growth strategy or residential plan

*Is the site inside or outside any relevant growth area (or relevant township/new structure plan area)?*

The site is not located within or adjacent to Residential Growth Areas. TPG notes that this criteria is typically related to selection of education sites in high population growth areas where proximity to this is desirable.

### 2.1.7 District Plan Zone

*Are the district plan zonings (or proposed zonings in a relevant structure plan) suitable for this school?*

The site has a 'Plains Production' zoning. This zoning provides for and anticipates agricultural and horticultural land use activity. This zoning does not anticipate urban land use activity including schools.

The district planning maps identify flooding over the northern half of the northern parcel.



### 2.1.8 Location within the proposed student catchment

*Is the site well located within the proposed zone?*

The catchment area is located between the Hastings and Havelock North townships. The majority of the search area is zoned 'plains production' and predominantly used as orchards and low intensity grazing. The Ministry's preference is to acquire land that is either 'greenfields' or reasonably developable as described in 1.1 and there is nothing in this search area that would largely restrict the Ministry from acquiring land.

Within the search catchment, we had originally identified several properties in the western most area due to its proximity to the current student distribution. The sites falling within the western most portion of the catchment area were scored higher than those in alternative locations.

The site subject to this addendum report is located outside of the catchment area, however is located in close proximity.

### 2.1.9 Existing Site Constraints

*Does the site contain immovable structures such as transmission line towers, large buildings or communication masts?*

There are a number of farming improvements located within the site, however, there appear to be no structures that result in a constraint of the future use of the site.

### 2.1.10 Road Frontage

*Does the site have appropriate legal road access to its boundaries? Does that site have road frontage to all its boundaries?*

Our assessment of this criteria has been completed on a desktop basis, relying on local knowledge and assessments completed as part of the initial Stage 2 reporting.

Road frontage has been assessed based on how much of the site's total boundary has access to road frontage. A site with frontage to all its boundaries (or the majority of) would score a five (5) while a site without any legal road access would score zero (0).

### 2.1.11 Transport Network

*In the opinion of qualified traffic engineers, is the site well serviced by a transport network that is safe and has sufficient capacity for the proposed school?*

Our assessment of this criteria has been completed on a desktop basis, relying on local knowledge and assessments completed as part of the initial Stage 2 reporting.

TPG are not qualified traffic engineers. Should the site progress to further due diligence investigations, it is recommended that such assessments are made by suitably qualified traffic engineers.

#### **2.1.12 Infrastructure Services**

*Does the site have immediate availability or connection to: Water supply (potable and fire), sanitary drainage, stormwater, electricity, gas, telephone, refuse?*

Our assessment of this criteria has been completed on a desktop basis, relying on local knowledge and assessments completed as part of the initial Stage 2 reporting.

Infrastructure services have been assessed based on a desk-top analysis of readily available information. This includes Hastings District Council GIS. Information is assumed current at the time of writing. No confirmation has been requested from service providers of the capacity of their system at this point, however some assumptions have been made based on existing pipe sizes and proximity to headworks.

#### **2.1.13 Geotechnical, Flooding & Contamination**

*Does the site have any history of instability, flooding or contamination?*

Our assessment of this criteria has been completed on a desktop basis, relying on local knowledge and assessments completed as part of the initial Stage 2 reporting.

Should this site progress to further due diligence, it is recommended that further investigations are carried out by suitably qualified professionals.

#### **2.1.14 Noise effects on any proposed school**

*Do land uses (or potential land uses identified in a structure plan) in the vicinity of the site produce significant noise?*

The site is located in the 'Plains Production' zone of the District Plan which anticipates and provides for agricultural and horticultural land use activity. Such activities have the potential to generate significant noise effects on sensitive receiving activities such as educational land use activity.

The site is currently used for agricultural land use activity, and has horticulture land use activity and multiple poultry farms located in relatively close proximity.

#### **2.1.15 Ecological Impact**

*How will the construction and operation of the school on the site effect animal and plant ecology, loss of habitat, disruption of territorial domains, and interruption of ecological corridors?*

Both the Operative District Plan and Proposed Hastings District Council District Plan do not identify any sites of ecological significance for the site. Both plans similarly identify Indicative Streams, which would require consideration as part of any development. Provided any proposed works are kept sufficiently clear of any indicative waterways, it is not anticipated that the construction and operation of a school activity would have adverse effects on ecological values. Where these cannot be avoided, it is likely iwi involvement would also be required.

#### **2.1.16 Cultural of Other Significance**

*Is the site of cultural, spiritual or other significance?*

The site is general land owned by Aorangi Maori Trust Board. The District Plan planning maps do not show any cultural, spiritual or other significant sites on the site.

#### **2.1.17 Opportunities for Co-Location or Shared Facilities**

*Subject to a separate agreement, could the site make use of council reserve or other land for sharing of sports fields/other facilities?*

The location of a school site adjoining a Council reserve or an area of open space is advantageous for the Ministry as such an area would be utilised by the school for the purposes of a sports field and other facilities or activities.

The site does not adjoin any Council Reserves or have co-location opportunities.

#### **2.1.18 Social Impacts**

*What is the nature of the new school (e.g. kura kaupapa)? How relevant will the school be to the ethnic make-up and age composition of its catchment? What are the levels of deprivation in the relevant community? Statistics New Zealand and relevant Council data should be reviewed for each site option.*

The purpose of this investigation is to determine if a site is suitable for education purposes. We have been provided with a student catchment plan identifying where the existing students are located. Our social impact assessment has been based on the demographics of the student location.

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### 3. Results of Stage 2 Analysis

A summary of the scores and ranked sites from our original Stage 2 assessment are included in this report for comparative purposes as follows -

Criteria	Existing Ministry site	Site 7	Site 11	Site 12	Site 21	Sites 28	Site 32 & 33	Site 53	Adj 120 Bennett Road
Site acquisition costs	5	4	4.5	4	4	4	4	4	4
Perceived ease of acquisition	5	0	0	0	3	0	0	0	1
Site Size	5	5	5	5	5	5	4	3	3
Topography	5	5	5	5	5	5	5	5	5
School design potential	3	2	3	3	3	3	3	4	3
Position of site / growth	2	2	2	2	2	2	2	2	2
District Plan Zone	5	2	2	2	2	2	2	2	2
Location within student catchment	1	5	5	5	5	3	3	4	3
Existing site constraints	2	3	4	4	4	4	4	4	4
Road Frontage	2.5	2	3.5	2.5	2.5	2.5	2	2.5	2.5
Transport network		3	3.5	3	2.5	4	3.5	3.5	3
Infrastructure services	3	2.5	3	2.5	2.5	2.5	2.5	3	2.5
Geotech, flooding & contamination	1	2	2	2	2	2	2	2	2
Noise effects	2.5	2.5	2.5	2.5	2.5	2.5	3.5	2.5	2.5
Ecological impacts	5	4	4	5	5	5	5	5	4
Cultural or other significance	5	5	5	5	5	5	5	5	5

Criteria	Existing Ministry site	Site 7	Site 11	Site 12	Site 21	Sites 28	Site 32 & 33	Site 53	Adj 120 Bennett Road
Opportunities of co-location	0	0	0	0	0	0	0	0	0
Social Impact	2	5	5	5	5	3.5	2	4	5
<b>TOTAL</b>	<b>57</b>	<b>54</b>	<b>59</b>	<b>57.5</b>	<b>60</b>	<b>55</b>	<b>52.5</b>	<b>55.5</b>	<b>53.5</b>
<b>Rank</b>	<b>4</b>	<b>7</b>	<b>2</b>	<b>3</b>	<b>1</b>	<b>6</b>	<b>9</b>	<b>5</b>	<b>8</b>

The site located at 120 Bennett Road, Hastings, ranks 8<sup>th</sup> equal when compared with the 8 sites originally assessed at our initial Stage 2 report.

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#### 4. Adjoining 120 Bennett Road, Hastings

The site is located at 120 Bennett Road, Hastings. The site accommodates grazing land and minor farm improvements only.



Criteria	Assessment	Score
Site Acquisition Costs	<p>Sale price range: \$650,000.00 - \$750,000.00</p> <p>Price rate per square metre range = \$7.00 - \$8.00</p> <p>Rectangular site comprising predominantly flat grazing land with farm improvements only.</p>	4
Ease of Acquisition	<p>The land is owned by a private owner, being a Maori Trust Board and is currently operated as grazing land.</p> <p>Aorangī Maori Trust Board have indicated that they would be prepared to negotiate, preferably for a land exchange.</p>	1
Site Size	<p>The site is 9.2471 hectares (subject to survey – limited as to Parcels) in area almost all of which can be developed. It is outside of the Ministry's 'optimum site area' of 2.5 to 4 hectares however it is not considered an impediment to the site meeting the size and shape criteria.</p>	3
Topography	<p>Based on TPG's road side site inspection, the site appears to be predominately flat in contour, with minor undulations in the property's south western corner.</p>	5

Criteria	Assessment	Score
School Design Potential	<p>The site is flat in contour of regular shape, and can be partially acquired to meet optimum size requirements.</p> <p>Passive surveillance is average due to rural use adjoining two boundaries.</p> <p>There are known flooding issues associated with the site which may impact the school design potential.</p>	3
Position of site in relation to any relevant growth strategy or residential plan change	There are no relevant growth strategies or residential plan changes.	2
District Plan Zone	The site is zoned Plains Production under the District Plan, which is the main rural zoning that anticipates productive agricultural land use activity. This zoning does not anticipate school development nor any built development of significance.	2
Location within the proposed student catchment	The site is located outside of the defined catchment area reflecting the student distribution of the proposed school, however is within close proximity to the catchment area.	3
Existing site constraints	The site is predominantly vacant land operated as grazing land. The site comprises minor farm improvements only.	4
Road Frontage	The site has road frontage to Bennett Road along its entire Western boundary.	2.5
Transport Network	<p>Bennett Road has a 80km/h posted speed limit.</p> <p>Bennett Road offers good carriageway provisions, however will require additional widening to accommodate turning, access and on street parking facilities.</p> <p>A painted median as well as other forms of speed controls are considered necessary.</p> <p>There are no footpaths or pedestrian links to this semi-rural location. No Public Transport routes exist either however bus services could potentially connect with the site.</p> <p>Bennett Road connects to State Highway 2 to the south.</p> <p>Based on preliminary investigations and site inspections, it is considered that subject to some minor roading improvements, the site and its transport networks will sufficiently service the indicative</p>	3

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Criteria	Assessment	Score
	<p>vehicle demand.</p> <p>It is noted that the Transport Network assessment has been completed by TPG on a desktop basis only. Should the site progress to additional due diligence investigations, it is recommended that the Transport Network is further assessed by suitably qualified traffic engineers.</p>	
Infrastructure services	<p>TPG have completed a desktop assessment for the purposes of this report based on preliminary investigations and Hastings District Council GIS mapping systems, as follows:</p> <p>Potable Water:</p> <p>Approximatley 1 kilometre to nearest supply at the intersection of Kenilworth Road and Coventry Road.</p> <p>Fire Supply:</p> <p>As above</p> <p>Need to verify supply capacity and pressures.</p> <p>Sanitary Sewer:</p> <p>100 metres to nearest sewer located on Otene Road. Private sewer passess property however it is assumed to require upgrading to meet capacity.</p> <p>Stormwater:</p> <p>Open drains in place on Bennett Road (opposite side to site) however the capacity of this drain is unknown. Assume some site retention will be required at time of development.</p> <p>Electricity:</p> <p>Overhead lines in place on other side of Bennett Road. Site would likely require transformer and potentially 11kV switch also. Exact works load dependant.</p> <p>Gas</p> <p>Unable to establish gas infrastructure in this location from a desktop analysis.</p> <p>Telephone/Broadband:</p> <p>Unable to establish telephone and broadband infrastructure in this location from a desktop analysis.</p>	2.5
Geotechnical, Flooding and	TPG have made assessment for the purposes of this report based	2

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Criteria	Assessment	Score
contamination	<p>on preliminary investigations and site inspections.</p> <p>Given the existing grazing use associated with this site and surrounding horticultural uses, we have assumed some level of contamination associated with HAIL activities (A8, A10 &amp; A17) occurring on the site.</p> <p>The site is assumed to be suitable for shallow foundations designed in accordance with NZBC requirements.</p> <p>The site is located in close proximity to two poultry farms located on Bennet Road. The site will be impacted by the noise and smell impacts associated with these facilities.</p>	
Noise effects on any proposed school	<p>Whilst the site is located relatively close to the edge of the urban area, its zoning anticipates agricultural / horticultural land use activity and much of the immediate vicinity is characterised by active horticultural land use activity which has the potential to generate noise effects that may impact on the school.</p> <p>Two poultry farms are located in close proximity to the site which will generate noise effects that may impact on the school.</p>	2.5
Ecological impact	<p>There are no significant ecological values identified on the site. A tributary to the Karamu Stream appears to run through the sites northwestern corner.</p>	4
Cultural or other significance	<p>There are no known significant features on the site.</p>	5
Opportunities for co-location or shared facilities with other parties	<p>There is no opportunity for co-location or shared facilities with other parties at this stage.</p>	0
Social Impacts	<p>The ethnic makeup and age composition of the locality, despite being outside of the Ministry defined student catchment, will benefit from the proposed school development.</p> <p>It is expected that the school site will have a positive social effect within this demographic.</p>	5

## 5. CONCLUSION

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In summary, after considering the additional site, site 21 remains the best site of the nine sites having scored 60/90. The second ranked site remains Site 11. In comparison, the additional site assessed scored 52.5/90.

The main advantages of sites 21 and 11 are that they are located in an area close to the student catchment area, the sites favourable topography and potential acquisition costs for each of the respective sites.

The site at 120 Bennett Road scored poorly to reflect the use of nearby properties including poultry farming which has similar traits with respect to odour emissions as the mushroom farm affecting the Ministry's existing site at Arataki Road.

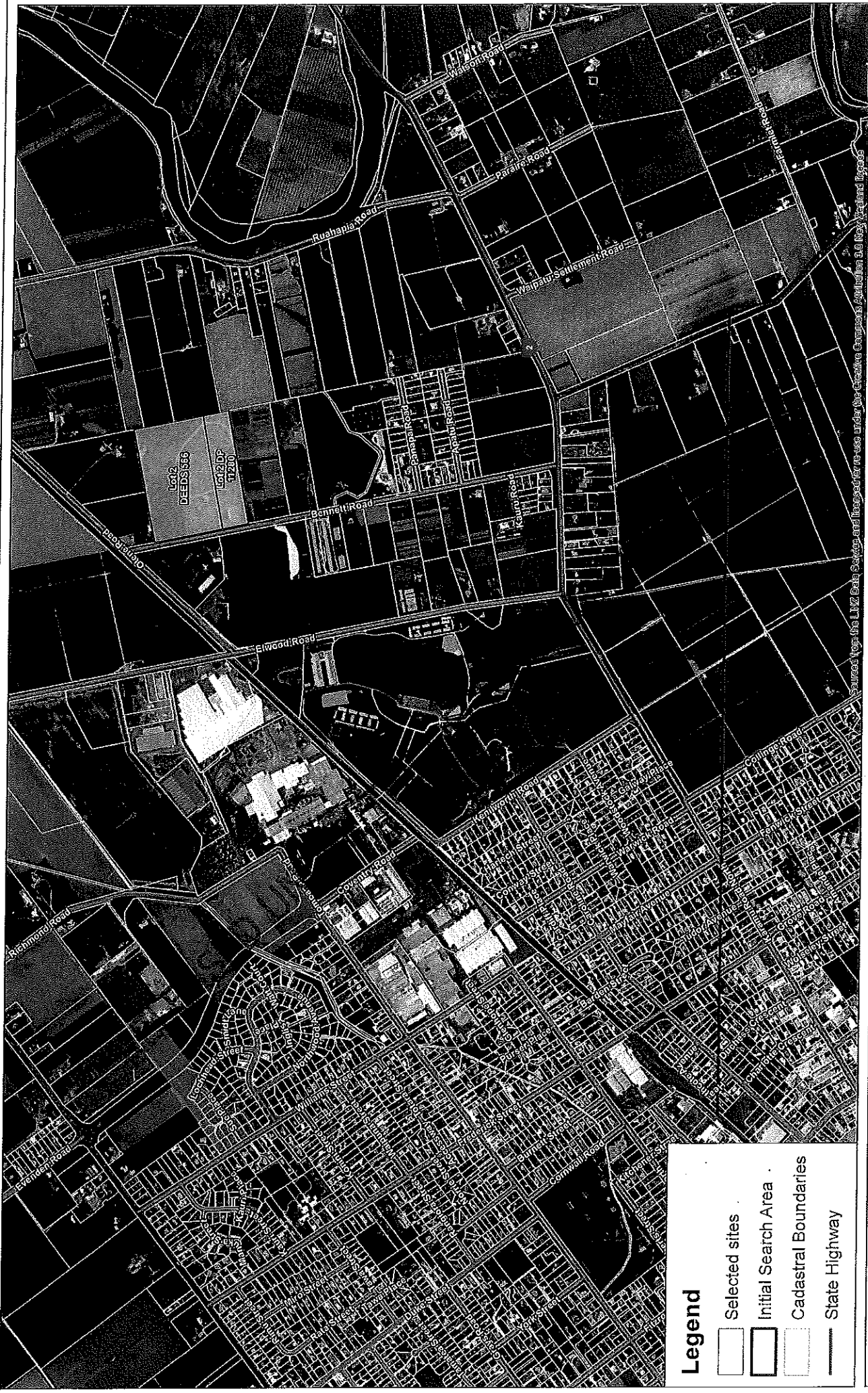
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## Appendix A

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Stage 2 Site Evaluation – Site Map

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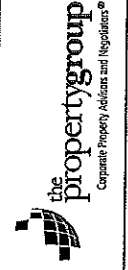


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**Legend**

-  Selected sites
-  Initial Search Area
-  Cadastral Boundaries
-  State Highway

VERSION CONTROL: 1 2 3 4 5 6 7 8 9 10  
 Property boundaries and aerial imagery sourced from Land Information NZ. Crown Copyright reserved. Property boundaries accuracy: +/-4m in urban areas, +/-50m in rural areas. Areas are approximate and subject to survey.



**Hawkes Bay Site Evaluation**

PREPARED BY JK Beilamkonda  
 DATE 28/10/2016 SHEET 1 OF 1  
 A3 Scale: 1:10,000  
 Meters 0 250 500