

Annexure 1 – Evaluation of Alternative Locations

Option	Description	Advantages/Disadvantages
1	Existing Allied Asphalt Site at Aerodrome Road, Mount Maunganui	<p>Advantages:</p> <ul style="list-style-type: none"> • Proximity to project sites within current and future market for maintenance, renewals and capital projects • Proximity to inputs, particularly bitumen that comes across the Port. • Proximity to labour force and multimodal transport. • Well separated from sensitive activities - nearest residential zone 650m, and few sensitive activities within the surrounding business zones. • Good access to strategic road network. • Network services available including natural gas • Zoned Industry and a permitted land use. Discretionary Activity due to height exceedance, and other compliance issues. • Existing ownership and investment <p>Disadvantages</p> <ul style="list-style-type: none"> • Located within a polluted airshed with additional compliance requirements.
2	Quarry at Poplar Lane, Papamoa	<p>Advantages</p> <ul style="list-style-type: none"> • Relatively remote from sensitive activities – nearest residential zone approximately 3.5km to the west, but with some rural dwellings in closer proximity (within 500m). • Owned by Fulton Hogan <p>Disadvantages</p> <ul style="list-style-type: none"> • Distant from project sites within the current and future market for maintenance, renewals and capital projects

Option	Description	Advantages/Disadvantages
		<ul style="list-style-type: none"> • Distant from inputs, including aggregates from Waikato region and bitumen that comes across the Port. • Distant from labour force – no public transport. • Reasonable access to strategic roads. • Zoned Rural and a Non-complying activity.
3	Rangiuru Business Park, Rangiuru	<p>Advantages</p> <ul style="list-style-type: none"> • Remote from sensitive activities - nearest residential zone at Paengaroa 4.5km. • Good access to strategic road network. • Proximity to labour force and multimodal transport., improving over time as growth occurs in the eastern growth corridor. • Full three waters urban services. <p>Disadvantages</p> <ul style="list-style-type: none"> • Distant from project sites within the current market for maintenance, renewals and capital projects. Improved proximity over time as growth occurs in the eastern growth corridor. • Distant from inputs, including aggregates from Waikato region and bitumen that comes across the Port. Future opportunity being located on rail line for raw material inputs. • Natural gas not available as burner fuel. • Zoned Industrial and a Restricted Discretionary Activity due to the activity being defined as one of <i>'high risk facilities in terms of potential stormwater contaminant'</i>¹. Height exceeds permitted limit of 20m.

¹ <https://eplan.westernbay.govt.nz/eplan/#Rules/0/12/1/10325/0>

Option	Description	Advantages/Disadvantages
		<ul style="list-style-type: none"> Sites not yet available – Sites anticipated to be available in the short-medium term subject to subdivision being completed.
4	Tauriko Business Estate	<p>Advantages</p> <ul style="list-style-type: none"> Proximity to project sites within the current market for maintenance, renewals and capital projects, and improved proximity over time as growth occurs in the western and northern growth corridors. Proximity to inputs, particular aggregate supplies coming from the Waikato Region. Proximity to labour force and multimodal transport. Good access to strategic road network once planned transport corridor upgrades are in place to address current congestion. Network services available including natural gas. Additional land (Stage 4) to be zoned Industry and proposed as a permitted land use. Discretionary Activity due to height exceedance, and other compliance issues. <p>Disadvantages</p> <ul style="list-style-type: none"> Proximity Sites not yet available in new stage – Stage 4 titles are subject to a rezoning plan change. Sites not yet available – Sites anticipated to be available in the medium-long term subject to rezoning and subdivision being completed.
5	Te Puke West	<p>Advantages</p> <p>Disadvantages</p>

Option	Description	Advantages/Disadvantages
		<ul style="list-style-type: none"> • Distant from project sites within the current market for maintenance, renewals and capital projects. Improved proximity over time as growth occurs in the eastern growth corridor. Located near rail line. • Distant from inputs, including aggregates from Waikato region and bitumen that comes across the Port. • Proximity to sensitive activities – existing marae, rural dwellings and residential zone. • Zoned Industrial and a Restricted Discretionary Activity due to the activity being defined as one of <i>‘high risk facilities in terms of potential stormwater contaminant’</i>². • Sites not yet available – Zone has yet to be developed due to stormwater management constraints.

² <https://eplan.westernbay.govt.nz/eplan/#Rules/0/12/1/10325/0>