

Appendix 3 – Refined Growth Areas Multi-Criteria Analysis

MCA Assessment Framework & Scoring Assumptions

Scores			Cultural Values	Hapu and Iwi development aspirations	Housing	Accessibility / Supporting Emissions Reductions	Natural hazards / Climate change resilience				HPL	Biodiversity	Water quality
							Coastal	Flooding	Cyclone Gabrielle	Land hazards			
3 or 4	Few constraints/good suitability	Assessment considerations	Green = The growth area does not adversely affect sites of cultural significance	Green = The growth area will support Iwi and Hapu to realise their development aspirations.	Green = the growth area can deliver significant number of houses. Provides strategic opportunity for large scale development with ability to be delivered efficiently.	Green = the growth area has good accessibility to jobs, services, and amenities by public and active modes of transport	Green = the growth area is not subject to risk from coastal hazards, or the risk is low.	Green = the growth area is not subject to any flooding overlays, or the risk is low	Green = the growth area has not been affected by the event	Green = the growth area is not subject to any geo hazards, or the risk is low	Green = the growth area does not contain LUC 1-3	Green = the growth area will not result in any loss of an SNA, impacts on other biodiversity can be managed, and the growth area may support increased vegetation cover.	Green = the growth area has none to low impacts on freshwater and the impact can be managed.
1 or 2	Moderate constraints/moderate suitability		Orange = The growth area may impact sites of cultural significance but has support from Iwi and Hapu	Orange = the growth area will support Iwi and Hapu to realise their development aspirations.	Orange = the growth area can deliver moderate number of houses. Provides the opportunity for moderate scale development with ability to be delivered reasonably efficiently.	Orange = the growth area has moderate accessibility to jobs, services, and amenities by public and active modes of transport and/or only moderate upgrades required to service the growth area (e.g. extension of existing bus route/ capacity increase)	Orange = the growth area is subject to some risk from natural hazards but the risk can be mitigated, or only part of the growth area is affected by the coastal hazards.	Orange = part of the growth area is subject to some flooding	Orange = part of the growth area has been affected by the event	Orange = the growth area is subject to some geo hazards but the risk can be mitigated, or only part of the growth area is affected by the geo hazards	Orange = the growth area features some areas of fragmented HPL and/ or is subject to LUC 3 only	Orange = the growth area will result in some loss of an SNA, or impacts on other biodiversity can be managed, and the growth area may support increased vegetation cover.	Orange = the growth area has a moderate impact on freshwater and the impact can be managed
0 or -1	Highly constrained/poor suitability		Red = The growth area adversely affects a site of cultural significance (e.g. with Hapu/Iwi, Tupuna/other cultural landscape) and is not supported by Iwi and Hapu (no go constraint in this case)	Red = The growth area will not support Iwi and Hapu to realise their development aspirations.	Red = the growth area can deliver a small number of houses and/or fragmented buildings / limited opportunity for development at scale.	Red = the growth area has poor accessibility to jobs, services, and amenities by public and active modes of transport and/ or would require significant capital investment in new transport infrastructure to support.	Red = the growth area is subject to significant risk from coastal hazards that cannot be mitigated (no go constraint in this case).	Red = the majority or entirety of the growth area is subject to flooding (no go in this case)	Red = the majority or entirety of the growth area has been affected by the event and/ or it is subject to confirmed Land Cat 3	Red = the growth area is subject to significant risk from geo hazards that cannot be mitigated (no go in this case).	Red = the growth area features large contiguous areas of LUC 1-2	Red = the growth area will result in significant loss of an SNA, impacts on other biodiversity are unlikely to be avoided or mitigated.	Red = the growth area has potentially significant negative impacts on freshwater and the impact cannot be managed
	Supporting evidence/data to inform assessment		GIS: Site of significance; Maori Land Info Advice from Iwi and Hapu; Iwi Management Plans	Info: Call for Opportunities; Advice from Iwi and Hapu	Key Info: Plan-enabled/feasible capacity data; project team estimates or site-specific masterplan information analysis by the project team; Land fragmentation (landowners / parcel boundaries etc)	Key Info: Accessibility studies for greenfield sites, use centres (5km buffer for Napier and Hastings; 3km for others), employment areas (3km buffer) and schools (3km buffer) for consideration; 400m for frequent bus routes; Consideration of other bus routes and key transport corridors.	Key Info: High-risk coastal erosion; Coastal inundation; HB Coastal Environment; Tsunami risk (1m and 1.99m SLR assumptions)	Key Info: Identified flood risk areas; GHD Napier Servicing Structure Plan (28 March 2023); Other modelling or info provided by submitters or Council; Local authorities knowledge of known historical events	Key Info: Cyclone Gabrielle total flood extent; Confirmed Land Category; Feedback from RRA.	Key Info: Fault avoidance; High landslide risk; Liquefaction severity in 100 years return; Earthquake amplification; Steep land analysis; Any other submitter provided material.	Key Info: NZLRI LUC mapping; Roys Hill Wingrowing Area (HDC ODF); Discussion with horticultural consultants.	Key Info: Draft SNAs (or equivalent), QEII Covenants; Conservation Land; Coastal Environment; Manaaki Whenua Land cover database.	Key Info: Mapped wetlands; Water bodies; Unconfined aquifer and TANK source protection zones.
	Comments/Scoring Assumptions		Traffic light colour coding is based on whether the area is subject to or proximate to any Areas Significant to Maori/Areas of Cultural Significance, and Maori Land. Noting scoring will be subject to future advice from Iwi and Hapu.	This is a 'bonus criteria' and will only be considered as part of sites put forward by Iwi and Hapu.	Capacity over 100+ generally scores high orange, with capacity over 200+ generally scoring green; single ownership or master-planning already undertaken could increase the score.	Score Orange if the area or a large portion of the area is subject to tsunami risk, lower scoring appropriate if significant flood depths are modelled. Comments should include flood depth if possible.	Scoring is based on the extent of the identified flood layer, and local knowledge of the area. Whereas it is relevant, commentary about community vulnerability and isolation can be included as well as potential mitigation.	Scoring is based on the extent of areas being affected by cyclone.	Scoring based on the type and extent being affected the identified land hazards, and the number of hazard subject to the area.	Scoring is based on the extent being affected the identified layers, and the number of layers within the area or immediately adjacent to it.	Scoring is based on the extent being affected the identified layers, and the number of layers subject to the area.		

Scores			Infrastructure (three waters)			Infrastructure (transport)	Infrastructure (social)	Infrastructure (other)	Other significant constraints	
			Water	Wastewater	Stormwater	Parks and Open Spaces	Schools			
3 or 4	Few constraints/good suitability	Assessment considerations	Green = the growth area can be serviced by existing three-waters infrastructure and/or only minor upgrades are required (e.g. developer funded).	Green = the growth area can be serviced by existing three-waters infrastructure and/or only minor upgrades are required (e.g. developer funded).	Green = the growth area can be serviced by existing three-waters infrastructure and/or only minor upgrades are required (e.g. developer funded).	Green = the growth area can be efficiently serviced by existing walking, cycling and public transport infrastructure and/or only minor upgrades are required.	Green = the growth area can be serviced by existing parks and/or only minor upgrades are required	Green = the growth area can be serviced by existing schools and/or only minor upgrades are required	Green = the growth area has no other constraints.	
1 or 2	Moderate constraints/moderate suitability		Orange = the growth area can be serviced by existing three-waters infrastructure with some moderate upgrades/ extensions required to service the growth area.	Orange = the growth area can be serviced by existing three-waters infrastructure with some moderate upgrades/ extensions required to service the growth area.	Orange = the growth area can be serviced by existing three-waters infrastructure with some moderate upgrades/ extensions required to service the growth area.	Orange = the growth area can be serviced by existing walking, cycling and public transport infrastructure with moderate upgrades required to service the growth area (e.g. extension of bus route/ capacity increase).	Orange = the growth area can be serviced by existing parks with some moderate upgrades and/or expansion	Orange = the growth area can be serviced by existing schools with moderate upgrades and/or expansion	Orange = the growth area can be serviced by other infrastructure with moderate upgrades required to service the growth area	Orange = the growth area is moderately constrained
0 or -1	Highly constrained/poor suitability		Red = no infrastructure is available and significant investment (e.g. new WWTP) will be required to service the growth area.	Red = no infrastructure is available and significant investment (e.g. new WWTP) will be required to service the growth area.	Red = no infrastructure is available and significant investment (e.g. new WWTP) will be required to service the growth area.	Red = limited transport infrastructure is available and significant investment will be required to service the growth area (e.g. state highway capacity upgrade).	Red = significant investment will be required to service the growth area	Red = significant investment will be required to service the growth area (e.g. a new school will be required)	Red = no other infrastructure is available and significant investment will be required to service the growth area (e.g. new sub-station)	Red = the growth area is significantly constrained
	Supporting evidence/data to inform assessment		Key Info: Information provided by the project team and Council infrastructure teams; GHD Napier Servicing Structure Plan (28 March 2023); Hastings District Council Infrastructure Constraints Report (December 2023); NCC LTP Amendment 2021-31 (adopted on 14 September 2023); HDC LTP Amendment for Growth Infrastructure (adopted July 2023).	Key Info: Information provided by the project team and Council infrastructure teams; GHD Napier Servicing Structure Plan (28 March 2023); Hastings District Council Infrastructure Constraints Report (December 2023); NCC LTP Amendment 2021-31 (adopted on 14 September 2023); HDC LTP Amendment for Growth Infrastructure (adopted July 2023).	Key Info: Information provided by the project team and Council infrastructure teams; GHD Napier Servicing Structure Plan (28 March 2023); Hastings District Council Infrastructure Constraints Report (December 2023); NCC LTP Amendment 2021-31 (adopted on 14 September 2023); HDC LTP Amendment for Growth Infrastructure (adopted July 2023).	Key Info: Comments were provided by the Council infrastructure teams, Waka Kotahi, KiwiRail and analysis by the project team; Stantec Modelling Report (May 2024).	Key Info: Information provided by the project team and Council infrastructure teams; Hastings District Council Infrastructure Constraints Report (December 2023); Napier City Council Play Strategy (2023).	Key Info: School locations; MOE's advice on constraints to existing schools and future investments to support growth.	Key Info: Transmission and substations locations; Comments from Union / Transporter.	Key Info: OLF, ONF, SCF, SCL, SLCA; Port / Airport Noise boundaries or other controls.
	Comments / Scoring Assumptions		Note: A sub-regional issue around overall water take/ supply remains a critical consideration for any future growth across Napier and Hastings.							

Scores			Accessibility	Feasibility and site suitability		Reverse sensitivity
				Site	Location	
3 or 4	Few constraints/good suitability	Unique Criteria applied to business sites only	Green = the growth area has good accessibility by public and active modes of transport.	Green = the growth area is relatively flat and is suitable for business use.	Green = the growth area is of a strategic scale or location with the ability to grow over time.	Green = the growth area is not proximate to residential, educational or public open space uses and the potential for reverse sensitivity effects in the future is very low.
1 or 2	Moderate constraints/moderate suitability		Orange = the growth area has moderate accessibility by public and active modes of transport.	Orange = the growth area is moderately sloping or otherwise can be engineered at reasonable cost to be suitable for business use.	Orange = the growth area is moderately well located, with some ability to grow over time.	Orange = the growth area may have reverse sensitivity effects in the future but can be managed e.g. through appropriate controls in the District Plan.
0 or -1	Highly constrained/poor suitability		Red = the growth area has poor accessibility by public and active modes of transport.	Red = the growth area has steep terrain or has other site characteristics that make it unsuitable for business use.	Red = the growth area is small, otherwise has limited ability to grow over time, or is poorly located.	Red = the growth area will give rise to adverse reverse sensitivity effects that would mean business could not operate efficiently.
	Supporting evidence/data to inform assessment		Key Info: New Zealand 2022 Estimated Resident Population Grid 500 metre, 2023; Proximity to State Highways, PT routes, cycleways and railways. Accessibility modelling data analysis by the project team. Using a 3km catchment for new business/industrial areas, then capture the existing population, plus the proposed density resulting from the estimated capacity figures. Score accordingly as assumptions below.	Key Info: contour data; parcel data; Desktop evaluation and sector feedback	Key Info: Desktop evaluation and sector feedback analysis by project team	Key Info: Desktop evaluation and sector feedback analysis by project team
	Comments / Scoring Assumptions		Green = Est. population > 25000 and new dwellings > 5000; and/or good proximity to transport infrastructure. Orange = Est. population > 15000 and new dwellings > 2500; and/or moderately proximity to transport infrastructure. Red = Est. population < 10000 and new dwelling < 1000; and/or poor proximity to transport infrastructure.			

s come	Address	Cultural Values	Māori and iwi development aspirations	Housing	Accessibility / Supporting Emissions Reductions	Natural hazards / Climate change resilience				HPL	Biodiversity
						Coastal	Flooding	Cyclone Gabrielle	Land hazards		
BV2*	68 Franklin Road	2 = The area is not subject to any identified areas of cultural significance or areas of significance to Māori. However, the Mana Ahuriri Trust has potential concerns due to the proximity to Heipipi Pa, and wider signs of occupation and significance. A Whale burial ground is located in BV2.	N/A	2 = Capacity for around 60 dwellings. A current 59 lot subdivision application has been lodged with NCC. The site is under single ownership.	1 = Remote to schools and employment but has some proximity to the existing (infrequent) PT network and Bay View local shops (although SH2 creates a barrier to movement). Proximate access to Bay View Shared Path linking with Westshore & Ahuriri. Development of Ahuriri Station could provide more proximate employment opportunities. Good access to local roading networks which will enable integration with the existing Bay View urban area.	0 = Eastern part of the area is subject to tsunami risks under a 500, 1000 and 2500 yr ARI with flood depths of up to 2m across a large portion of the site (under 1.99m SLR assumptions). The site is also subject to other coastal hazards including high risk coastal erosion and coastal inundation.	2 = The entire site subject to low flood risk but can be mitigated. Modelling does not account for rainfall ponding.	4 = the area was not impacted by flooding from Cyclone Gabrielle.	3 = A small part of the area is subject to high landslide risk. A medium risk for liquefaction for 500 years return in HB Hazards Portal.	4 = the area is free from highly productive land.	1 = the entire site falls within the Coastal Environment. The site has no other identified features.
BV3	Bay View	2 = The area is not subject to any identified areas of cultural significance or areas of significance to Māori. However, the Mana Ahuriri Trust has potential concerns due to the proximity to Heipipi Pa, and wider signs of occupation and significance.	N/A	2 = Potential capacity for around 150 new dwellings. Some existing land fragmentation may constrain bringing all land forward for development or create inefficiencies in site development.	2 = Remote to schools and employment but has some proximity to the existing (infrequent) PT network and Bay View local shops. The area is rural in nature hence limited walking and cycling facilities available to access services. Development of Ahuriri Station could provide more proximate employment opportunities. Good access to local roading networks which will enable integration with the existing Bay View urban area.	2 = The entire site is subject to tsunami risks under a 100, 500, 1000 and 2500 yr ARI (assuming 1.99m SLR). Flood depths are modelled to generally sit lower than 1.5m. The site is not subject to other coastal hazards.	2 = Flood risk along a small portion of southern boundary. Rest of site has low flood risk. Does not account for rainfall ponding.	1 = Significant portions of the site were heavily impacted by flooding from Cyclone Gabrielle.	3 = The area is subject to high risk for liquefaction under 500 years return event.	4 = the area is not subject to NPS-HPL restrictions as it is in an existing rural residential zoned area and an HPUDS development area.	4 = the area is not subject to any identified features. Part of the area is utilised for cropping with limited biodiversity value.
BV4*	Franklin Rd	2 = The area is not subject to any identified areas of cultural significance or areas of significance to Māori. However, the Mana Ahuriri Trust has potential concerns due to the proximity to Heipipi Pa, and wider signs of occupation and significance. Heipipi Pa would extend some way into BV5 and BV4.	N/A	3 = Potential capacity for around 470 new dwellings. The southwest part of the area has a high degree of fragmentation although the rest of the area mostly contains large, consolidated parcels.	2 = Remote to schools and employment but has some proximity to the existing (infrequent) PT network and Bay View local shops (although SH2 creates a barrier to movement). Proximate access to Bay View Shared Path linking with Westshore & Ahuriri. Development of Ahuriri Station could provide more proximate employment opportunities. Good access to local roading networks which will enable integration with the existing Bay View urban area.	1 = Some portion of the site is subject to tsunami risks under a 100, 500, 1000 and 2500 yr ARI (assuming 1.99m SLR). The lower part of the site also subject to tsunami risks under the 2500yr ARI with 1m SLR assumption. Flood depths are modelled to generally sit lower than 1m. Close proximity to high ground to facilitate evacuation. The site is not subject to other coastal hazards.	2 = All site subject to low flood risk but can be mitigated. Does not account for rainfall ponding.	1 = Significant portions of the site were heavily impacted by flooding from Cyclone Gabrielle.	3 = The area is subject to high risk for liquefaction under 500 years return event.	0 = the majority of the area is classified as LUC1 - the most productive land classification. The soil is generally considered good, some variability in soil type and limitations from drainage at Franklin Road end due to being recent fluvial soils. There are existing well-performing orchards.	4 = the area is not subject to any identified features. Large area of the area is utilised for cropping with limited biodiversity value.
BV5*	Racecourse Rd	2 = The area is not subject to any identified areas of cultural significance or areas of significance to Māori. However, the Mana Ahuriri Trust has potential concerns due to the proximity to Heipipi Pa, and wider signs of occupation and significance. Heipipi Pa would extend some way into BV5 and BV4.	N/A	2 = Potential capacity for around 100 new dwellings. Some existing land is fragmented into large rural residential lots.	2 = Remote to schools and employment but has some proximity to the existing (infrequent) PT network and Bay View local shops. The area is rural in nature hence limited walking and cycling facilities available to access services. Development of Ahuriri Station could provide more proximate employment opportunities. Good access to local roading networks which will enable integration with the existing Bay View urban area.	2 = The majority of the site is subject to tsunami risks under a 100, 500, 1000 and 2500 yr ARI (assuming 1.99m SLR). Flood depths are modelled to generally sit lower than 1.5m. Close proximity to high ground to facilitate evacuation. The site is not subject to other coastal hazards.	2 = All site subject to low flood risk but can be mitigated. Does not account for rainfall ponding.	1 = Significant portions of the site were heavily impacted by flooding from Cyclone Gabrielle.	3 = The area is subject to high risk for liquefaction under 500 years return event.	4 = the area is not subject to NPS-HPL restrictions as it is in an existing rural residential zoned area.	4 = the area is not subject to any identified features. Part of the area is utilised for cropping with limited biodiversity value.
AS1	uriri Station (north of Onehunga Road)	3 = The area is part of the identified areas of significance to Māori. Comments from Mana Ahuriri Trust acknowledge that some further investigation would be required however it is assumed that the Trust would be best placed to address any issues as developer of the land.	4 = This has been put forward by Mana Ahuriri Trust with aspirations of a comprehensive development with residential and industrial uses to support long-term wellbeing of the iwi and enhancement of the site.	4 = Potential capacity for around 750 new dwellings. Under single land ownership.	2 = Remote to schools and employment but parts of the area are proximate to the existing Bay View local shops via Kaiangaroa Place. The area is currently rural in nature hence limited walking, cycling and PT facilities available to access amenities. Good access to local roading networks which will enable integration with the existing Bay View urban area. Potential development of business uses at Ahuriri Station could provide some local employment opportunities and support development of some supporting amenities.	2 = The entire site is subject to tsunami risks under a 100, 500, 1000 and 2500 yr ARI (assuming 1.99m SLR). Flood depths are modelled to generally sit lower than 1.5m. Close proximity to high ground to facilitate evacuation. The site is not subject to other coastal hazards.	3 = Known flood area within the southern portion of the site. Rest of site has low flood risk. Does not account for rainfall ponding.	1 = Significant portions of the site were heavily impacted by flooding from Cyclone Gabrielle.	3 = The area is subject to high risk for liquefaction under 500 years return event.	2 = the entire site is classified as LUC3. However, it suffers from limitations due to drainage and is prone to waterlogging. The area is very poorly drained and as such perennial crops struggle with aeration thus its seasonal use for pasture and crops.	4 = the area is not subject to any identified features but sits adjacent to the coastal environment and some conservation land. Part of the area is utilised for cropping with limited biodiversity value.
AS2	uriri Station (south of Onehunga Road)	3 = The area is part of the identified areas of significance to Māori. Comments from Mana Ahuriri Trust acknowledge that some further investigation would be required however it is assumed that the Trust would be best placed to address any issues as developer of the land.	4 = Potential capacity for around 225 new dwellings. Land is under single ownership.	1 = Remote to schools and employment but parts of the area are proximate to the existing Bay View local shops via Kaiangaroa Place. The area is currently rural in nature hence limited walking, cycling and PT facilities available to access amenities. Potential development of business uses at Ahuriri Station could provide some local employment opportunities and support development of some supporting amenities.	0 = The entire site is subject to tsunami risks under a 100, 500, 1000 and 2500 yr ARI with flood depths of greater than 2m across a large portion of the site (under both 1m and 1.99m SLR assumptions). Close proximity to high ground to facilitate evacuation. The site is not subject to other coastal hazards.	2 = Site partially subject to low flood risk but can be mitigated through good design practice and potential raising of nearby stopbanks. Western part of the site, nearest the estuary, not within the existing flood model but further analysis by T&T indicates risk is likely to be low subject to raising ground levels.	1 = Significant portions of the site were heavily impacted by flooding from Cyclone Gabrielle.	3 = The area is subject to high risk for liquefaction under 500 years return event.	2 = the entire site is classified as LUC3. Consistent with AS1 above, suffering from drainage and water logging limitations. The lack of aeration and waterlogging means generally unsuitable for intensive horticulture but potentially very important for carbon sequestration.	4 = the area is not subject to any identified features but sits adjacent to the coastal environment and conservation land. Part of the area is utilised for cropping with limited biodiversity value.	
NC4a*	The Loop	2 = A small part of the area is subject to the area of cultural significance. It is also located adjacent to Pukemokimoki Marae. The area was Mana Ahuriri Pre-settlement and now it is kahungau iwi. Comments from Mana Ahuriri Trust indicated further investigation would be required to inform future development.	N/A	3 = Potential capacity for around 175 new dwellings. The land is under single ownership.	4 = Proximate to multiple schools (primary, intermediate and secondary schools), Awato employment area, Napier and Taradale centres and other commercial services. Located adjacent to proposed frequent bus routes and existing off-road cycling infrastructure providing a viable alternative to private vehicle travel prior to development occurring.	2 = The entire site is subject to tsunami risks under a 100, 500, 1000 and 2500 yr ARI with the flood depths of greater than 2m across parts of the site under the 1.99m SLR assumption. The site is not subject to other coastal hazards.	3 = A small part of the area is subject to the identified flooding layer. The GHD report indicated the area is less constrained by flooding than other sites in the Waverley area.	2 = A small part of the site was impacted by flooding during Cyclone Gabrielle.	1 = the area is subject to high risk liquefaction. It is also subject to a moderate-to-high level for amplification.	4 = the area is not subject to NPS-HPL restrictions as it is in an existing HPUDS development area.	4 = the area is not subject to any identified features. Part of the area is utilised for cropping with limited biodiversity value.
NC4b*	Riverbend	3 = The area is not subject to any identified area of cultural significance or area of significance to Māori. The area was Mana Ahuriri Pre-settlement and now it is kahungau iwi. Comments from Mana Ahuriri Trust indicated further investigation would be required to inform future development.	N/A	4 = Potential capacity for around 663 new dwellings as indicated by the developer. The land is under single ownership.	4 = Proximate to multiple schools (primary, intermediate and secondary schools), Awato employment area, Napier and Taradale centres and other commercial services (e.g. Maraenui centre). Located adjacent to proposed frequent bus routes and existing off-road cycling infrastructure providing a viable alternative to private vehicle travel prior to development occurring.	1 = The entire site is subject to tsunami risks under a 100, 500, 1000 and 2500 yr ARI (under both 1m and 1.99m SLR assumptions). Flood depths of greater than 2m across a large portion of the site under the 1.99m SLR assumption. Isolated / distant from high ground in terms of potential evacuation. The site is not subject to other coastal hazards.	1 = The area is constrained by flooding in part; site-specific modelling has been undertaken and potential for a wider integrated solution exists. Raising of ground levels will be required to facilitate development and this will need to factor in / mitigate displacement of stormwater.	0 = the majority of the site was impacted by flooding from Cyclone Gabrielle.	2 = part of the area is subject to high risk liquefaction. It is also subject to a moderate-to-high level for amplification.	4 = the area is not subject to NPS-HPL restrictions as it is in an existing HPUDS development area.	4 = the area is not subject to any identified features. Part of the area is utilised for cropping with limited biodiversity value.
NC4c	Waverley Rd	3 = The area is not subject to any identified area of cultural significance or area of significance to Māori. The area was Mana Ahuriri Pre-settlement and now it is kahungau iwi. Comments from Mana Ahuriri Trust indicated further investigation would be required to inform future development.	N/A	2 = Potential capacity for 335 new dwellings. Some existing land fragmentation and a large portion of the site would likely be required for stormwater detention / flood protection.	3 = Proximate to multiple schools (primary, intermediate and secondary schools), Awato employment area, Napier and Taradale centres and other commercial services. Located close to proposed frequent bus routes and existing off-road cycling infrastructure but some new connections or upgrades to existing road corridors would be required to help access these.	1 = The entire site is subject to tsunami risks under a 100, 500, 1000 and 2500 yr ARI (under both 1m and 1.99m SLR assumptions). Flood depths of greater than 2m across a large portion of the site under the 1.99m SLR assumption. Isolated / distant from high ground in terms of potential evacuation. The site is not subject to other coastal hazards.	1 = The area is constrained by flooding in part; site-specific modelling has been undertaken and potential for a wider integrated solution. The GHD report shows a potential stormwater management facility in this area to mitigate the effects of wider urbanisation around Waverley. Development would need to raise ground levels.	1 = Part of the site was impacted by flooding from Cyclone Gabrielle.	2 = part of the area is subject to high risk liquefaction. It is also subject to a moderate-to-high level for amplification.	0 = Part of the site is classified as LUC2 while the balance is LUC3. Soils and climate are of good productive capacity but suffer limitations regarding drainage and waterlogging as well as fragmentation via lifestyle developments.	4 = the area is not subject to any identified features. Part of the area is utilised for cropping with limited biodiversity value.
NC4d*	South Primal	3 = The area is not subject to any identified area of cultural significance or area of significance to Māori. The area was Mana Ahuriri Pre-settlement and now it is kahungau iwi. Comments from Mana Ahuriri Trust indicated further investigation would be required to inform development.	N/A	2 = Potential capacity for 370 new dwellings. Some existing land fragmentation and a portion of the site may be required for stormwater detention / flood protection.	4 = Proximate to multiple schools (primary, intermediate and secondary schools), Awato employment area, Napier and Taradale centres and other commercial services. Located adjacent to proposed frequent bus routes and existing off-road cycling infrastructure providing a viable alternative to private vehicle travel prior to development occurring.	1 = The entire site is subject to tsunami risks under a 100, 500, 1000 and 2500 yr ARI (under both 1m and 1.99m SLR assumptions). Flood depths of greater than 2m across a large portion of the site under the 1.99m SLR assumption. Isolated / distant from high ground in terms of potential evacuation. The site is not subject to other coastal hazards.	1 = The area is constrained by flooding in part; site-specific modelling has been undertaken and potential for a wider integrated solution. GHD report shows part of the area is subject to more severe flooding and that this may need to be set aside for stormwater management / flood detention purposes.	1 = Part of the site was impacted by flooding from Cyclone Gabrielle.	1 = the area is subject to high risk liquefaction. It is also subject to a moderate-to-high level for amplification.	2 = The site is classified as LUC3. Soils and climate are of good productive capacity but suffer limitations regarding drainage and waterlogging as well as fragmentation via lifestyle developments. It is an existing HPUDS reserve site and has already been partially developed for use as a retirement village placing further limitations on productive use of the land.	4 = the area is not subject to any identified features. Part of the area is utilised for cropping with limited biodiversity value.

Water quality		Infrastructure (three waters)			Infrastructure (transport)		Infrastructure (social)		Infrastructure (other)	Other significant constraints
Water		Wastewater	Stormwater		Parks and Open Spaces	Schools				
come	Address									
BV2*	68 Franklin Road	4 = the area is not subject to any identified features. Growth may provide opportunities to improve known water quality, if reticulated infrastructure provided.	2 = The level of growth across Bay View provided in remains under 1000 homes may be able to be accommodated as part of the proposed water network. Water pressure remain as an issue for Bay View area as a whole while water take across the region remains a major issue.	2 = The level of growth (less than 200 homes) may be able to be accommodated as per GHD report. Development of neighbouring sites in addition to this would trigger wastewater capacity issues.	2 = Stormwater will require a new pump station probably at the Petane domain to service the wider Bay View area.	1 = Limited access to active mode facilities and a good level of investment will be required if the area is urbanised. High-level modelling indicates investment in State Highway capacity / upgrades will be required if Bay View and surrounds accommodates significant growth.	4 = Serviced by existing parks or open spaces in the Bay View area if required. The level of growth indicated is unlikely to require or trigger new parks or playgrounds.	0 - significant investment would be required, potentially a new primary school or relocation of existing school.	1 = Limited supply and security, would require development of substation and lines for electricity infrastructure.	4 = the area is not subject to any other identified constraints.
BV3	Bay View	4 = the area is not subject to any identified features. Growth may provide opportunities to improve known water quality, if reticulated infrastructure provided.	2 = The level of growth across Bay View provided in remains under 1000 homes may be able to be accommodated as part of the proposed water network. Water pressure remain as an issue for Bay View area as a whole while water take across the region remains a major issue.	2 = The level of growth (less than 200 homes) may be able to be accommodated as per GHD report. Development of neighbouring sites in addition to this would trigger wastewater capacity issues.	2 = Stormwater will require a new pump station probably at the Petane domain to service the wider Bay View area. It is likely that a large area of the site will still need to be set aside for a stormwater detention basin to manage the stormwater volume generated by the proposed development area.	1 = Limited access to active mode facilities and a good level of investment will be required if the area is urbanised. High-level modelling indicates investment in State Highway capacity / upgrades will be required if Bay View and surrounds accommodates significant growth.	4 = Serviced by existing parks or open spaces in the Bay View area if required. The level of growth indicated is unlikely to require or trigger new parks or playgrounds. Small pocket parks may be available through a comprehensive masterplan design.	0 - significant investment would be required, potentially a new primary school or relocation of existing school.	1 = Limited supply and security, would require development of substation and lines for electricity infrastructure.	4 = the area is not subject to any other identified constraints.
BV4*	Franklin Rd	4 = the area is not subject to any identified features. Growth may provide opportunities to improve known water quality, if reticulated infrastructure provided.	2 = The level of growth across Bay View provided in remains under 1000 homes may be able to be accommodated as part of the proposed water network. Water pressure remain as an issue for Bay View area as a whole while water take across the region remains a major issue.	1 = The level of growth (more than 200 homes) means wastewater will be a big challenge. This will require a pump station and rising main to enable with likely high capital costs.	3 = Stormwater will require a new pump station probably at the Petane domain to service the wider Bay View area. It is likely that a large area of the site will still need to be set aside for a stormwater detention basin to manage the stormwater volume generated by the proposed development area.	1 = Limited access to active mode facilities and a good level of investment will be required if the area is urbanised. High-level modelling indicates investment in State Highway capacity / upgrades will be required if Bay View and surrounds accommodates significant growth.	4 = Serviced by existing parks or open spaces in the Bay View area if required. The level of growth indicated is unlikely to require or trigger new parks or playgrounds. Small pocket parks may be available through a comprehensive masterplan design.	0 - significant investment would be required, potentially a new school or relocation of existing school.	1 = Limited supply and security, would require development of substation and lines for electricity infrastructure.	4 = the area is not subject to any other identified constraints.
BV5*	Racecourse Rd	4 = the area is not subject to any identified features. Growth may provide opportunities to improve known water quality, if reticulated infrastructure provided.	2 = The level of growth across Bay View provided in remains under 1000 homes may be able to be accommodated as part of the proposed water network. Water pressure remain as an issue for Bay View area as a whole while water take across the region remains a major issue.	2 = The level of growth (less than 200 homes) may be able to be accommodated as per GHD report. Development of neighbouring sites in addition to this would trigger wastewater capacity issues.	4 = Stormwater will require a new pump station probably at the Petane domain to service the wider Bay View area. It is likely that a large area of the site will still need to be set aside for a stormwater detention basin to manage the stormwater volume generated by the proposed development area.	1 = Limited access to active mode facilities and a good level of investment will be required if the area is urbanised. High-level modelling indicates investment in State Highway capacity / upgrades will be required if Bay View and surrounds accommodates significant growth.	4 = Serviced by existing parks or open spaces in the Bay View area if required. The level of growth indicated is unlikely to require or trigger new parks or playgrounds. Small pocket parks may be available through a comprehensive masterplan design.	0 - significant investment would be required, potentially a new primary school or relocation of existing school.	1 = Limited supply and security, would require development of substation and lines for electricity infrastructure.	4 = the area is not subject to any other identified constraints.
AS1	uriri Station (north of Onehunga Rd)	4 = the area is not subject to any identified features but includes an existing stream in the southern portion. Growth may provide opportunities to improve known water quality, if reticulated infrastructure provided.	2 = The level of growth across Bay View provided in remains under 1000 homes may be able to be accommodated as part of the proposed water network. Water pressure remain as an issue for Bay View area as a whole while water take across the region remains a major issue.	1 = The level of growth (more than 200 homes) means wastewater will be a big challenge. This will require a pump station and rising main to enable with likely high capital costs.	2 = Stormwater will require a new pump station probably at the Petane domain to service the wider Bay View area. It is likely that a large area of the site will still need to be set aside for a stormwater detention basin to manage the stormwater volume generated by the proposed development area.	1 = Limited access to active mode facilities and a good level of investment will be required if the area is urbanised. High-level modelling indicates investment in State Highway capacity / upgrades will be required if Bay View and surrounds accommodates significant growth.	3 = Serviced by existing parks or open spaces in the Bay View area if required. The level of growth indicated (with AS2 together) may require or trigger new parks or playgrounds. Small pocket parks may be available through a comprehensive master plan design.	0 - significant investment would be required, potentially a new primary school or relocation of existing school.	1 = Limited supply and security, would require development of substation and lines for electricity infrastructure.	4 = the area is not subject to any other identified constraints.
AS2	uriri Station (south of Onehunga Rd)	4 = the area is not subject to any identified features. Growth may provide opportunities to improve known water quality, if reticulated infrastructure provided.	2 = The level of growth across Bay View provided in remains under 1000 homes may be able to be accommodated as part of the proposed water network. Water pressure remain as an issue for Bay View area as a whole while water take across the region remains a major issue.	1 = The level of growth (more than 200 homes) means wastewater will be a big challenge. This will require a pump station and rising main to enable with likely high capital costs.	2 = Stormwater will require a new pump station probably at the Petane domain to service the wider Bay View area. It is likely that a large area of the site will still need to be set aside for a stormwater detention basin to manage the stormwater volume generated by the proposed development area.	1 = Limited access to active mode facilities and a good level of investment will be required if the area is urbanised. High-level modelling indicates investment in State Highway capacity / upgrades will be required if Bay View and surrounds accommodates significant growth.	3 = Serviced by existing parks or open spaces in the Bay View area if required. The level of growth indicated (with AS1 together) may require or trigger new parks or playgrounds. Small pocket parks may be available through a comprehensive master plan design.	0 - significant investment would be required, potentially a new primary school or relocation of existing school.	1 = Limited supply and security, would require development of substation and lines for electricity infrastructure.	1 = The site falls within the proposed Te Whanganui-ā-Orotu Special Character Landscape which potentially limits the height of future buildings to 3m and therefore feasible development (especially if the ground needs to be raised to address flood risk).
NC4a*	The Loop	4 = the area is not subject to any identified features although borders the Cross Country Drain.	3 = Expansion of existing network will be required but capacity or cost is not foreseen as a major issue, given the proximity to existing urban area. Water take across the region remains a major issue.	3 = Expansion from the existing network with the upgrade will be required to accommodate growth. But does not foresee to be an issue. GHD report indicates upgrades may include a new pump station and network upgrades in the Waverley area.	2 = GHD report indicates The Loop is the only greenfield development area the modelling has predicted negligible flooding. From a stormwater perspective, The Loop, ranks highest for development potential. It should be noted that a sizable area of the site will still need to be set aside for a stormwater detention basin to manage the stormwater volume generated by the proposed development area.	4 = The site will be served by a frequent bus service which is already planned as part of the bus network refresh. Active mode may require some improvement and investment, providing connections to other amenities/destinations although the site already sits adjacent to a number of existing off-road cycle routes to a range of destinations.	3 = Serviced by existing parks or open spaces in the Napier area if required. The level of growth indicated (with other NC4 areas together) may require or trigger new parks or playgrounds. Small pocket parks may be available through a comprehensive master plan design.	4 = Proximate to primary, intermediate and secondary schooling options which have capacity.	2 = Existing growth zone, future growth would provide opportunities to prompt the creation of a new substation.	4 = the area is not subject to any other identified constraints.
NC4b*	Riverbend	4 = the area is not subject to any identified features although borders the Cross Country Drain.	3 = Expansion of existing network will be required but capacity or cost is not foreseen as a major issue, given the proximity to existing urban area. Water take across the region remains a major issue.	3 = Expansion from the existing network with the upgrade will be required to accommodate growth. But does not foresee to be an issue. GHD report indicates upgrades may include a new pump station and network upgrades in the Waverley area.	0 = Stormwater will require significant and coordinated investment with potential uncertainties of ongoing maintenance. Urbanisation could exacerbate local flooding risks, including the displacement of stormwater that is detained here. It will require a comprehensive approach to stormwater management.	4 = The site will be served by a frequent bus service which is already planned as part of the bus network refresh. Active mode may require some improvement and investment, providing connections to other amenities/destinations although the site already sits adjacent to a number of existing off-road cycle routes to a range of destinations.	3 = Serviced by existing parks or open spaces in the Napier area if required. The level of growth indicated (with other NC4 areas together) may require or trigger new parks or playgrounds. Small pocket parks may be available through a comprehensive master plan design.	4 = Proximate to primary, intermediate and secondary schooling options which have capacity.	2 = Existing growth zone, future growth would provide opportunities to prompt the creation of a new substation.	4 = the area is not subject to any other identified constraints.
NC4c	Waverley Rd	4 = the area is not subject to any identified features although borders the Cross Country Drain and Tannery Stream.	3 = Expansion of existing network will be required but capacity or cost is not foreseen as a major issue, given the proximity to existing urban area. Water take across the region remains a major issue.	3 = Expansion from the existing network with the upgrade will be required to accommodate growth. But does not foresee to be an issue. GHD report indicates upgrades may include a new pump station and network upgrades in the Waverley area.	0 = Stormwater will require significant and coordinated investment with potential uncertainties of ongoing maintenance. Urbanisation could exacerbate local flooding risks, including the displacement of stormwater that is detained here. It will require a comprehensive approach to stormwater management.	3 = Currently no bus service. A bus service may need to be re-routed or extended southwards to Waverley to serve this area. Active modes may require some good level of improvement and investment, providing connections to other amenities/destinations although the site already sits close to a number of existing off-road cycle routes to a range of destinations. Urbanisation of existing rural roads would need to be undertaken.	3 = Serviced by existing parks or open spaces in the Napier area if required. The level of growth indicated (with other NC4 areas together) may require or trigger new parks or playgrounds. Small pocket parks may be available through a comprehensive master plan design.	4 = Proximate to primary, intermediate and secondary schooling options which have capacity.	2 = Existing growth zone, future growth would provide opportunities to prompt the creation of a new substation.	4 = the area is not subject to any other identified constraints.
NC4d*	South Primal	4 = the area is not subject to any identified features although borders the Cross Country Drain and Tannery Stream.	3 = Expansion of existing network will be required but capacity or cost is not foreseen as a major issue, given the proximity to existing urban area. Water take across the region remains a major issue.	3 = Expansion from the existing network with the upgrade will be required to accommodate growth. But does not foresee to be an issue. GHD report indicates upgrades may include a new pump station and network upgrades in the Waverley area.	0 = Stormwater will require significant and coordinated investment with potential uncertainties of ongoing maintenance. Urbanisation could exacerbate local flooding risks, including the displacement of stormwater that is detained here. It will require a comprehensive approach to stormwater management.	3 = The site will be served by a frequent bus service which is already planned as part of the bus network refresh. Active mode may require some improvement and investment, providing connections to other amenities/destinations although the site already sits adjacent to a number of existing off-road cycle routes to a range of destinations. Urbanisation of existing rural roads would need to be undertaken.	3 = Serviced by existing parks or open spaces in the Napier area if required. The level of growth indicated (with other NC4 areas together) may require or trigger new parks or playgrounds. Small pocket parks may be available through a comprehensive master plan design.	4 = Proximate to primary, intermediate and secondary schooling options which have capacity.	2 = Existing growth zone, future growth would provide opportunities to prompt the creation of a new substation.	4 = the area is not subject to any other identified constraints.

Cultural Values		Hapu and Iwi development aspirations	Housing	Accessibility / Supporting Emissions Reductions	Natural hazards / Climate change resilience				HPL	Biodiversity	
NC7a*	South of Willowbank Ave	3 = The area is not subject to any identified area of cultural significance or area of significance to Maori. The area was Mana Ahuriri Pre-settlement and now it is kahungau iwi. Comments from Mana Ahuriri Trust indicated further investigation would be required to inform development.	N/A	1 = Potential capacity for 60 new dwellings. Some fragmentation into larger parcels.	3 = Proximate to multiple schools (primary, intermediate and secondary schools), Awato employment area, Napier and Te Awa centres and other commercial services. Located close to proposed frequent bus routes and existing off-road cycling infrastructure but some new connections or upgrades to existing road corridors would be required to help access these.	2 = The entire site is subject to tsunami risks under a 100, 500, 1000 and 2500 yr ARI with the flood depths of greater than 1.5m across a large portion of the site under the 1.99m SLR assumption. Isolated / distant from high ground in terms of potential evacuation. The site is not subject to other coastal hazards.	2= The area is generally free from the identified flood risk. Localised flooding is possible.	1 = Part of the site was impacted by flooding from Cyclone Gabrielle.	1 = the area is subject to high risk liquefaction. It is also subject to a moderate-to-high level for amplification.	0 = Part of the site is classified as LUC2 while the balance is LUC3. The soils are of good productive capacity and suitable climate & aspect. Well-producing areas in both, have some limitations in terms of structural vulnerability due to being recent fluvial deposits.	4 = the area is not subject to any identified features. Part of the area is utilised for cropping with limited biodiversity value.
NC7b*	North of Willowbank Ave	3 = The area is not subject to any identified area of cultural significance or area of significance to Maori. The area was Mana Ahuriri Pre-settlement and now it is kahungau iwi. Comments from Mana Ahuriri Trust indicated further investigation would be required to inform development.	N/A	2 = Potential capacity for 95 new dwellings. Some fragmentation into larger parcels.	3 = Proximate to multiple schools (primary, intermediate and secondary schools), Awato employment area, Napier and Te Awa centres and other commercial services. Located close to proposed frequent bus routes and existing off-road cycling infrastructure but some new connections or upgrades to existing road corridors would be required to help access these.	1 = The entire site is subject to tsunami risks under a 100, 500, 1000 and 2500 yr ARI with the flood depths of greater than 2m across a large portion of the site under the 1.99m SLR assumption. Isolated / distant from high ground in terms of potential evacuation. The site is not subject to other coastal hazards.	1 = The area is constrained by known or modelled flooding in part. Localised flooding is possible.	0 = the majority of the site was impacted by flooding from Cyclone Gabrielle.	1 = the area is subject to high risk liquefaction. It is also subject to a moderate-to-high level for amplification.	1 = The entire site is classified as LUC3. The soils are of good productive capacity and suitable climate & aspect. Well-producing areas in both, have some limitations in terms of structural vulnerability due to being recent fluvial deposits.	4 = the area is not subject to any identified features. Part of the area is utilised for cropping with limited biodiversity value.
NC6*	Mission Estate	4 = The area is not subject to any identified areas of cultural significance or areas of significance to Maori. No particular concern has been raised by iwi and hapu to date.	N/A	2 = Potential capacity for around 100 new dwellings. The land is under two separate owners.	4 = Proximate to several schools and Taradale centre, and has access to public transport and off-road cycling routes.	4 = the area is not subject to any coastal hazards.	2 = Some identified flooding risks along the Taipo Stream corridor. This can be mitigated / avoided and will need to be factored into the design of the site should urbanisation occur.	4 = the site was not impacted by flooding from Cyclone Gabrielle.	4 = the area is not subject to any high risk of geo hazards.	2 = Parts of the site feature soil classified as LUC1, while a portion of the site is zoned rural residential, the part of the site with the LUC1 classification has highly productive capacity although is not in productive use currently. The soils are known to be subject to numerous constraints for productive use. A large portion already developed into urban uses and the proximity of residences across Church Road is a limiting factor. Hastings soils are typically poorly drained and limited ability to augment drainage in this area exists.	3 = A small part of the area is subject to an identified SNA which requires avoidance and careful design for future development. The area is not subject to any other identified features. It is adjacent to a continued large area of cropland with limited biodiversity value.
FM2*	Portsmouth Rd	4 = The area is not subject to any identified areas of cultural significance or areas of significance to Maori. No particular concern has been raised by iwi and hapu to date.	N/A	4 = Potential capacity for around 155 new dwellings and under single ownership.	3 = Proximate to primary, intermediate and secondary schools (with safe crossing required), Omahu Rd industrial employment area and Flaxmere centre. Located in close proximity to proposed frequent bus route linking with Flaxmere and Hastings' centres. The nature of existing urban development adjacent to the site enables relatively simple connections with nearby services and amenities.	4 = the area is not subject to any coastal hazards	3 = No flooding info is available and there is no known historic flooding. The area is generally flat and comprises free-draining soils.	4 = the site was not impacted by flooding from Cyclone Gabrielle.	4 = the area is not subject to any high risks from geo hazards. Potential for moderate levels of amplification during an earthquake.	1 = The site is classified as LUC3. Some variability in soil typologies through this area and on the edge of Gimblett Gravels. Previously under viticulture, but anecdotal notes for poor performance. Warrants ground-specific assessment to determine the accuracy of the desktop assessment.	4 = the area is not subject to any identified features. Most of the area is utilised for cropping and it is adjacent to large area of continuous cropland with limited biodiversity value.
FM9*	Ramsay Cres	4 = The area is not subject to any identified areas of cultural significance or areas of significance to Maori. No particular concern has been raised by iwi and hapu to date.	N/A	4 = Potential capacity for around 500 new dwellings. Minimum fragmentation as land currently in productive uses.	3 = Proximate to primary, intermediate and secondary schools (with safe crossing required), Omahu Rd industrial employment area and Flaxmere centre. Potential to connect into existing neighbourhoods to access local amenities.	4 = the area is not subject to any coastal hazards	3 = No flooding info is available and there is no known historic flooding. The area is generally flat and comprises free-draining soils.	4 = the site was not impacted by flooding from Cyclone Gabrielle.	4 = the area is not subject to any high risks from geo hazards. Potential for moderate levels of amplification during an earthquake.	1 = The site is classified as LUC 3 and is within the Roy Hill Winegrowing Area. Some variability in soil typologies through this area and on the edge of Gimblett Gravels. Previously under viticulture, but anecdotal notes for poor performance. Warrants ground-specific assessment to determine the accuracy of the desktop assessment.	4 = the area is not subject to any identified features. The area is utilised for cropping and it is adjacent to large area of continuous cropland with limited biodiversity value.
FM11*	Portsmouth Rd South	4 = The area is not subject to any identified areas of cultural significance or areas of significance to Maori. No particular concern has been raised by iwi and hapu to date.	N/A	4 = Potential capacity for around 515 new dwellings. Minimum fragmentation of land as currently in productive uses.	2 = Proximate to Irongate employment area and Flaxmere centre. Currently rural in nature and with no access to PT. Large scale residential development in the area would need to be supported by extension or re-routing of public transport network to support better accessibility.	4 = the area is not subject to any coastal hazards	3 = Only a small part of the area is subject to flood risks and can be managed through appropriate subdivision design.	4 = the site was not impacted by flooding from Cyclone Gabrielle.	4 = the area is not subject to any high risks from geo hazards. Potential for moderate levels of amplification during an earthquake.	3 = Some fragmented parts of the site are identified as containing LUC1 land. Generally good soil conditions and easily managed, evidenced by the full development of the area from the top of the equestrian park to Flaxmere into orchards. From the equestrian park south and west, soils become more challenging and boney.	4 = the area is not subject to any identified features. Most of the area is utilised for cropping and it is adjacent to large area of continuous cropland with limited biodiversity value.
H3	Kaiapo Road	4 = The area is not subject to any identified areas of cultural significance or areas of significance to Maori. No particular concern has been raised by iwi and hapu to date.	N/A	3 = Potential capacity for around 430 new dwellings. Approx. 20 different land titles. The majority of these titles are under different ownership which could create inefficiencies for development.	4 = Proximate to schools, Irongate / Omahu Road industrial employment areas, Hospital and Hastings centres. Lower portion of the site directly served by proposed frequent bus route providing access to Flaxmere and Hastings Centres. Potential to connect into existing neighbourhoods to access local amenities.	4 = the area is not subject to any coastal hazards	1 = A large contiguous part of the site is subject to flooding. There is an existing detention pond adjacent to the site. This facility may need to be expanded / upgraded to support urbanisation of the site.	3 = A small portion of the site was impacted by flooding from Cyclone Gabrielle.	4 = the area is not subject to any high risks from geo hazards. Potential for moderate levels of amplification during an earthquake.	4 = the area is not subject to NPS-HPL restrictions as it is in an existing HPUDS development area. Despite the above, limitations exist on the northeastern boundary due to the hard edge with existing residential footprints. A large number of rural residential properties are present on the NE side of Kaiapo Road, constraining development potential. Similarly, soils are poorly drained and have some structural vulnerability.	4 = the area is not subject to any identified features. The area is utilised for cropping and it is adjacent to large area of continuous cropland with limited biodiversity value.
H4	Murdoch Road West	4 = The area is not subject to any identified areas of cultural significance or areas of significance to Maori. No particular concern has been raised by iwi and hapu to date.	N/A	3 = Potential capacity for around 120 new dwellings. The land is unfragmented.	3 = Proximate to schools, Irongate employment areas and Hastings centre. Close to less frequent bus services. Potential to connect into existing neighbourhoods to access local amenities.	4 = the area is not subject to any coastal hazards	3 = No flooding info is available for the majority of the Site. Risk is likely to be low given location and can be addressed at the time of design.	4 = the site was not impacted by flooding from Cyclone Gabrielle.	4 = the area is not subject to any high risks from geo hazards. Potential for moderate levels of amplification during an earthquake.	2 = The site is classified as LUC2 but also is an existing HPUDS reserve site and adjacent to residential uses. The area is well under orchard cover and generally conditions lean towards high performance. Some variability in soil type, but expected to be poorly drained and require augmentation via sub-surface drainage. Southwestern extent developed into commercial/industrial configuration already so some extent will no longer be productive.	4 = the area is not subject to any identified features. Part of the area is utilised for cropping and it is adjacent to large area of continuous cropland with limited biodiversity value.
H7*	Riverslea Road	4 = The area is not subject to any identified areas of cultural significance or areas of significance to Maori. No particular concern has been raised by iwi and hapu to date.	N/A	0 = Potential capacity for around 40 new dwellings. The site is fragmented with over 15 different land titles.	2 = Proximate to Hastings centre and intermediate / secondary schools.	4 = the area is not subject to any coastal hazards	3 = No flooding info is available for the majority of the Site. Risk is likely to be low given location and can be addressed at the time of design.	4 = the site was not impacted by flooding from Cyclone Gabrielle.	4 = the area is not subject to any high risks from geo hazards. Potential for moderate levels of amplification during an earthquake.	4 = the area is not subject to NPS-HPL restrictions as it is in an existing HPUDS development area. Southland drain currently forms a dividing edge from urban to productive capacity to limit constraints. Soils in this area are generally good, and high producing. Some limitations regarding waterlogging of gley soils, augmented via drainage and some variability in drainage.	4 = the area is not subject to any identified features. The area is utilised for cropping and it is adjacent to large area of continuous cropland with limited biodiversity value.
H8*	Copeland Road West	4 = The area is not subject to any identified areas of cultural significance or areas of significance to Maori. No particular concern has been raised by iwi and hapu to date.	N/A	2 = Potential capacity for around 130 new dwellings. Approximately 9 different land titles potentially creating some inefficiencies in future development.	2 = Proximate to Hastings centre, intermediate / secondary schools and proposed frequent bus service.	4 = the area is not subject to any coastal hazards	3 = No flooding info is available for the majority of the Site. Risk is likely to be low given location and can be addressed at the time of design.	4 = the site was not impacted by flooding from Cyclone Gabrielle.	4 = the area is not subject to any high risks from geo hazards. Potential for moderate levels of amplification during an earthquake.	4 = the area is not subject to NPS-HPL restrictions as it is in an existing HPUDS development area. Southland drain currently forms a dividing edge from urban to productive capacity to limit constraints. Soils in this area are generally good, and high producing. Some limitations regarding waterlogging of gley soils, augmented via drainage and some variability in drainage.	4 = the area is not subject to any identified features. The area is utilised for cropping and it is adjacent to large area of continuous cropland with limited biodiversity value.

		Water quality	Infrastructure (three waters)	Infrastructure (transport)	Infrastructure (social)	Infrastructure (other)	Other significant constraints			
NC7a*	South of Willowbank Ave	4 = the area is not subject to any identified features although borders the Cross Country Drain.	3 = Expansion of existing network will be required but capacity or cost is not foreseen as a major issue, given the proximity to existing urban area. Water take across the region remains a major issue.	3 = Expansion from the existing network with the upgrade will be required to accommodate growth. But does not foresee to be an issue. GHD report indicates upgrades may include a new pump station and network upgrades in the Waverley area.	0 = Stormwater will require significant and coordinated investment with potential uncertainties of ongoing maintenance. Urbanisation could exacerbate local flooding risks, including the displacement of stormwater that is detained here. It will require a comprehensive approach to stormwater management.	2 = Currently no bus service. A bus service may need to be re-routed or extended southwards to Waverley to serve this area. Located a bit further away from the urban area compared to NC4 sites. Active mode may require some good level of improvement and investment, providing connections to other amenities/destinations, and across Willowbank Ave. Urbanisation of existing rural roads would need to be undertaken.	3 = Served by existing parks or open spaces in the Napier area if required. The level of growth indicated (with NC7b areas together) may require or trigger new parks or playgrounds. Small pocket parks may be available through a comprehensive master plan design.	4 = Proximate to primary, intermediate and secondary schooling options which have capacity.	2 = Existing growth zone, future growth would provide opportunities to prompt the creation of a new substation.	4 = the area is not subject to any other identified constraints.
NC7b*	North of Willowbank Ave	4 = the area is not subject to any identified features. Growth may provide opportunities to improve known water quality, if reticulated infrastructure provided.	3 = Expansion of existing network will be required but capacity or cost is not foreseen as a major issue, given the proximity to existing urban area. Water take across the region remains a major issue.	3 = Expansion from the existing network with the upgrade will be required to accommodate growth. But does not foresee to be an issue. GHD report indicates upgrades may include a new pump station and network upgrades in the Waverley area.	0 = Stormwater will require significant and coordinated investment with potential uncertainties of ongoing maintenance. Urbanisation could exacerbate local flooding risks, including the displacement of stormwater that is detained here. It will require a comprehensive approach to stormwater management.	2 = Currently no bus service. A bus service may need to be re-routed or extended southwards to Waverley to serve this area. Located a bit further away from the urban area compared to NC4 sites. Active mode may require some good level of improvement and investment, providing connections to other amenities/destinations, and across Willowbank Ave. Urbanisation of existing rural roads would need to be undertaken.	3 = Served by existing parks or open spaces in the Napier area if required. The level of growth indicated (with NC7a areas together) may require or trigger new parks or playgrounds. Small pocket parks may be available through a comprehensive master plan design.	4 = Proximate to primary, intermediate and secondary schooling options which have capacity.	2 = Existing growth zone, future growth would provide opportunities to prompt the creation of a new substation.	4 = the area is not subject to any other identified constraints.
NC6*	Mission Estate	4 = the area is not subject to any identified features although borders the Taipo Stream.	3 = Expansion of existing network will be required but capacity or cost is not foreseen as a major issue, given the proximity to existing urban area. Water take across the region remains a major issue.	3 = Expansion from the existing network with potential for a minor network upgrade will be required to accommodate growth. But does not foresee to be an issue, given the site is flatter than others and the scale of growth is relatively limited.	3 = Minor expansion of the existing network required. Small scale of growth unlikely to trigger major network upgrades.	4 = Existing and planned bus service already serves the site. Depending on access arrangements and overall level of growth, potential upgrade to Tironui Drive intersection required to support growth.	4 = The level of growth proposed is unlikely to trigger new parks infrastructure. The location and relatively flatter topography of the site also offer opportunities to utilise the existing facilities.	4 = Proximate to several primary schools with capacity. Intermediate and secondary provision has capacity.	2 = Some loading has already been allocated to some development in this area. Additional growth will require reinforcement.	4 = the area is not subject to any other identified constraints.
FM2*	Portsmouth Rd	3 = the entire site is subject to TANK Source Protection Zone and unconfined aquifer, the area is not subject to any other identified features. Future growth will require careful design and stormwater treatment for water quality.	3 = Expansion of existing network will be required but is not foreseen as a major issue, given the proximity to existing urban area. Overall, water take remains an issue.	3 = The area shows little constraints for wastewater post-IAF work, some street-level upgrades may be required.	3 = The Infrastructure Constraint Report indicates some level of upgrades will be required to accommodate a reasonable level of growth in Flaxmere and Irongate catchment.	4 = Served by existing and planned frequent bus services. New / upgraded connections into existing local road network would need to be funded by the developer. No strategic upgrades required.	4 = Served by existing parks or playgrounds in Flaxmere, as indicated in the Infrastructure Constraint Report. Small pocket parks may be available through a comprehensive masterplan design.	4 = Local school has recently had a major rebuild with new teaching and administration blocks, complete redevelopment of the school grounds, and community playground that can service development.	2 = Need to confirm a total scenario that is likely to require substation and sub-transmission upgrades to accommodate the wider south of Flaxmere area. But also with options to share with McCain's zone subdivision.	2 = the area is not subject to any other identified constraints. However, the site is proximate to the Hastings Aerodrome (but outside noise contours). This could limit future expansion or development of the Aerodrome.
FM9*	Ramsay Cres	3 = the entire site is subject to TANK Source Protection Zone and unconfined aquifer, the area is not subject to any other identified features. Future growth will require careful design and stormwater treatment for water quality.	3 = Expansion of existing network will be required but is not foreseen as a major issue, given the proximity to existing urban area. Overall, water take remains an issue.	3 = The area shows little constraints for wastewater post-IAF work, some street-level upgrades may be required.	4 = The Infrastructure Constraint Report indicates some level of upgrades will be required to accommodate a reasonable level of growth in Flaxmere and Irongate catchment.	4 = Served by existing and planned frequent bus services. New / upgraded connections into existing local road network would need to be funded by the developer. No strategic upgrades required.	4 = Served by existing parks or playgrounds in Flaxmere, as indicated in the Infrastructure Constraint Report. Small pocket parks may be available through a comprehensive masterplan design.	4 = Local school has recently had a major rebuild with new teaching and administration blocks, complete redevelopment of the school grounds, and community playground that can service development.	2 = Need to confirm a total scenario that is likely to require substation and sub-transmission upgrades to accommodate the wider south of Flaxmere area. But also with options to share with McCain's zone subdivision.	2 = the area is not subject to any other identified constraints. However, the site is proximate to the Hastings Aerodrome (but outside noise contours). This could limit future expansion or development of the Aerodrome.
FM11*	Portsmouth Rd South	4 = the area is not subject to any identified features.	2 = Will require further expansion / upgrades of the existing network as it is located slightly further away from the existing urban area. There are opportunities to be developed with the adjacent industrial sites and better support expansion of existing infrastructure.	4 = Further expansion of the current network is not foreseen as an issue, especially since there is a current programme underway for areas in the south of Flaxmere and Irongate to allow for a significant amount of additional housing.	3 = The Infrastructure Constraint Report indicates some level of upgrades will be required to accommodate a reasonable level of growth in Flaxmere and Irongate catchment.	3 = Urbanisation of existing rural roads and extension of local roads would be required and need to be funded by developers. Potential to consider extension of bus services south of Flaxmere to serve development. Growth around Flaxmere South is likely to generate need for intersection and capacity upgrades along Maraekakaho Road and SH2.	2 = Not near or close to any existing parks or open spaces. The urbanisation of the area, or alongside another adjacent growth area (BP4) will likely trigger provision of new parks.	2 = Some options for primary and secondary schooling at Bridge Pa School and Flaxmere College. Large scale development may place some pressure on schools. Ministry Transport would be required due to distance.	2 = Need to confirm a total scenario that is likely to require substation and sub-transmission upgrades to accommodate the wider south of Flaxmere area. But also with options to share with McCain's zone subdivision.	2 = the area is not subject to any other identified constraints. However, the site is proximate to the Hastings Aerodrome (but outside noise contours). This could limit future expansion or development of the Aerodrome.
H3	Kaiapo Road	3 = the entire site is subject to TANK Source Protection Zone. The area is not subject to any other identified features. Future growth will require careful design and stormwater treatment for water quality.	3 = Expansion of existing network will be required but is not foreseen as a major issue, given the proximity to existing urban area. Overall, water take remains an issue.	2 = The Kaiapo area remains in a constrained state post-IAF work for wastewater. However, the proposal put forward would logically align with core wastewater infrastructure which is about to commence between Flaxmere and Hastings.	2 = The Infrastructure Constraint Report indicates more reasonable or significant upgrades will be required to accommodate a reasonable level of growth in the Kaiapo catchment.	4 = Already served by existing and planned PT, as well as the active mode networks are set up good for an extension if required. Access to SH2 is unlikely to be supported. High costs associated with a new intersection onto SH2. Access will rely on small-scale improvements to the local road network, which would need to be funded by developers.	4 = Served by existing parks or playgrounds in Hastings, as indicated in the Infrastructure Constraint Report. Additional parks should be provided through a comprehensive masterplan design of the area.	3 = Capacity in the local primary, intermediate and secondary network.	3 = Existing assets currently being rebuilt in the area depending on timing this may be accommodated by the time development starts.	4 = the area is not subject to any other identified constraints.
H4	Murdoch Road West	3 = the entire site is subject to TANK Source Protection Zone. The area is not subject to any other identified features. Future growth will require careful design and stormwater treatment for water quality.	3 = Expansion of existing network will be required but is not foreseen as a major issue, given the proximity to existing urban area. Overall, water take remains an issue.	2 = The area remains in a constrained state post-IAF work for wastewater, as identified in the Infrastructure Constraint Report. Further capacity upgrades required.	3 = The Infrastructure Constraint Report indicates some level of upgrades will be required to accommodate a reasonable level of growth in the lower southland catchment.	4 = Served by existing and planned bus services. No significant upgrades to transport network anticipated from enabling development.	3 = May be able to be serviced by existing parks or playgrounds in Hastings, as indicated in the Infrastructure Constraint Report. Noting the level of service for Hastings is sitting below target. Additional parks should be provided through a comprehensive masterplan design of the area.	3 = Capacity in the local primary, intermediate and secondary network.	3 = Existing assets currently being rebuilt in the area depending on timing this may be accommodated by the time development starts.	4 = the area is not subject to any other identified constraints.
H7*	Riverslea Road	3 = the entire site is subject to TANK Source Protection Zone. The area is not subject to any other identified features. Future growth will require careful design and stormwater treatment for water quality.	3 = Expansion of existing network will be required but is not foreseen as a major issue, given the proximity to existing urban area. Overall, water take remains an issue.	2 = The area remains in a constrained state post-IAF work for wastewater, as identified in the Infrastructure Constraint Report. Further capacity upgrades required.	3 = Stormwater will need to have to be comprehensively managed. Based on the level of growth indicated, onsite management may be managed at a individual property basis. The Infrastructure Constraint Report indicates some level of upgrades will be required to accommodate a reasonable level of growth in the lower southland catchment.	3 = No significant upgrades to transport network anticipated from enabling development. Access will rely on small-scale improvements to the local road network, which would need to be funded by developers.	2 = Generally further away from existing parks or playgrounds in Hastings, as indicated in the Infrastructure Constraint Report. Hastings is also currently sitting below the level of services target. Further growth in the area may require the provision of new or alternate open spaces and/or playgrounds.	1 = There could be lot of demand on central schools from new development particularly with intensification also creating demand. Primary school capacity would need to be closely monitored. Intermediate and secondary have capacity.	3 = Existing assets currently being rebuilt in the area depending on timing this may be accommodated by the time development starts.	4 = the area is not subject to any other identified constraints.
H8*	Copeland Road West	3 = the entire site is subject to TANK Source Protection Zone. The area is not subject to any other identified features. Future growth will require careful design and stormwater treatment for water quality.	3 = Expansion of existing network will be required but is not foreseen as a major issue, given the proximity to existing urban area. Overall, water take remains an issue.	2 = The area remains in a constrained state post-IAF work for wastewater, as identified in the Infrastructure Constraint Report. Further capacity upgrades required.	3 = Stormwater will need to be comprehensively managed, based on the level of growth indicated. The Infrastructure Constraint Report indicates some level of upgrades will be required to accommodate a reasonable level of growth in the lower southland catchment.	3 = No significant upgrades to transport network anticipated from enabling development. Access will rely on small-scale improvements to the local road network, which would need to be funded by developers.	2 = Generally further away from existing parks or playgrounds in Hastings, as indicated in the Infrastructure Constraint Report. Hastings is also currently sitting below the level of services target. Further growth in the area may require the provision of new or alternate open spaces and/or playgrounds.	1 = There could be lot of demand on central schools from new development particularly with intensification also creating demand. Primary school capacity would need to be closely monitored. Intermediate and secondary have capacity.	3 = Existing assets currently being rebuilt in the area depending on timing this may be accommodated by the time development starts.	4 = the area is not subject to any other identified constraints.

Cultural Values		Hapu and Iwi development aspirations	Housing	Accessibility / Supporting Emissions Reductions	Natural hazards / Climate change resilience			HPL	Biodiversity		
H2a	Lyndhurst Extension - HPUDS	4 = The area is not subject to any identified areas of cultural significance or areas of significance to Maori. No particular concern has been raised by iwi and hapu to date.	N/A	2 = Potential capacity for around 280 new dwellings. The land is reasonably fragmented with approx. 20 different land titles which could create inefficiencies for development.	4 = Proximate to schools, Hastings east industrial area and Hastings centres. Currently has access to existing and proposed frequent bus network providing direct access to Napier City Centre. Good potential to connect into existing neighbourhoods to access local amenities.	4 = the area is not subject to any coastal hazards	3 = The area is not subject to known flood risks. However, it is located adjacent to an identified flood risk area. Risk is likely to be low given location and can be addressed at the time of design.	4 = the site was not impacted by flooding from Cyclone Gabrielle.	4 = the area is not subject to any high risks from geo hazards. Potential for moderate levels of amplification during an earthquake.	4 = the area is not subject to NPS-HPL restrictions as it is in an existing HPUDS development area.	4 = the area is not subject to any identified features. The area is utilised for cropping and it is adjacent to large area of continuous cropland with limited biodiversity value.
HN2a*	Te Mata Mushroom Farm	4 = The area is not subject to any identified areas of cultural significance or areas of significance to Maori. No particular concern has been raised by iwi and hapu to date.	N/A	4 = Potential capacity for around 250 new dwellings, with limited fragmentation. Existing owners not considering residential redevelopment.	2 = Proximate to schools and Havelock North centre. Limited existing public transport and cycling infrastructure to serve the area.	4 = the area is not subject to any coastal hazards	3 = No flooding info is available for the majority of the area. Risk is likely to be low given location and can be addressed at the time of design.	4 = the site was not impacted by flooding from Cyclone Gabrielle.	4 = the area is not subject to any high risks from geo hazards. Potential for moderate levels of amplification during an earthquake.	1 = the entire site is classified as LUC3. The lower terrace landform is occupied by a Mushroom Factory. Given the extent of buildings and surfaces, much of its productive capacity will already be compromised. The remaining area has highly variable soils with some drainage limitations.	4 = the area is not subject to any identified features. Some part of the area is utilised for cropping, with limited biodiversity value.
HN2b*	Ataki Road Extension (Existing HPUDS)	4 = The area is not subject to any identified areas of cultural significance or areas of significance to Maori. No particular concern has been raised by iwi and hapu to date.	N/A	2 = Potential capacity for around 110 new dwellings with minimum fragmentation.	3 = Proximate to schools and Havelock North centre. Potential to connect into existing neighbourhoods to access local amenities.	4 = the area is not subject to any coastal hazards	3 = No flooding info is available for the majority of the area. Risk is likely to be low given location and can be addressed at the time of design.	4 = the site was not impacted by flooding from Cyclone Gabrielle.	4 = the area is not subject to any high risks from geo hazards. Potential for moderate levels of amplification during an earthquake.	2 = The site is classified as LUC2. However, the Site has some constraints given the proximity of the existing residential edge and soils present on site. While appearing to be of good quality, the area has never been intensively used and may be a result of limitations in recent fluvial soils.	4 = the area is not subject to any identified features. Some part of the area is utilised for cropping with limited biodiversity value.
HN6*	Thompson Road	4 = The area is not subject to any identified areas of cultural significance or areas of significance to Maori. No particular concern has been raised by iwi and hapu to date.	N/A	2 = Potential capacity for around 80 new dwellings with minimum fragmentation.	3 = Proximate to schools and Havelock North centre. Potential to connect into existing neighbourhoods to access local amenities.	4 = the area is not subject to any coastal hazards	3 = A small part of the site is subject to identified flood hazards along the northern boundary in the vicinity of the existing canal/stream. This can be managed through appropriate subdivision design.	4 = the site was not impacted by flooding from Cyclone Gabrielle.	4 = the area is not subject to any high risks from geo hazards. Potential for moderate levels of amplification during an earthquake.	4 = the area is not subject to NPS-HPL restrictions as it is in an existing HPUDS development area.	4 = the area is not subject to any identified features. Most part of the area is utilised for cropping and it is adjacent to large area of continuous cropland with limited biodiversity value.
HN10	Living Site (check against RC application)	4 = The area is not subject to any identified areas of cultural significance or areas of significance to Maori. No particular concern has been raised by iwi and hapu to date.	N/A	2 = Potential capacity for 35 new dwellings as per consent application. Single land ownership.	3 = Proximate to schools and Havelock North Centre. Already sits within an urbanised environment and can utilise existing transport networks.	4 = the area is not subject to any coastal hazards	2 = Some parts of the Site are subject to flood risks associated with adjacent stream / canal network. Can be managed / mitigated through detailed design.	4 = the site was not impacted by flooding from Cyclone Gabrielle.	4 = the area is not subject to any high risks from geo hazards. Potential for moderate levels of amplification during an earthquake.	4 = the area is entirely classified as LUC 3. However, the site is already developed under Oderings Nursery so productive capacity has already been lost/compromised.	4 = the area is not subject to any identified features and is largely urbanised.
HN3a*	Iona Rd/Middle Rd	4 = The area is not subject to any identified areas of cultural significance or areas of significance to Maori. No particular concern has been raised by iwi and hapu to date.	N/A	4 = Potential capacity for around 220 new dwellings. Minimum fragmentation as it comprises 4 land titles with 2 different owners.	3 = Proximate to schools and Havelock North Centre. Benefits from direct access to the proposed frequent bus network providing access to Hastings and Napier City Centres.	4 = the area is not subject to any coastal hazards	2 = Part of the area is subject to flood risks and has a known history of ponding. A large portion of the area was under water for an extended period at the commencement of 2023.	2 = A small portion of the site was impacted by flooding from Cyclone Gabrielle.	4 = the area is not subject to any high risks from geo hazards. Potential for moderate levels of amplification during an earthquake.	2 = The site is classified as LUC2 but also is an existing HPUDS reserve site. The area has some significant limitations due to wetness and drainage. A large portion of the area was under water for an extended period at the commencement of 2023, including Cyclone Gabrielle rainfall. Limitations on the northeastern edge from residential land use and some rural lifestyle blocks have also fragmented land use.	4 = the area is not subject to any identified features. Some part of the area is utilised for cropping and it is adjacent to large area of continuous cropland with limited biodiversity value.
HN3b*	Iona Rd/Middle Rd	4 = The area is not subject to any identified areas of cultural significance or areas of significance to Maori. No particular concern has been raised by iwi and hapu to date.	N/A	4 = Potential capacity for around 420 new dwellings. Some fragmentation currently but generally comprises large parcels.	3 = Proximate to schools and Havelock North Centre. Benefits from direct access to the proposed frequent bus network providing access to Hastings and Napier City Centres.	4 = the area is not subject to any coastal hazards.	3 = part of the area is subject to flooding and there is potential for localised flooding with the existing farm drains present through the site. Part of the site previously identified as being required for stormwater management to serve the Iona development and this would need to be integrated with any future development.	4 = the site was not impacted by flooding from Cyclone Gabrielle.	4 = the area is not subject to any high risks from geo hazards. Potential for moderate levels of amplification during an earthquake.	0 = the entire site is classified as LUC2. However, the area has some significant limitations due to wetness and drainage. A large portion of the area was under water for an extended period at the commencement of 2023, including Cyclone Gabrielle rainfall. Limitations on the northeastern edge from residential land use and some rural lifestyle blocks have also fragmented land use. A large portion of the site is also signalled as being required for stormwater management to support neighbouring urbanisation.	4 = the area is not subject to any identified features. Some part of the area is utilised for cropping and it is adjacent to large area of continuous cropland with limited biodiversity value.
BP4*	Bridge Pa	3 = The area is not subject to any identified areas of cultural significance or areas of significance to Maori. The urbanisation of the wider Bridge Pa area will likely raise concerns for local iwi and hapu.	N/A	4 = Potential capacity for around 720 new dwellings, with some level of fragmentation as it contains approximately 15 different titles.	2 = Proximate to Irongate employment area. Currently rural in nature and with no access to PT. Located further away from the existing urban area (Flaxmere) than other greenfield options. No access to existing and/or future bus routes as identified under RLP. Large scale residential development in the area would need to be supported by extension or re-routing of public transport network to support better accessibility.	4 = the area is not subject to any coastal hazards.	3 = Only a small part of the area is subject to flood risks. This can be mitigated / avoided and will need to be factored into the design of the site should urbanisation occur.	4 = the site was not impacted by flooding from Cyclone Gabrielle.	4 = the area is not subject to any high risks from geo hazards. Potential for moderate levels of amplification during an earthquake.	1 = the majority of the area is classified as LUC 3. The soils in this area become more challenging and boney in comparison with land immediately adjacent to Flaxmere.	4 = the area is not subject to any identified features. Most of the area is utilised for cropping and it is adjacent to large area of continuous cropland with limited biodiversity value.

		Water quality	Infrastructure (three waters)	Infrastructure (transport)	Infrastructure (social)	Infrastructure (other)	Other significant constraints			
H2a	Lyndhurst Extension - HPUDS	3 = Part of the area is subject to TANK Source Protection Zone; but not subject to any other identified features. Future growth will require careful design and stormwater treatment for water quality.	3 = Expansion of existing network will be required but is not foreseen as a major issue, given the proximity to existing urban area. Overall, water take remains an issue.	4 = Expansion of the current network is not foreseen as an issue, especially since there is some network capacity available post-IAF wastewater work, as indicated in the Infrastructure Constraint Report.	3 = Stormwater will need to be comprehensively managed, based on the level of growth indicated. The Infrastructure Constraint Report indicates some level of upgrades will be required to accommodate a reasonable level of growth.	4 = Served by existing and planned frequent bus services. New / upgraded connections into existing local road network would need to be funded by the developer. No strategic upgrades required.	4 = Served by existing parks or playgrounds in Hastings, as indicated in the Infrastructure Constraint Report, in particular given its proximity to Hawke's Bay Regional Sports Park and Frimley Park.	3 = Additional primary capacity can be provided to support development in the area. Intermediate and secondary schools have capacity.	1 = Constrained area with plans to increase capacity. Timing and size are key to unlocking and accommodating the growth.	4 = the area is not subject to any other identified constraints.
HN2a*	Te Mata Mushroom Farm	3 = the majority of the area is subject to TANK Source Protection Zone. The area is not subject to any other identified features. Future growth will require careful design and stormwater treatment for water quality.	3 = Expansion of existing network will be required but is not foreseen as a major issue, given the proximity to existing urban area. Overall, water take remains an issue.	4 = The Infrastructure Constraint Report did not signal wastewater to be an issue to accommodate growth, although localised improvements to optimise provision of growth capacity in the Brookvale will be needed.	2 = Stormwater is the most challenging for both north and south of Havelock North compared to Flaxmere and Hastings, due to the watercourses that run through the area. The Infrastructure Report also indicates 40% of the reticulated network in the area has downstream restrictions. A potential solution would be consolidated stormwater detention areas /wetland treatment/amenity areas. This area is also subject to the TANK source protection zone and hence will require careful design and treatment for water quality.	2 = No significant upgrades to transport network anticipated from enabling development. Potential to extend bus services. Access will rely on small-scale improvements to the local road network, which would need to be funded by developers. General growth in Havelock North may contribute to further local congestion and put pressure on wider network upgrades.	4 = Served by existing parks or playgrounds in Havelock North, as indicated in the Infrastructure Constraint Report.	2 = Potential need to require some additional Primary, intermediate and secondary school capacity to support growth in Havelock North.	2 = Known growth zone easy initially but requires investment in capital assets as lots develop.	4 = the area is not subject to any other identified constraints.
HN2b*	Hakiki Road Extension (Existing HPUDS)	3 = the majority of the area is subject to TANK Source Protection Zone. The area is not subject to any other identified features. Future growth will require careful design and stormwater treatment for water quality.	3 = Expansion of existing network will be required but is not foreseen as a major issue, given the proximity to existing urban area. Overall, water take remains an issue.	4 = The Infrastructure Constraint Report did not signal wastewater to be an issue to accommodate growth, although localised improvements to optimise provision of growth capacity in the Brookvale will be needed.	2 = Stormwater is the most challenging for both north and south of Havelock North compared to Flaxmere and Hastings, due to the watercourses that run through the area. The Infrastructure Report also indicates 40% of the reticulated network in the area has downstream restrictions. A potential solution would be consolidated stormwater detention areas /wetland treatment/amenity areas. This area is also subject to the TANK source protection zone and hence will require careful design and treatment for water quality.	2 = No significant upgrades to transport network anticipated from enabling development. Potential to extend bus services. Access will rely on small-scale improvements to the local road network, which would need to be funded by developers. General growth in Havelock North may contribute to further local congestion and put pressure on wider network upgrades.	4 = Served by existing parks or playgrounds in Havelock North, as indicated in the Infrastructure Constraint Report.	2 = Potential need to require some additional Primary, intermediate and secondary school capacity to support growth in Havelock North.	2 = Known growth zone easy initially but requires investment in capital assets as lots develop.	4 = the area is not subject to any other identified constraints.
HN6*	Thompson Road	3 = the entire site is subject to TANK Source Protection Zone. The area is not subject to any other identified features. Future growth will require careful design and stormwater treatment for water quality.	3 = Expansion of existing network will be required but is not foreseen as a major issue, given the proximity to existing urban area. Overall, water take remains an issue.	4 = The Infrastructure Constraint Report did not signal wastewater to be an issue to accommodate growth, although localised improvements to optimise provision of growth capacity in the Brookvale will be needed.	2 = Stormwater is the most challenging for both north and south of Havelock North compared to Flaxmere and Hastings, due to the watercourses that run through the area. The Infrastructure Report also indicates 40% of the reticulated network in the area has downstream restrictions. A potential solution would be consolidated stormwater detention areas /wetland treatment/amenity areas. This area is also subject to the TANK source protection zone and hence will require careful design and treatment for water quality.	2 = No significant upgrades to transport network anticipated from enabling development. Potential to extend bus services. Access will rely on small-scale improvements to the local road network, which would need to be funded by developers. General growth in Havelock North may contribute to further local congestion and put pressure on wider network upgrades.	4 = Served by existing parks or playgrounds in Havelock North, as indicated in the Infrastructure Constraint Report.	2 = Potential need to require some additional Primary, intermediate and secondary school capacity to support growth in Havelock North.	2 = Known growth zone easy initially but requires investment in capital assets as lots develop.	4 = the area is not subject to any other identified constraints.
HN10	Drilling Site (check against RC application)	4 = the area is not subject to any identified features.	4 = Water, wastewater and stormwater infrastructure servicing solutions are addressed as part of the existing consent application.	4 = Water, wastewater and stormwater infrastructure servicing solutions are addressed as part of the existing consent application.	4 = Water, wastewater and stormwater infrastructure servicing solutions are addressed as part of the existing consent application.	4 = Good access to the existing roading network and the level of growth indicated is unlikely to generate the need for investment in transport upgrades.	4 = Served by existing parks or playgrounds in Havelock North, as indicated in the Infrastructure Constraint Report. The level of growth indicated is unlikely to trigger high investment for transportation.	2 = Potential need to require some additional Primary, intermediate and secondary school capacity to support growth in Havelock North.	2 = Known growth zone easy initially but requires investment in capital assets as lots develop.	4 = the area is not subject to any other identified constraints.
HN3a*	Iona Rd/Middle Rd	4 = the area is not subject to any identified features.	3 = Expansion of existing network will be required but is not foreseen as a major issue, given the proximity to existing urban area. Overall, water take remains an issue.	2 = This area has not been considered in the Infrastructure Constraints Report but it is understood there is limited network capacity to provide wastewater serve this area. Capacity upgrades likely required.	2 = Stormwater is the most challenging for both north and south of Havelock North compared to Flaxmere and Hastings, due to the watercourses that run through the area. The Infrastructure Report also indicates that 40% of the reticulated network in the area has downstream restrictions. A potential solution would be consolidated stormwater detention areas /wetland treatment/amenity areas.	2 = No significant upgrades to transport network anticipated from enabling development. Served by proposed frequent bus service. Access will rely on small-scale improvements to the local road network, which would need to be funded by developers. General growth in Havelock North may contribute to further local congestion and put pressure on wider network upgrades.	2 = Unlikely to be serviced by existing parks or playgrounds in Havelock North, as indicated in the Infrastructure Constraint Report. Small pocket parks may be available through a comprehensive masterplan design, in particular given the level of growth indicated.	1 = Local primary school site is bordered by residential, difficult to expand. May need increased capacity at intermediate/secondary provision and may need to look at integrated school rolls.	3 = No major issues for electricity infrastructure, subject to refined areas for more accurate density and staging.	4 = the area is not subject to any other identified constraints.
HN3b*	Iona Rd/Middle Rd	4 = the area is not subject to any identified features.	3 = Expansion of existing network will be required but is not foreseen as a major issue, given the proximity to existing urban area. Overall, water take remains an issue.	2 = This area has not been considered in the Infrastructure Constraints Report but it is understood there is limited network capacity to provide wastewater serve this area. Capacity upgrades likely required.	2 = Stormwater is the most challenging for both north and south of Havelock North compared to Flaxmere and Hastings, due to the watercourses that run through the area. The Infrastructure Report also indicates that 40% of the reticulated network in the area has downstream restrictions. A potential solution would be consolidated stormwater detention areas /wetland treatment/amenity areas.	2 = No significant upgrades to transport network anticipated from enabling development. Served by proposed frequent bus service. Access will rely on small-scale improvements to the local road network, which would need to be funded by developers. General growth in Havelock North may contribute to further local congestion and put pressure on wider network upgrades.	2 = Unlikely to be serviced by existing parks or playgrounds in Havelock North, as indicated in the Infrastructure Constraint Report. Small pocket parks and a larger neighbourhood park may be available through a comprehensive masterplan design, in particular given the level of growth indicated.	1 = Local primary school site is bordered by residential, difficult to expand. May need increased capacity at intermediate/secondary provision and may need to look at integrated school rolls.	3 = No major issues for electricity infrastructure, subject to refined areas for more accurate density and staging.	4 = the area is not subject to any other identified constraints.
BP4*	Bridge Pa	4 = the area is not subject to any identified features.	2 = Will require further expansion / upgrades of the existing network as it is located slightly further away from the existing urban area. There are opportunities to be developed with the adjacent industrial sites and better support expansion of existing infrastructure.	4 = Further expansion of the current network is not foreseen as an issue, especially since there is a current programme underway for areas in the south of Flaxmere and Irongate to allow for a significant amount of additional housing.	3 = The Infrastructure Constraint Report indicates some level of upgrades will be required to accommodate a reasonable level of growth in Flaxmere and Irongate catchment.	3 = Urbanisation of existing rural roads and extension of local roads would be required and need to be funded by developers. Potential to consider extension of bus services to serve the site and Bridge Pa area. Growth around Bridge Pa is likely to generate need for intersection and capacity upgrades along Maraekakaho Road and SH2.	2 = Not near or close to any existing parks or open spaces. The urbanisation of the area, or alongside another adjacent growth area (FM11) will likely trigger the provision of new parks.	2 = Some options for primary and secondary schooling at Bridge Pa School and Flaxmere College. Large scale development may place some pressure on schools. Ministry Transport would be required due to distance.	2 = Need to confirm a total scenario that is likely to require substation and sub-transmission upgrades to accommodate the wider south of Flaxmere area. But also with options to share with McCain's zone subdivision.	1 = Close to the Hastings Aerodrome (mostly outside existing noise contours) including the alignment of the east-west runway and helicopter approach. Could limit future expansion or development of the Aerodrome. Careful design should take into account these constraints if it gets urbanised which may include preserving large areas of open space on runway approaches.

		Cultural values	Mana Whenua development aspirations	Accessibility	Feasibility and site suitability	Reverse sensitivity	Natural hazards / Climate change resilience				
Location	Address										
AW1	Awatoto Growth Area (Industrial)	3 = The area is not subject to any identified areas of cultural significance or areas of significance to Maori (draft). Mana Ahuriri Trust expressed comments about its proximity to the river and indicated further investigation might be required.	n/a	2 = The site is within 3km of an estimated residential population of 15,000 people. The site is also located on or adjacent to a state highway, railway, bus routes and cycleway providing a range of transport options to and from the site. The site would also be close to approximately 1400 additional new dwellings within the greenfield growth area of Waverly.	3 = The site is largely flat and suitable for larger-scale business / industrial development. Ground conditions / high water table may increase cost to develop compared with other options.	2 = The site is approx. 37ha in size and is moderately sized for industrial development. It presents an opportunity to expand and leverage off an established industrial node.	4 = Not located in close proximity to sensitive land uses and it is unlikely to give rise to any reverse sensitivity effects.	1= The majority of the site is likely to be affected by the 1000-year ARI + 1.99m SLR tsunami risk. The HB Portal shows Tsunami Near Source Inundation affects the entire site and Distant Source Inundation affects part of the site.	1 = A large contiguous part of the site is subject to flooding.	0 = The entire site was heavily impacted by flooding from Cyclone Gabrielle.	1 = The entire site is affected by 100 year return period liquefaction severity. It is also affected by high-risk liquefaction vulnerability. Part of the site is subject to highest risk for amplification and the rest of the site is 1 level down from highest risk (4 risk levels).
AS3	Ahuriri Station (north of Onehunga Road)	4 = The majority of the area subject to area of cultural significance. However, as an iwi led development it is assumed that appropriate design and development will address cultural issues and contribute to cultural wellbeing.	4 = This has been put forward by Mana Ahuriri Trust with aspirations of a comprehensive development of an ecologically sustainable business / industrial park to support long-term wellbeing of the iwi and enhancement of the site.	1 = The site is within 3km of an estimated residential population of 8,000 people. The site could have direct access to the State Highway network and nearby Bay View shared path. Development, if of a significant scale, could support the creation of supporting commercial or community services (e.g. food retail, public open space).	3 = The site is largely flat suitable for larger-scale development. Ground conditions / high water table may increase cost to develop compared with other options.	4 = The site is approx. 36ha in size and is moderately sized for industrial development. It presents opportunities to consolidate industrial uses around the airport and is in close proximity to the Port and Pandora Industrial area.	4 = Not located in close proximity to sensitive land uses and it is unlikely to give rise to any reverse sensitivity effects.	1= The majority of the site is likely to be affected by the 1000-year ARI + 1.99m SLR tsunami risk.	3 = No flood modelling info is available for the site. T&T study indicates that while it is low lying it is protected by a combination of stop banks and drains. Located adjacent to some known flood areas and raising of land for development may cause issues for adjacent Airport that would need to be addressed.	1 = Significant portions of the site were heavily impacted by flooding from Cyclone Gabrielle.	3 = The area is subject to a medium risk for liquefaction for 500 years return in HB Hazards Portal. 1 level down from highest risk (4 risk levels) for Amplification. Any development of the site would need to include extensive engineered fill and appropriate structural design to address risks.
AS4	Ahuriri Station (south of Onehunga Road)	4 = The majority of the area subject to area of cultural significance. However, as an iwi led development it is assumed that appropriate design and development will address cultural issues and contribute to cultural wellbeing.		1 = The site is within 3km of an estimated residential population of 8,000 people. The site could have direct access to the State Highway network and nearby Bay View shared path. Development, if of a significant scale, could support the creation of supporting commercial or community services (e.g. food retail, public open space).	3 = The site is largely flat suitable for larger-scale development. Ground conditions / high water table may increase cost to develop compared with other options.	4 = The site is approx. 340ha in size and is well sized for significant industrial development. It presents opportunities to consolidate industrial uses around the airport and is in close proximity to the Port and Pandora Industrial area.	4 = Not located in close proximity to sensitive land uses and it is unlikely to give rise to any reverse sensitivity effects.	1= The majority of the site is likely to be affected by the 1000-year ARI + 1.99m SLR tsunami risk.	3 = No flood modelling info is available for the site. T&T study indicates that while it is low lying it is protected by a combination of stop banks and drains. Located adjacent to some known flood areas and raising of land for development may cause issues for adjacent Airport that would need to be addressed.	1 = Significant portions of the site were heavily impacted by flooding from Cyclone Gabrielle.	3 = The area is subject to a medium risk for liquefaction for 500 years return in HB Hazards Portal. 1 level down from highest risk (4 risk levels) for Amplification. Any development of the site would need to include extensive engineered fill and appropriate structural design to address risks.
FM3*	Omahu Road	4 = The area is not subject to any identified areas of cultural significance or areas of significance to Maori (draft). No particular concern has been raised by iwi and hapu to date.	n/a	2 = The site is within 3km of an estimated residential population of 13,700 people. It is adjacent to SH50 and a cycleway as well as the emerging industrial area along Omahu Road. The site is also located in proximity to potential greenfield growth areas around Flaxmere and Hastings.	4 = The site is largely flat and suitable for larger-scale business / industrial development.	3 = The site is approx. 80 ha in size and is well sized for industrial development. It presents an opportunity to expand the emerging industrial area around Omahu Road.	4 = Not located in close proximity to sensitive land uses and it is unlikely to give rise to any reverse sensitivity effects.	4 = The site is not subject to any coastal hazards	3 = No flooding info is available and there is no known historical flooding. Noting the site comprises flat and free-draining soils so unlikely to be an issue.	4 = The site was not impacted by Cyclone Gabrielle.	3 = A small part of the site is affected by high liquefaction vulnerability but it is not affected by the high risk of the 100-year return period liquefaction severity. The site is subject to a moderate level for amplification (being 1 level down from the highest risk which comprises a total of 4 risk levels).
FM4*	Omahu Rd/SH 50 Rd	4 = The area is not subject to any identified areas of cultural significance or areas of significance to Maori (draft). No particular concern has been raised by iwi and hapu to date.	n/a	1 = The site is within 3km of an estimated residential population of 8,500 people. It is adjacent to SH50 and a cycleway as well as the emerging industrial area along Omahu Road. The site is also located in proximity to potential greenfield growth areas around Flaxmere.	4 = The site is largely flat and suitable for larger-scale business / industrial development.	2 = The site is approx. 34ha in size and is moderately sized for industrial development. It presents an opportunity to expand the emerging industrial area around Omahu Road.	4 = Not located in close proximity to sensitive land uses and it is unlikely to give rise to any reverse sensitivity effects.	4 = The site is not subject to any coastal hazards	3 = No flooding info is available and there is no known historical flooding. Noting the site comprises flat and free-draining soils so unlikely to be an issue.	4 = The site was not impacted by Cyclone Gabrielle.	4 = The site is not affected by any high risk of liquefaction vulnerability or 100 year return period liquefaction severity. It is subject to a moderate level for amplification (being 1 level down from the highest risk which comprises a total of 4 risk levels).
H6	Tomona Industrial	4 = The area is not subject to any identified areas of cultural significance or areas of significance to Maori (draft). No particular concern has been raised by iwi and hapu to date.	n/a	3 = The site is within 3km of an estimated residential population of 32,500 people. It is proximate to SH1, SH2, railway and cycleway and is served by existing and proposed (infrequent) bus services.	4 = The site is largely flat and suitable for larger-scale business / industrial development.	3 = The site is approx. 75ha in size and is well sized for industrial development. It presents opportunities as an expansion from an emerging industrial area and there is a strong preference from land owners/developers to develop this area. The site is also noted as suitable for wet industry with trade waste capacity available in this location.	2 = Interface with Northwood residential development. Controls may be required in terms of building bulk, traffic and noise to reduce reverse sensitivity effects.	4 = The site is not subject to any coastal hazards	1 = A large contiguous part of the site is subject to flooding risks while other parts of the site have no known flood data.	2 = Some parts of the site experienced flooding during Cyclone Gabrielle.	2 = The site is mostly affected by the high risk of liquefaction vulnerability. It is not affected by the high risk of the 100-year return period liquefaction severity. It is also subject to a moderate level for amplification.
IR1	York Rd	4 = The area is not subject to any identified areas of cultural significance or areas of significance to Maori (draft). No particular concern has been raised by iwi and hapu to date.	n/a	4 = The site is within 3km of an estimated residential population of 38,000 people. It is adjacent to SH2 and is served by existing or proposed bus routes. The site is also in close proximity to a number of potential greenfield growth areas around Flaxmere and Hastings.	4 = The site is largely flat and suitable for larger-scale business / industrial development.	3 = The site is approx. 86ha in size and is well sized for industrial development. It presents opportunities as an expansion from the emerging Irongate industrial. There is a strong preference from land owners/developers to develop this area and there has been a quick uptake of sites at the existing Irongate development.	3 = Currently not located in close proximity to sensitive land uses. However, the site is adjacent to a proposed greenfield expansion. Controls may be required in terms of building bulk, traffic and noise to reduce reverse sensitivity effects at this interface creating some limitations on development.	4 = The site is not subject to any coastal hazards	3 = Some parts of the site are affected by flooding. It is also known to be located adjacent to some identified flood areas (stream channels).	4 = The site was not impacted by Cyclone Gabrielle.	3 = The site is mostly affected by a medium risk of liquefaction vulnerability. It is not affected by the high risk of the 100-year return period liquefaction severity. It is also subject to a moderate level for amplification.
IR2	Longlands Road	4 = The area is not subject to any identified areas of cultural significance or areas of significance to Maori (draft). No particular concern has been raised by iwi and hapu to date.	n/a	2 = The site is within 3km of an estimated residential population of 18,500 people. The site is also located in proximity to potential greenfield growth areas around Flaxmere and Hastings. The site is adjacent to SH2 but is not currently served by public transport. The site is adjacent to an emerging industrial area and depending on scale could support the development of supporting retail or community services as well as public transport.	4 = The site is largely flat and suitable for larger-scale business / industrial development.	3 = The site is approx. 70ha in size and is well sized for industrial development. It presents opportunities as an expansion from the emerging Irongate industrial. There is a strong preference from land owners/developers to develop this area and there has been a quick uptake of sites at the existing Irongate development.	4 = Not located in close proximity to sensitive land uses and it is unlikely to give rise to any reverse sensitivity effects.	4 = The site is not subject to any coastal hazards	3 = Some parts of the site are affected by flooding. It is also known to be located adjacent to some identified flood areas (stream channels).	4 = The site was not impacted by Cyclone Gabrielle.	3 = The site is affected by a medium risk of liquefaction vulnerability. It is not affected by the high risk of 100-year return period liquefaction severity. It is also subject to a moderate level for amplification.
IR3a*	Irongate Industrial	4 = The area is not subject to any identified areas of cultural significance or areas of significance to Maori (draft). No particular concern has been raised by iwi and hapu to date.	4 = The site is owned by Heretaunga Tamatea Pou Taha Ltd and it has been put forward as a site for future industrial development.	3 = The site is within 3km of an estimated residential population of 25,000 people. The site is also located in proximity to potential greenfield growth areas around Flaxmere and Hastings. The site is adjacent to SH2 but is not currently served by public transport. The site is adjacent to an emerging industrial area and depending on scale could support the development of supporting retail or community services as well as public transport.	4 = The site is largely flat and suitable for larger-scale business / industrial development.	3 = The site is approx. 52ha in size and is well sized for industrial development. It presents opportunities as an expansion from the emerging Irongate industrial. There is a strong preference from land owners/developers to develop this area and there has been a quick uptake of sites at the existing Irongate development.	4 = Currently not located in close proximity to sensitive land uses.	4 = The site is not subject to any coastal hazards	3 = Some parts of the site are affected by flooding. It is also known to be located adjacent to some identified flood areas (stream channels).	4 = The site was not impacted by Cyclone Gabrielle.	3 = The site is affected by a medium risk of liquefaction vulnerability. It is not affected by the high risk of the 100 year return period liquefaction severity. It is also subject to a moderate level for amplification.
IR3b*	Irongate Industrial	4 = The area is not subject to any identified areas of cultural significance or areas of significance to Maori (draft). No particular concern has been raised by iwi and hapu to date.	n/a		4 = The site is largely flat and suitable for larger-scale business / industrial development.	3 = The site is approx. 72ha in size and is well sized for industrial development. It presents opportunities as an expansion from the emerging Irongate industrial. There is a strong preference from land owners/developers to develop this area and there has been a quick uptake of sites at the existing Irongate development.	3 = Currently not located in close proximity to sensitive land uses. Operational requirements, particularly those relating to emergency management, of the Hastings Aerodrome would need to be factored into design of any development.	4 = The site is not subject to any coastal hazards	3 = Some parts of the site are affected by flooding. It is also known to be located adjacent to some identified flood areas (stream channels).	4 = The site was not impacted by Cyclone Gabrielle.	3 = The site is affected by a medium risk of liquefaction vulnerability. It is not affected by the high risk of the 100 year return period liquefaction severity. It is also subject to a moderate level for amplification.
IR4	Bridge Pa	4 = The area is not subject to any identified areas of cultural significance or areas of significance to Maori (draft). No particular concern has been raised by iwi and hapu to date.	n/a	3 = The site is within 3km of an estimated residential population of 9,600 people. Limited access via other modes and not located in proximity to supporting services or other industrial uses.	3 = The site is largely flat and suitable for some business / industrial development.	0 = The site is approx. 12ha in size, relatively small-scale for industrial development. It is not adjacent to any existing industrial sites although sits adjacent to the Hastings Aerodrome.	4 = Currently not located in close proximity to sensitive land uses.	4 = The site is not subject to any coastal hazards	3 = No flooding info is available. However, there is no known historical flooding.	4 = The site was not impacted by Cyclone Gabrielle.	3 = The site is affected by a medium risk of liquefaction vulnerability. It is not affected by the high risk of 100-year return period liquefaction severity. It is also subject to a moderate level for amplification.
WH1*	Anderson Rd Whakatu	4 = The area is not subject to any identified areas of cultural significance or areas of significance to Maori (draft). No particular concern has been raised by iwi and hapu to date.	n/a	1 = The site is within 3km of an estimated residential population of 7,700 people. The site is close to State Highway 51 and is also served by existing and proposed (infrequent) bus services.	4 = The site is largely flat and suitable for larger-scale business / industrial development.	4 = The site is approx. 70ha in size and is well sized for industrial development. It presents opportunities as an expansion from an existing industrial area and there is a strong preference from land owners/developers to develop this area and it is located close to the proposed Inland Port.	2 = Interface with Mangateretere school and Whakatu residential settlement. Controls may be required in terms of building bulk, traffic and noise to reduce reverse sensitivity effects.	2 = Part of the site is likely to be affected by the 1000-year ARI + 1.99m SLR tsunami risk. The HB Portal shows Tsunami Near Source Inundation affects the majority of the site.	4 = The site is free from flooding and is shown as low risk for flooding.	4 = The site was not impacted by Cyclone Gabrielle.	3 = The site is mostly affected by high to medium risks of liquefaction vulnerability. It is not affected by the high risk of 100-year return period liquefaction severity. It is also subject to a moderate level for amplification (being 1 level down from the highest risk which comprises a total of 4 risk levels).
SP	Prebensen Drive	4 = The area is not subject to any identified areas of cultural significance or areas of significance to Maori (draft). No particular concern has been raised by iwi and hapu to date.	4 = This has been put forward by Mana Ahuriri Trust with aspirations of a comprehensive development for industrial / Large Format Retail uses to support long-term wellbeing of the iwi and enhancement of the site.	4 = The site is within 3km of an estimated residential population of 43,000 people. Located in close proximity to State Highways, public transport and cycleways. The site is adjacent to existing industrial development and close to the port and airport along with a number of supporting commercial services.	4 = The site is largely flat and suitable for larger-scale business / industrial development.	4 = Relatively small in scale (6ha) but part of a wider area already zoned for industrial uses that is currently undeveloped.	4 = Not located in close proximity to sensitive land uses and it is unlikely to give rise to any reverse sensitivity effects.	2 = Part of the site is likely to be affected by Tsunami under the 2,500, 1000, 500 and 100-year ARI with a 1.99m SLR. Potential to also be impacted under a 2,500-year ARI with a 1m SLR.	2 = Portions of the site are identified as being subject to known flood hazards.	0 = The entire site was heavily impacted by flooding from Cyclone Gabrielle.	3 = The area is subject to a medium risk for liquefaction for 500 years return.

		HPL	Biodiversity	Water quality	Infrastructure (three waters)	Infrastructure (transport)	Infrastructure (transmission/energy)	Other significant constraints	
Location	Address								
AW1	Awatoto Growth Area (Industrial)	1 = Small part of the site features LUC 2 land, the rest is classed as LUC3. Drainage and waterlogging constraints exist as primary constraints for productivity. Oxygenation of the root zone is limiting for perennial tree crops in this area.	4 = The site is not subject to any identified features and has no known biodiversity related constraints identified.	4 = The site is not subject to any identified features.	1 = There is no reticulated water service available to the wider Awatoto industrial area with existing activities having their own bore supplies. The site is within a proposed water supply extension area and a borefield and treatment plant for Awatoto are identified within the NCC infrastructure strategy. 3 = The site is not currently serviced by the reticulated network but it is located adjacent to the WWTP, which provides opportunities to link into the system. Some capacity constraints during periods of wet weather. 3 = Assume stormwater could be managed through onsite detention by the developers. Flood protection works proposed adjacent to site to help address flooding issues which arose during Cyclone Gabrielle.	3 = New roading connections or minor upgrades may be required to the State Highway due to the nature and scale of potential commercial development and would need to be funded by the developer.	3 = No major known issues with electricity infrastructure but it will depend on connection loads.	4 = The site is not subject to any other identified constraints.	
AS3	Ahuriri Station (north of Onehunga Road)	2 = the area is classed as LUC3 land. Productivity of the land is highly constrained via drainage and flooding from a traditional production view. The area is very poorly drained with saline influences and not readily suitable for perennial tree cropping, but some value for seasonal cropping.	4 = the area is not subject to any identified features. Some part of the area is utilised for pasture with limited biological value.	4 = The site is not subject to any identified features but sits in close proximity to an existing wetland and estuary.	2 = There is potential for existing services to be extended but water pressure and capacity likely to be an issue given the scale of potential development. A new reservoir in the vicinity will be required to help manage water supply. Noting there will be a limitation on water take for all areas within the region. 1 = Development would require new pump stations and rising main which comes with high capital costs. It is assumed this would be entirely funded by the developer but long-term maintenance of the extended network will fall on Council. 3 = Stormwater will require a new pump stations in the vicinity to manage on-site stormwater. It is likely that a large area of the site will need to be set aside for a stormwater detention basin to manage the stormwater volume generated by the proposed development area.	1 = New and/or upgraded intersections and SH capacity will likely be required to the SH through to Prebensen Drive to facilitate large scale industrial development. This includes new intersections directly onto the SH network. Modelling indicates potential for delays at several intersections along SH2 will occur. It is noted that some upgrades to the SH network in the vicinity of the site will be required regardless of growth.	2 = Limited supply and security, would require development of substation and lines for electricity infrastructure. Potential for on-site generation via a solar farm to supply electricity - further understanding of generation capacity / demand required.	2 = The site falls within the proposed Te Whanganui-ā-Orotu Special Character Landscape under the Draft PDP which potentially limits the height of future buildings to 3m and therefore feasible development (especially if the ground needs to be raised to address flood risk).	
AS4	Ahuriri Station (south of Onehunga Road)	2 = the area is classed as LUC3 land. Productivity of the land is highly constrained via drainage and flooding from a traditional production view. The area is very poorly drained with saline influences and not readily suitable for perennial tree cropping, but some value for seasonal cropping.	3 - The northern portion of the site includes an extensive area of SNA / open wetland (the second largest in Napier). Development provides an opportunity to potentially enhance its value.	3 - The site features a large wetland in its northern portion, development will have to avoid this area. Potential to enhance water quality / function through appropriate design and development.	2 = A Minor extension of reticulated system will be required. Noting there will be a limitation on water take for all areas within the region. 1 = Development would require new pump stations and rising main which comes with high capital costs. It is assumed this would be entirely funded by the developer but long-term maintenance of the extended network will fall on Council. 3 = Stormwater will require a new pump stations in the vicinity to manage on-site stormwater. It is likely that a large area of the site will need to be set aside for a stormwater detention basin to manage the stormwater volume generated by the proposed development area.	1 = New and/or upgraded intersections and SH capacity will likely be required to the SH through to Prebensen Drive to facilitate large scale industrial development. This includes new intersections directly onto the SH network. Modelling indicates potential for delays at several intersections along SH2 will occur. It is noted that some upgrades to the SH network in the vicinity of the site will be required regardless of growth.	2 = Limited supply and security, would require development of substation and lines for electricity infrastructure. Potential for on-site generation via a solar farm to supply electricity - further understanding of generation capacity / demand required.	2 = The site falls within the proposed Te Whanganui-ā-Orotu Special Character Landscape under the Draft PDP which potentially limits the height of future buildings to 3m and therefore feasible development (especially if the ground needs to be raised to address flood risk).	
FM3*	Omahu Road	2 = A small part of the site is classed as LUC2 while the rest is free from either LUC1 2 or 3 land. Large parts of the site do, however, fall within the Roys Hill Winegrowing area.	4 = The site is not subject to any identified features and has no known constraints identified. Part of the site is utilised for cropping and it is also adjacent to large continuous area of cropland with limited biological value	1 = The entire site is subject to the identified unconfined aquifer. Particular care needs to be taken around developing above the unconfined aquifer.	3 = A Minor extension of reticulated system will be required. Noting there will be a limitation on water take for all areas within the region. 2 = Connection to the existing network will be required but it is not foreseen as a real issue. There is some trade waste capacity.	3 = Assume stormwater could be managed onsite.	2 = New roading connections or minor upgrades may be required to the State Highway due to the nature and scale of potential commercial development and would need to be funded by the developer. There are safety issues with the SH50 and Omahu Road intersection that will need to be addressed, which likely requires some intersection upgrades.	2 = Upgrade will be required for electricity infrastructure. Unison noted there are plans to upgrade that would be implemented by this growth.	3 = Transmission lines run through part of the site and there is an existing substation in the area.
FM4*	Omahu Rd/SH 50 Rd	2 = A small part of the site is classed as LUC 1, the rest is free from LUC1, 2 or 3. Development may intrude on Gimblett Gravel extents, some site-specific consideration is warranted to confirm the extent.	4 = The site is not subject to any identified features and has no known constraints identified. Part of the site is utilised for cropping and it is also adjacent to large continuous area of cropland with limited biological value	1 = The entire site is subject to the identified unconfined aquifer. Particular care needs to be taken around developing above the unconfined aquifer.	3 = A Minor extension of reticulated system will be required. Noting there will be a limitation on water take for all areas within the region. 2 = Connection to the existing network will be required but it is not foreseen as a real issue. There is some trade waste capacity.	3 = Assume stormwater could be managed onsite.	2 = New roading connections or minor upgrades may be required to the State Highway due to the nature and scale of potential commercial development and would need to be funded by the developer. There are safety issues with the SH50 and Omahu Road intersection that will need to be addressed, which likely requires some intersection upgrades.	2 = Upgrade will be required for electricity infrastructure. Unison noted there are plans to upgrade that would be implemented by this growth.	3 = Transmission lines run through part of the site.
H6	Tomoa Industrial	1 = The entire site is classed as either LUC1 or 2 land. Well studied and accepted as highly productive soils. However, its hard urban boundary presents some constraints for development into perennial tree cropping of other high-value enterprises. Setbacks and reverse sensitivity at play. Constraints increase southeast towards Wartes.	4 = The site is not subject to any identified features and has no known constraints identified. Part of the site is utilised for cropping and it is also adjacent to large continuous area of cropland with limited biological value	4 = The site is not subject to any identified features or constraints.	3 = There is an existing water main near the site but not to the boundary. Potential to link into Waipatu link and back to Tomoa Rd. Noting there will be a limitation on water take for all areas within the region. 1 = The existing sewer main intersects the site which provides good connectivity to connect to. There is limited trade waste capacity. There is potential connecting to the trade waste system but it is located in the rail corridor, which requires strategic planning and higher costs.	2 = A stormwater main intersects the site and it could rely on the local system to discharge to Tomoa Drain. Assume some types of mitigations will be required for any development. The Infrastructure Report indicates a reasonable level or major level of upgrade may be required to mitigate stormwater constraints.	3 = New roading connections or minor upgrades may be required due to the nature and scale of potential commercial development and would need to be funded by the developer. Upgrade or improvement to the current active mode network will likely be required.	2 = Upgrade will be required for electricity infrastructure as the existing substations are nearing capacity.	4 = The site is not subject to any other identified constraints.
IR1	York Rd	0 = part of the site is classed as either LUC 1 and 2, the rest is free from LUC1, 2 or 3. Generally good soils and highly productive in this area. Some constraints potentially exist with variable soil conditions. More detailed mapping may be warranted.	4 = the site is not subject to any identified features or constraints related to biodiversity.	1 = The entire site is subject to the identified TANK Source Protection Zone. Particular care needs to be taken around developing the site.	2 = A Minor extension of reticulated system will be required. Noting there will be a limitation on water take for all areas within the region. 2 = The site is serviced by the reticulated system and there is capacity for Irongate and Irongate West. There is limited trade waste capacity.	3 = Assume stormwater could be managed onsite. Opportunities for a comprehensive stormwater solution for all Irongate areas should they get strategically planned and developed.	3 = New roading connections or minor upgrades may be required to the State Highway due to the nature and scale of potential commercial development and would need to be funded by the developer. Currently, there is some active mode network but will need to be upgraded and extended to accommodate the right level of growth. There is potential for Park and Ride as the area provides more growth. Noting there are already existing industrial uses, hence it may present greater opportunities to the strategic plan for growth for a wider area (including residential growth nearby).	2 = Upgrade will be required for electricity infrastructure and will be depending on the total growth within Irongate areas.	4 = the site is not subject to any other identified constraints.
IR2	Longlands Road	0 = part of the site is classed as LUC1 and 2 while the rest is free from LUC1, 2 or 3. Soils on site are variable and while some areas are under productive use, they are known to struggle due to soil variability. Portions of the site are already developed and the clay showing club occupies a portion that will be constrained via contamination (and thus not productive).	4 = The site is not subject to any identified features and has no known constraints identified. Some part of the site is utilised for cropping and it is adjacent to large area of continuous cropland with limited biological value.	1 = The entire site is subject to the identified TANK Source Protection Zone. Particular care needs to be taken around developing the site.	2 = A Minor extension of reticulated system will be required. Noting there will be a limitation on water take for all areas within the region. 2 = The site is serviced by the reticulated system and there is some capacity for Irongate and Irongate West. An upgrade to provide an area wide wastewater scheme may be possible dependent on the scale and extent of growth in this general area. There is no trade waste capacity.	3 = Assume stormwater could be managed onsite. Opportunities for a comprehensive stormwater solution for all Irongate areas should they get strategically planned and developed.	3 = New roading connections or minor upgrades may be required to the State Highway due to the nature and scale of potential commercial development and would need to be funded by the developer. Currently, there is some active mode network but will need to be upgraded and extended to accommodate the right level of growth. There is potential for Park and Ride as the area provides more growth. Noting there are already existing industrial uses, hence it may present greater opportunities to the strategic plan for growth for a wider area (including residential growth nearby).	2 = Upgrade will be required for electricity infrastructure and will be depending on the total growth within Irongate areas.	4 = the site is not subject to any other identified constraints.
IR3a*	Irongate Industrial	1 = A small portion of the site is classed as either LUC1 or 2 while the rest is either classed as LUC3 or lower. Large portions of the site close to Stock Road are already in peri-urban industrial uses which is likely to have impacted on the productive quality of the land.	4 = The site is not subject to any identified features and has no known constraints identified. Some part of the site is utilised for cropping and it is adjacent to large area of continuous cropland with limited biological value.	1 = The entire site is subject to the identified TANK Source Protection Zone. Particular care needs to be taken around developing the site.	2 = A Minor extension of reticulated system will be required. Noting there will be a limitation on water take for all areas within the region. 2 = The site is serviced by the reticulated system and there is some capacity for Irongate and Irongate West. An upgrade to provide an area wide wastewater scheme may be possible dependent on the scale and extent of growth in this general area. There is no trade waste capacity.	3 = Assume stormwater could be managed onsite. Opportunities for a comprehensive stormwater solution for all Irongate areas should they get strategically planned and developed.	3 = New roading connections or minor upgrades may be required to the State Highway due to the nature and scale of potential commercial development and would need to be funded by the developer. Currently, there is some active mode network but will need to be upgraded and extended to accommodate the right level of growth. There is potential for Park and Ride as the area provides more growth. Noting there are already existing industrial uses, hence it may present greater opportunities to the strategic plan for growth for a wider area (including residential growth nearby).	2 = Upgrade will be required for electricity infrastructure and will be depending on the total growth within Irongate areas.	3 = The site is close to Hastings Aerodrome (1.5-2.5km). Consideration of aerodrome operations and flight approach would need to be taken into account should development of the site occur.
IR3b*	Irongate Industrial	0 = Parts of the site is classed as either LUC1 or 2 while the rest is either classed as LUC3 or lower. Soils at the northern end of this site are of better quality, becoming gravelly and dry towards the west, notably around Eperstern Lane.	4 = The site is not subject to any identified features and has no known constraints identified. Some part of the site is utilised for cropping and it is adjacent to large area of continuous cropland with limited biological value.	1 = The entire site is subject to the identified TANK Source Protection Zone; hence particular care needs to be taken around developing the site.	2 = Extension of reticulated system will be required. Noting there will be a limitation on water take for all areas within the region. 2 = The site is serviced by the reticulated system and there is some capacity for Irongate and Irongate West. An upgrade to provide an area wide wastewater scheme may be possible dependent on the scale and extent of growth in this general area. There is no trade waste capacity.	3 = Assume stormwater could be managed onsite. Opportunities for a comprehensive stormwater solution for all Irongate areas should they get strategically planned and developed.	3 = New roading connections or minor upgrades may be required to the State Highway due to the nature and scale of potential commercial development and would need to be funded by the developer. Currently, there is some active mode network but will need to be upgraded and extended to accommodate the right level of growth. There is potential for Park and Ride as the area provides more growth. Noting there are already existing industrial uses, hence it may present greater opportunities to the strategic plan for growth for a wider area (including residential growth nearby).	2 = Upgrade will be required for electricity infrastructure and will be depending on the total growth within Irongate areas.	3 = The site is close to Hastings Aerodrome (1.5-2.5km). Consideration of aerodrome operations and flight approach would need to be taken into account should development of the site occur.
IR4	Bridge Pa	2 = The entire site is classed as LUC3 land. Limitations via water holding capacity and gravelly nature exist in this area. Not the best example of productive soils in the region. Constrained with aero club use.	4 = the site is not subject to any identified features or constraints related to biodiversity.	1 = The entire site is subject to the identified unconfined aquifer; hence particular care needs to be taken around developing above the unconfined aquifer.	2 = Extension of reticulated system will be required. Noting there will be a limitation on water take for all areas within the region. 2 = The site is serviced by the reticulated system and there is some capacity for Irongate and Irongate West. An upgrade to provide an area wide wastewater scheme may be possible dependent on the scale and extent of growth in this general area. There is no trade waste capacity.	3 = Assume stormwater could be managed onsite. Opportunities for a comprehensive stormwater solution for all Irongate areas should they get strategically planned and developed.	3 = New roading connections or minor upgrades may be required to the State Highway due to the nature and scale of potential commercial development and would need to be funded by the developer. Noting it is located further away from the existing SH network.	2 = Upgrade will be required for electricity infrastructure and will be depending on the total growth within Irongate areas.	3 = The site is close to Hastings Aerodrome. Consideration of aerodrome operations and flight approach would need to be taken into account should development of the site occur.
WH1*	Anderson Rd Whakatu	1 = the entire site is classed as LUC1 land, the most productive. Very good soils and high-producing orchards. Well established and close to infrastructure.	4 = The site is not subject to any identified features and has no known issues or constraints identified. Part of the site is utilised for cropping and it is adjacent to a large area of continuous cropland.	4 = The site is not subject to any identified features or constraints.	2 = A Minor extension of reticulated system will be required. Noting there will be a limitation on water take for all areas within the region. 1 = Wastewater is on the domestic system and has a limitation on taking more water.	2 = Stormwater mains network goes to the boundary of the site. Stormwater relies on HBRC drainage network which is at capacity so all stormwater must be mitigated onsite.	2 = New roading connections or minor upgrades may be required to the State Highway due to the nature and scale of potential commercial development and would need to be funded by the developer.	2 = Upgrade will be required for electricity infrastructure. Unison noted there are plans to upgrade that would be implemented by this growth.	4 = the site is not subject to any other identified constraints.
SP	Prebensen Drive	2 = the area is classed as LUC3 land.	4 = The site is not subject to any identified features and has no known issues or constraints identified.	3 = Adjoins the Embankment Road Wetland SNA. Note this will limit development of the existing zoned land but could also be utilised to help fulfill stormwater management requirements for the wider area (subject to appropriate treatment). Development of the area could support enhancement of this feature.	4 = Sufficient capacity in the existing reticulated water network to service development. 4 = Sufficient capacity in the existing reticulated wastewater network to service development. Resilience to help fulfill stormwater management requirements for the wider area could be improved within an additional line but this is not required to enable this development.	2 = Existing stormwater quality issues around Pandora which currently drains directly to the Ahuriri Estuary. On-site treatment and storage should be incorporated into development plans.	3 = New roading connections or minor upgrades may be required due to the nature and scale of potential commercial development at junctions with Hyderabad Road. This is already an issue for existing zoned development.	3 = No major known issues with electricity infrastructure but it will depend on connection loads.	2 = The site falls within the proposed Te Whanganui-ā-Orotu Special Character Landscape under the Draft PDP which potentially limits the height of future buildings to 3m and therefore feasible development (especially if the ground needs to be raised to address flood risk).