



Orewa Northwest Primary

Stage 2 Site Evaluation

June 2017

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Introduction

Orewa is located to the north of Auckland, approximately 20 minutes from the Auckland Harbour Bridge. The Auckland Plan shows Orewa as an area of moderate to significant growth. Establishment of the West Hoe Heights SHA and Unitary Plan single house zoning has opened up a lot of the sites within the area of interest to residential redevelopment.

This document outlines the process and findings of the Stage 2 evaluation completed by Frequency to inform the selection of a site for the proposed new Orewa Northwest Primary School. The evaluation has been guided by the 'Methodology for new school site evaluation' version 6b May 2016 provided by the Ministry of Education.

The Stage 1 site evaluation assessed 14 sites against the Stage 1 evaluation methodology. Eight of these sites were within the area of interest. Due to the large lot size and limited number of landholdings within the area of interest, six additional sites were added to this stage of the search. These sites were located within close proximity to the area of interest and extended to the north of Hillcrest Road. These properties were added to better inform the site selection of further potential opportunities in the area and to provide alternatives should none of the sites within the area of interest prove suitable.

This initial search yielded five sites of interest to progress to further assessment. The Stage 2 evaluation of these five shortlisted sites has been based on the Ministry's Multi-Criteria Analysis (MCA).

Frequency has assessed each site against the 20 specified criteria scoring each between 0 – 5 (5 being the highest). Our assessment was primarily a desk top exercise utilising data collected from the following organisations:

- Auckland Council GeoMaps (GIS viewer)
- Auckland Council GeoMaps – Auckland Unitary Plan Operative in part (15 Nov 2016)
- Auckland Council
- Auckland Civil Defence
- GNS Science New Zealand
- Vector Electricity Supply Area
- Vector gas connection estimator
- UFB NZ - National Broadband Maps
- Orewa Developments

Site visits were undertaken to conduct a visual assessment and gain a better understanding of each site's environment and surroundings. The photographs appended to this report were taken at this time.

This report has been submitted in draft format for the Ministry to review. We would anticipate that a meeting be held with the Ministry and relevant stakeholders to moderate the scoring results. At the completion of this meeting we anticipate that one of the five sites will be shortlisted to undergo further due diligence investigations for the feasibility of a new school site.

Executive Summary

The Stage 2 site evaluation process has resulted in one site emerging as the most viable option for the new Orewa North West Primary School. The Multi-Criteria Analysis has ranked Site 1, being part of the existing property at 264 West Hoe Heights as the top site with a score of 86/100, which is 7 points above the next highest scoring site.

Two factors in particular, topography and landowner willingness to sell, have resulted in Site 1 having a significantly higher score than the other sites.

All of the sites within the area of interest are typified by undulating terrain, with parts of some being especially steep. As part of the residential development that is underway on this property, Site 1 will be landscaped and much of this undulation will be reduced.

Initial consultation has commenced with the owner/developer Orewa Developments Limited. This particular site positioning was put forward by the developer as a site they would be interested in selling for the purpose of building a new primary school. Resource Consent has been granted for this development and earthworks are currently underway on the site. The resource consent application and appending reports are available on request.

Site Descriptions

Detailed site descriptions, aerial views and photos are located in Appendix C. A general summary of each site can be found below.

- Sites 1 and 3 are within larger residential developments which are currently underway in their early stages.
- Site 2 is a culmination of three separate neighbouring lots.
- Site 3 and part of Site 2 were announced as a Special Housing Area (SHA), which was disestablished on 19 May 2017.
- Sites 4 and 5 are large open space landholdings, with Site 5 being a working farm.

1. Part of 264 West Hoe Heights, Orewa (Lot 3 DP 310813, Lot 12 DP 310813, Lot 4 DP 105978)

Site 1 is part of the larger residential development at 264 West Hoe Heights being undertaken by the owner Orewa Developments Limited to create around 300 residential lots. An approximation of this site is as shown below in yellow.



The proposed site is approximately 2.85 ha and is situated toward the northern boundary of the subdivision. Surrounding the proposed site is land earmarked for recreation reserve.

Under the Auckland Unitary Plan this site is subject to the residential single house zone, it is within the Orewa 2 Sub precinct A.

Initial communications with the developer have indicated that they would be interested in selling this site for educational purposes.

2. Three combined properties - Lot 2 DP 170969, 171 and 207 West Hoe Heights, Orewa (Lots 1, 2 and 3 DP 170969)

Site 2 is the culmination of three separately owned properties, totalling an area of 3 hectares. There are two existing dwellings on this site which are accessed via frontage on West Hoe Heights Rd. This site is zoned residential single house in the Unitary Plan. Part of the site, being 207 West Hoe Heights was included in the West Hoe Heights SHA extension in order to improve the roading layout within the Sunny Heights development. This extension was disestablished in May 2017.

3. Part of Lot 1 DP 204866, West Hoe Heights, Orewa

Site 3 is an approximately 3.5 hectare site which sits within the Sunny Heights residential development, as shown in yellow on the plan below. This site is owned by international developer Changda International New Zealand Ltd.

This property is zoned as Residential, single house in the Unitary Plan and was subject to Special Housing Area Tranche 4 which was disestablished in September 2016. A Significant Ecological Area runs adjacent to the proposed site. There is a small portion of the site that is subject to the Outstanding Natural Landscapes Overlay which is currently under appeal. It is within the Orewa 3 sub precincts G and F.



The Sunny Heights development is currently underway with enabling works completed and stage 1 commenced. The development promises over 500 fully serviced residential lots, set to be complete in late 2018.

Initial communications with the developer's representative have indicated that the developer would not be amenable to releasing part of their site for educational purposes.

4. 52 Sunnyheights Road, Orewa (Pt Lot 3 DP 203050)

Site 4 is an 11 hectare rural lifestyle property with a sloping topography, featuring an existing expansive residential dwelling and horse training pen. This site is owned by Mr Li, the director of Orewa Developments Limited (proprietor of Site 1). It is accessed via Sunnyheights Road and is a neighbour to the 264 West Hoe Heights development.

Under the Auckland Unitary Plan this site is subject to the residential single house zone, it is within the Orewa 2 Sub precinct H and has a portion of Significant Ecological Area to the north of the site.

Initial discussions with the proprietor indicated that this site is not for sale and is not currently under redevelopment.

5. 57 Otanerua Road, Hatfields Beach (Pt Allot 24 Psh Of Waiwera SO 6450, Pt Allot 25A Psh Of Waiwera SO 6450)

Site 5 sits outside the area of interest and was left in the evaluation as a promising site presenting many opportunities should none of the sites within the area of interest prove suitable. This site could also represent a viable landbanking opportunity for future educational purposes.

It is a large 55 hectare site situated in Hatfields Beach, within close proximity of the other sites. It has an undulating topography and features a single farmhouse with associated farm sheds at the centre of the property. This rural site sits behind a residential area, with access gained via Otanerua Road.

Under the Auckland Unitary Plan this site is within two zones, being Rural Coastal Zone and Future Urban. It is subject to the following planning overlays:

- Natural Resources – Significant Ecological Area
- Natural Resources – Natural Stream Management Area
- Natural Heritage – Outstanding Natural Heritage (Subject to Appeal)

Stage 2 Evaluation Results Summary

The summary of the evaluation scoring is contained below:

Rank	Site Reference
1.	Site 1 - being part of 264 West Hoe Heights, Orewa (Lot 3 DP 310813, Lot 12 DP 310813, Lot 4 DP 105978)
2.	Site 3 - being part of Lot 1 DP 204866, West Hoe Heights, Orewa
3.	Site 2 - Lot 2 DP 170969, 171 and 207 West Hoe Heights, Orewa (Lots 1, 2 and 3 DP 170969)
4.	Site 4 - 52 Sunnyheights Road, Orewa (Pt Lot 3 DP 203050)
5.	Site 5 - 57 Otanerua Road, Hatfields Beach (Pt Allot 24 Psh Of Waiwera SO 6450, Pt Allot 25A Psh Of Waiwera SO 6450)

Evaluation Summary		Site 1	Site 2	Site 3	Site 4	Site 5
		Site A as shown in report, being part of 264 West Hoe Heights, Orewa (Lot 3 DP 310813, Lot 12 DP 310813, Lot 4 DP 105978)	Lot 2 DP 170969, 171 and 207 West Hoe Heights, Orewa (Lots 1, 2 and 3 DP 170969)	Site A as shown in report, being part of Lot 1 DP 204866, West Hoe Heights, Orewa	52 Sunnyheights Road, Orewa (Pt Lot 3 DP 203050)	57 Otanerua Road, Hatfields Beach (Pt Allot 24 Psh Of Waiwera SO 6450, Pt Allot 25A Psh Of Waiwera SO 6450)
Criteria						
1	Site Acquisition Costs	3.0	1.0	2.0	4.0	5.0
2	Perceived Ease of Acquisition	1.0	0.0	0.0	0.0	0.0
3	Site Size (Hectares)	4.0	4.0	5.0	5.0	5.0
4	Topography	5.0	2.0	3.0	2.0	5.0
5	School Design Potential	5.0	3.0	5.0	4.0	5.0
6	Position of Site in Relation to Relevant Growth Strategy or Residential Plan Change	5.0	5.0	5.0	5.0	4.0
7	District Plan Zone	4.0	4.0	4.0	4.0	2.0
8	Location within the Proposed Student Catchment	4.0	4.0	5.0	3.0	1.0
9	Existing Site Constraints	5.0	2.0	5.0	4.0	3.0
10	Road Frontage	5.0	2.0	3.0	1.0	1.0
11	Transport Network	4.0	4.0	4.0	1.0	1.0
12	Infrastructure Services	3.5	5.0	3.5	2.0	1.5
13	Geotechnical	4.8	4.8	4.8	4.8	5.0
14	Flooding	5.0	3.0	2.0	3.0	1.0
15	Contamination	5.0	5.0	5.0	5.0	5.0
16	Noise Effects on any Proposed School	3.0	5.0	5.0	3.0	3.0
17	Ecological Impact	5.0	5.0	3.0	4.0	5.0
18	Cultural or other Significance	5.0	5.0	5.0	5.0	5.0
19	Opportunities for Co-location or Shared Facilities with other Parties	5.0	3.0	5.0	3.0	2.0
20	Social Impacts	5.0	5.0	5.0	5.0	5.0
Total Score / 100		86.33	71.83	79.33	67.83	64.50
Ranking		1	3	2	4	5

The close proximity of Sites 1-4 has resulted in these sites scoring similarly in certain criteria, such as:

- Geotechnical
- Social Impacts
- Ecological Impact
- Position of site in relation to relevant growth strategy or residential plan change

However, there is a wide variance in the remaining criteria which is reflective of the fact that these sites, though adjacent or in close proximity differ greatly in topography, site characteristics and the opportunities that they present.

The detailed scoring and evaluation sheets for each site are contained in Appendix B. These assessments contain specific commentary on each site and the reasoning behind the score applied for each criterion.

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Summary Risk Assessment of Preferred Sites

We have carried out a preliminary risk assessment for the recommended sites which identifies potential mitigation activities to be carried out during the due diligence phase. These risks are detailed in the Risk Register contained in Appendix D and we expect that these will be reviewed as part of the overall report ratification process.

Risks

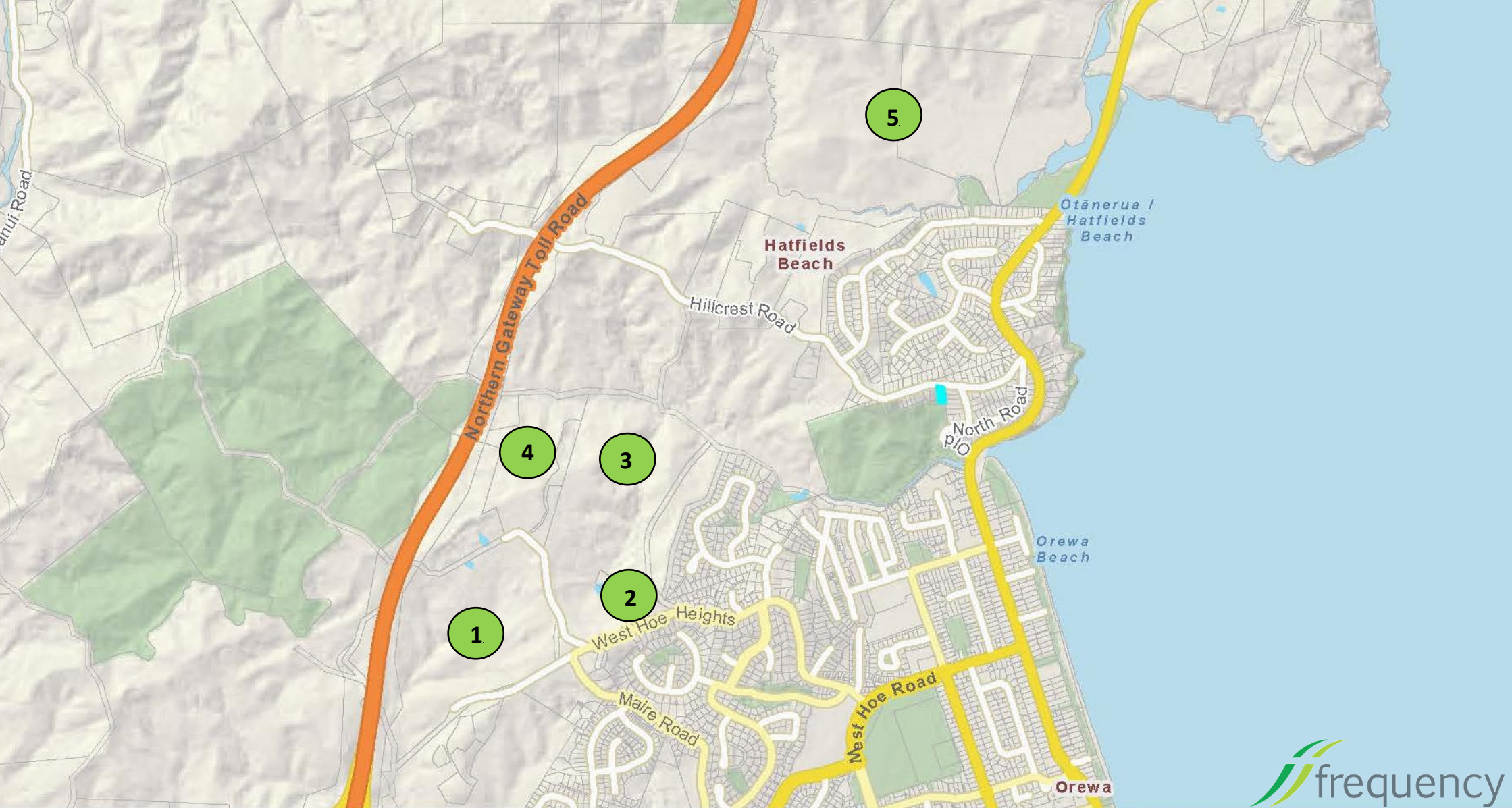
- Inflated purchase price
- Use of surrounding recreational reserve space would ease open space requirements for the new school. This will require developer/future property owner buy-in.
- Requirement to establish designation for education.
- Increased traffic volumes generated by the school may need to be investigated by a traffic engineer.

Appendices

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Appendix A – Identified Sites

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Site 1	Site 2	Site 3	Site 4	Site 5
264 West Hoe Heights, Orewa	Lot 2 DP 170969, 171 and 207 West Hoe Heights, Orewa	Lot 1 DP 204866, West Hoe Heights, Orewa	52 Sunnyheights Road, Orewa	57 Otanerua Road Hatfields Beach 0931
Lot 3 DP 310813, Lot 12 DP 310813, Lot 4 DP 105978	Lot 3 DP 170969 and Lot 1 DP 170969 & Lot 2 DP 170969	Lot 1 DP 204866, West Hoe Heights, Orewa	Pt Lot 3 DP 203050	Pt Allot 24 Psh Of Waiwera SO 6450, Pt Allot 25A Psh Of Waiwera SO 6450
32.8240Ha	3.0672Ha	37.5878Ha	11.4142Ha	55Ha approx.

Appendix B – Site Evaluation Assessment Scoring

- Complete Multi-criteria Analysis
- Individual Site Analysis

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Site 1			Score	Site 2			Score	Site 3			Score	Site 4			Score	Site 5			Score
Part of 264 West Hoe Heights, Orewa (Lot 3 DP 310813, Lot 12 DP 310813, Lot 4 DP 105978)				Lot 2 DP 170969, 171 and 207 West Hoe Heights, Orewa (Lots 1, 2 and 3 DP 170969)				Part of Lot 1 DP 204866, West Hoe Heights, Orewa				52 Sunnyheights Road, Orewa (Pt Lot 3 DP 203050)				57 Otanerua Road, Hatfields Beach (Pt Allot 24 Psh Of Waiwera SO 6450, Pt Allot 25A Psh Of Waiwera SO 6450)			
1	Site Acquisition Costs	Latest land value used for 2017/2018 rates is \$14.175M . This is a rate of \$43 per sqm.	3	Latest land value used for 2017/2018 rates is \$680k, \$850k, \$840k. Total of \$2.37M. This is a rate of \$77 per sqm.			1	Latest land value used for 2017/2018 rates is \$19.7M. This is a rate of \$52.4 per sqm.			2	Latest land value used for 2017/2018 rates is \$4M. This is a rate of \$35 per sqm.			4	Latest land value used for 2017/2018 rates is \$1.875M. This is a rate of \$3.4 per sqm.			5
1a	Land Value Calculation	\$1,228,896.70		\$2,300,000.00				\$1,834,371.79				\$4,000,000.00				\$1,875,000.00			
2	Perceived Ease of Acquisition	Site owned by Orewa Developments Ltd. Planned residential development. The developer has expressed a willingness to sell a portion of the site for educational use.	1	Multiple proprietors. One of which is Changda International. Communication with the developer suggest an unwillingness to sell.			0	Changda International New Zealand Limited. The developer has confirmed they would not seek to sell this far into their programme.			0	Proprietor is Liangren Li who owns Orewa Developments Ltd (Site 1 owner). Mr Li has confirmed he would not look to sell this site.			0	Single proprietor Edward Henderson.			0
3	Site Size (Hectares)	2.85Ha	4	3.0672 total			4	3.5Ha			5	11.4142			5	55 Approx.			5
4	Topography	For the preferred location within the full lot there is a 1:12 gradient (8.5%).	5	Sloping topography. The site slopes away from West Hoe Heights Rd, the lowest point in the northwestern sector at 40m above sea level. The highest point is in the southeastern sector at 82.5m above sea level. Slope is 18% over the whole site.			2	For the preferred location within the full lot there is a slope of 13%.			3	Sloping topography. The site slopes away from Sunnyheights Rd, the lowest point along the northern boundary at 12.5m above sea level. The highest point is toward the southern boundary at 85m above sea level. Gradient of 1:5 across the whole site.			2	Undulating topography. The sites highest point is toward the western boundary at 55m above sea level. The lowest point is toward the beach along the eastern boundary at 2.5m above sea level. Gradient 1:13			5
5	School Design Potential	Site positioned within new residential development, near Orewa township. Proximity to the natural amenity of the stream and established trees. Open site, no existing hard surfaces.	5	Two existing dwellings on the site. Area prone to flooding at northern boundary.			3	Site positioned within new residential development, near Orewa township. Proximity to significant ecological area. Open site, no existing hard surfaces.			5	Existing dwelling and horse training pen onsite. Largely open area, proximity to significant ecological area to north of site.			4	Open area, one dwelling toward centre of site. Proximity to coast and Hatfields Recreation Reserve.			5
6	Position of Site in Relation to Relevant Growth Strategy or Residential Plan Change	The Auckland Plan shows Orewa as a town centre of moderate to significant change. This site is within a residential development.	5	The Auckland Plan shows Orewa as a town centre of moderate to significant change. This site is adjacent the Sunny Heights residential development.			5	The Auckland Plan shows Orewa as a town centre of moderate to significant change. This site is within the Sunny Heights residential development.			5	The Auckland Plan shows Orewa as a town centre of moderate to significant change.			5	The Auckland Plan shows Orewa and Hatfields as a town centre of moderate to significant change.			4
7	District Plan Zone	Auckland Unitary Plan - Residential, single house zone.	4	Auckland Unitary Plan Zone - Residential Single House Zone.			4	Auckland Unitary Plan - Residential, Single House Zone. This site was subject to Special Housing Area Tranche 4 (this tranche was disestablished 16 Sept 2016). SHA Extension Tranche 10 (this tranche was disestablished 19 May 2017).			4	Auckand Unitary Plan Zone - Residential Single House.			4	Auckland Unitary Plan Zone - Future Urban Zone, Rural - Rural Coastal Zone, Whangateau to Waiwera coastal area.			2
8	Location within proposed student catchment	Located within an area of growth on the northwestern boundary of the area of interest. The surrounding site is currently subject to a residential development.	4	Located within an area of growth in the eastern sector of the area of interest. The surrounding site is currently subject to a residential development.			4	Located centrally in the area of interest, within an area of growth. This site is within the Sunny Heights residential development.			5	This site itself is not proposed for redevelopment at this stage though it is located within an area of growth, being adjacent the Orewa and Changda residential developments. It is within the north eastern sector of the area of interest.			3	This site is outside of the area of interest.			1
9	Existing Site Constraints	This site is vacant of any structures and will be somewhat levelled by the developer as part of the surrounding residential developer.	5	There are dwellings on two of the three lots.			2	This site is vacant of any structures.			5	This property is made up of paddocks and includes fencing but no structures.			4	This site contains a dwelling and farm sheds			3
10	Road Frontage	Sunnyheights Road runs along the northern boundary of this site. The proposed residential development provides further road access.	5	These properties have frontage along West Hoe Heights Road. Potential further access/roading on further boundaries with neighbouring Sunny Heights development.			2	This site has paper roads on three boundaries. Further road access may be created as part of the Sunny Heights development.			3	This site has no existing road frontage. Road access is via Sunnyheights Road, along it's southern border.			1	This site has no existing road frontage. Access is via driveway on Otanerua Road.			1
11	Transport Network	This site will be well serviced by new roading as part of residential development.	4	This site will be well serviced by new roading as part of residential development.			4	This site will be well serviced by new roading as part of residential development.			4	This site currently has access via Sunnyheights to southern border and a paper road to the northern border. Greater transport access may result from surrounding residential developments.			1	This site is not currently well provided for in terms of transport network, access is via single residential road only.			1
12	Infrastructure Services		3.5				5				3.5				2				1.5
	Water supply - potable	Provided as part of development (as per resource consent documents)	0.5	No council service currently available. Assumption that developer will be connecting service as part of residential development.			0.5	No council service currently available. Assumption that developer will be connecting service as part of residential development.			0.5	No council service currently available.			0	No council service currently available.			0
	Water supply - fire fighting	Provided as part of development (as per resource consent documents)	0.5	No council service currently available. Assumption that developer will be connecting service as part of residential development.			0.5	No council service currently available. Assumption that developer will be connecting service as part of residential development.			0.5	No council service currently available.			0	No council service currently available.			0
	Sanitary drainage	Provided as part of development (as per resource consent documents)	0.5	No council service currently available. Assumption that developer will be connecting service as part of residential development.			0.5	No council service currently available. Assumption that developer will be connecting service as part of residential development.			0.5	No council service currently available.			0	No council service currently available.			0
	Stormwater drainage	Provided as part of development (as per resource consent documents)	0.5	No council service currently available. Assumption that developer will be connecting service as part of residential development.			0.5	No council service currently available. Assumption that developer will be connecting service as part of residential development.			0.5	Yes			0.5	No council service currently available.			0
	Electricity	Yes	0.5	Yes			0.5	Yes			0.5	Yes			0.5	Yes			0.5
	Gas	No natural gas connection currently available directly outside this property	0	Available for connection			0.5	No natural gas connection currently available directly outside this property			0	No natural gas connection currently available directly outside this property			0	No natural gas connection currently available directly outside this property			0
	Telephone	Connection to VDSL and Fibre available	0.5	VDSL, connection to fibre available			0.5	Connection to VDSL and Fibre available			0.5	VDSL			0.5	ADSL			0.5
	Refuse Collection	Provided by privately owned refuse collection companies	0.5	Provided by privately owned refuse collection companies			0.5	Provided by privately owned refuse collection companies			0.5	Provided by privately owned refuse collection companies			0.5	Provided by privately owned refuse collection companies			0.5
	All Services	Bonus Point if ALL Services are provided.	0	Bonus Point if ALL Services are provided.			1	Bonus Point if ALL Services are provided.			0	Bonus Point if ALL Services are provided.			0	Bonus Point if ALL Services are provided.			0
13	Geotechnical		4.83				4.83				4.83				4.83				5.00
	Coastal Hazard	No	5	No			5	No			5	No			5	Some of site is within coastal inundation zone (see map).			5
	Earthquake Hazard	Low risk of damage/casualties in Auckland, particularly Rodney (GNS Science Consultancy Report)	5	Low risk of damage/casualties in Auckland, particularly Rodney (GNS Science Consultancy Report)			5	Low risk of damage/casualties in Auckland, particularly Rodney (GNS Science Consultancy Report)			5	Low risk of damage/casualties in Auckland, particularly Rodney (GNS Science Consultancy Report)			5	Low risk of damage/casualties in Auckland, particularly Rodney (GNS Science Consultancy Report)			5
	Earthquake Faults	No	5	No			5	No			5	No			5	No			5
	Susceptibility to liquefaction	Low risk in Auckland (GNS Science)	5	Low risk in Auckland (GNS Science)			5	Low risk in Auckland (GNS Science)			5	Low risk in Auckland (GNS Science)			5	Low risk in Auckland (GNS Science)			5
	Geological	Site within East Coast Bays Formation (ECBF) which is weak to very weak siltstone/sandstone. (GNS Geological Map).	4	Site within East Coast Bays Formation (ECBF) which is weak to very weak siltstone/sandstone. (GNS Geological Map).			4	Site within East Coast Bays Formation (ECBF) which is weak to very weak siltstone/sandstone. (GNS Geological Map).			4	Site within East Coast Bays Formation (ECBF) which is weak to very weak siltstone/sandstone. (GNS Geological Map).			4	Site within Pakiri Formation which is weak volcanoclastic sandstones and conglomerates (GNS Geological Map).			5
	Landslide Hazard	Nothing identified on GNS Science Landslide Database	5	Nothing identified on GNS Science Landslide Database			5	Nothing identified on GNS Science Landslide Database			5	Nothing identified on GNS Science Landslide Database			5	Nothing identified on GNS Science Landslide Database			5
14	Flooding	Located outside tsunami evacuation zone. Low lying areas across site within flood plain.	5	Located outside tsunami evacuation zone. Northwestern end of site prone to flooding.			3	Small area at the northern end of the site is within the Evacuation Zone Yellow. Low lying areas within flood plain.			2	Located outside tsunami evacuation zone. Northern end of site within flood plain.			3	The eastern half of this site is located within the Evacuation Zones Orange and Yellow. Southern and Southeastern borders of this site are within flood plains.			1
15	Contamination	Nothing Identified	5	Nothing Identified			5	Nothing Identified			5	Nothing Identified			5	Nothing Identified			5
16	Noise Effects on any Proposed School	Within close proximity to Northern Motorway, PAUP - Infrastructure: High Land Transport Route Noise Overlay applies. Built Environment: Air Quality Transport Corridor Separation - Motorway & Strategic Arterial Routes 150m Buffer Overlay applies.	3	Nothing identified			5	Nothing identified			5	Within close proximity to Northern Motorway, AUP - Infrastructure: High Land Transport Route Noise Overlay Applies. Built Environment: Air Quality Transport Corridor Separation - Motorway & Strategic Arterial Routes 150m Buffer Overlay applies.			3	Within close proximity to Northern Motorway, PAUP - Infrastructure: High Land Transport Route Noise Overlay Applies.			3
17	Ecological Impact	Nothing identified	5	Nothing identified			5	Significant Ecological Area (Land) within site.			3	Significant Ecological Area (Land) to the north of the site.			4	Nothing Identified			5
18	Cultural or other Significance	Nothing identified in Auckland Unitary Plan	5	Nothing identified in Auckland Unitary Plan			5	Nothing identified in Auckland Unitary Plan			5	Nothing identified in Auckland Unitary Plan			5	Nothing identified in Auckland Unitary Plan			5
19	Opportunities for Co-location or Shared Facilities with other Parties	Opportunity to use neighbouring reserve land within residential development. Victor Eaves Park and Alice Eaves Scenic Reserve within close distance.	5	Victor Eaves Park and Alice Eaves Scenic Reserve within close distance.			3	Opportunity to use neighbouring reserve land within residential development. Victor Eaves Park and Alice Eaves Scenic Reserve within close distance.			5	Victor Eaves Park and Alice Eaves Scenic Reserve within close distance.			3	Hatfield Bay reserve within close distance.			2
20	Social Impacts	Primary school servicing diverse cultural group. Positive social impact.	5	Primary school servicing diverse cultural group. Positive social impact.			5	Primary school servicing diverse cultural group. Positive social impact.			5	Primary school servicing diverse cultural group. Positive social impact.			5	Primary school servicing diverse cultural group. Positive social impact.			5
Total Score / 100			86.33	71.83			79.33	67.83			64.50								

Evaluation Summary		Site 1	Site 2	Site 3	Site 4	Site 5
Criteria		Part of 264 West Hoe Heights, Orewa (Lot 3 DP 310813, Lot 12 DP 310813, Lot 4 DP 105978)	Lot 2 DP 170969, 171 and 207 West Hoe Heights, Orewa (Lots 1, 2 and 3 DP 170969)	Part of Lot 1 DP 204866, West Hoe Heights, Orewa	52 Sunnyheights Road, Orewa (Pt Lot 3 DP 203050)	57 Otanerua Road, Hatfields Beach (Pt Allot 24 Psh Of Waiwera SO 6450, Pt Allot 25A Psh Of Waiwera SO 6450)
1	Site Acquisition Costs	3.0	1.0	2.0	4.0	5.0
2	Perceived Ease of Acquisition	1.0	0.0	0.0	0.0	0.0
3	Site Size (Hectares)	4.0	4.0	5.0	5.0	5.0
4	Topography	5.0	2.0	3.0	2.0	5.0
5	School Design Potential	5.0	3.0	5.0	4.0	5.0
6	Position of Site in Relation to Relevant Growth Strategy or Residential Plan Change	5.0	5.0	5.0	5.0	4.0
7	District Plan Zone	4.0	4.0	4.0	4.0	2.0
8	Location within the Proposed Student Catchment	4.0	4.0	5.0	3.0	1.0
9	Existing Site Constraints	5.0	2.0	5.0	4.0	3.0
10	Road Frontage	5.0	2.0	3.0	1.0	1.0
11	Transport Network	4.0	4.0	4.0	1.0	1.0
12	Infrastructure Services	3.5	5.0	3.5	2.0	1.5
13	Geotechnical	4.8	4.8	4.8	4.8	5.0
14	Flooding	5.0	3.0	2.0	3.0	1.0
15	Contamination	5.0	5.0	5.0	5.0	5.0
16	Noise Effects on any Proposed School	3.0	5.0	5.0	3.0	3.0
17	Ecological Impact	5.0	5.0	3.0	4.0	5.0
18	Cultural or other Significance	5.0	5.0	5.0	5.0	5.0
19	Opportunities for Co-location or Shared Facilities with other Parties	5.0	3.0	5.0	3.0	2.0
20	Social Impacts	5.0	5.0	5.0	5.0	5.0
Total Score / 100		86.33	71.83	79.33	67.83	64.50
Ranking		1	3	2	4	5