Wakefield Community Centre
Site Appraisal

Prepared For:
Tasman District Council

Date:
13/06/2025

WAKEFIELD COMMUNITY CENTRE

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01

PROJECT BRIEF + SCOPE

WAKEFIELD BACKGROUND TO STUDY

Introduction:

JTB Architects have been appointed by TDC to undertake a viability appraisal of two separate parcels of land in Wakefield to assess the suitability for the development of a new Community Centre.

The two sites assessed in this document are referred to as 'Site 01' and 'Site 02' and as indicated on the adjacent image

- Site 01 address is:

  50 Clifford Road

  Wakefield, 7025

- Site 02 address is:

  52 Edward Street

  Wakefield, 7025

Background:

- Site 01 and its immediate surrounding area have been subject to previous feasibility studies commissioned by TDC to host a new Community facility. This report acknowledges the site's history, however provides an independent analysis, separate from previously issued reports.
- Wakefield's existing Village Hall is being lost due to seismic concerns. The requirement for a new Civic facility is therefore at the forefront of provision needs in the Village.
- As part of the wider context of Waimea South development, Brightwater will also see investment and upgrades to the sport and recreational facilities of Wanderers changing rooms and Brightwater Hall
- The relationship between Wakefield and Brightwater is strong and it is envisaged the two villages focus on separate complementary amenities instead of doubling up on amenitiesif possible.

Consultants:

- The following Consultants have provided separate desk top appraisals that accompany this site appraisal:
- Planscapes (Planning)
- PFC COnsultants (Power)
- Traffic Concepts (Transport)
- Envirolink (Water)
- Envirolink (HAIL)
- GeoSolutions (GeoTech)

Requirements:

- The future vision for the Village of Wakefield is to have a new centre of the Community in the form of a new Community Centre facility.
- As the new Community Hub, integration with the existing community is critical for the success of the building long-term.
- This facility will be a multi-functional space that can cater for all community needs for all ages and can be used for programme such as theatee, indoor sports and other community activities.
- The initial brief is for the building to be circa 1000-1500sqm in footprint.
- The building will contain a small commercial kitchen suitable to cater for the multi-function needs of the space.
- Toilet facilities will be provided in line with current building code requirements.
- A large multi-functional hall space and green room for theatre, sports and community activity.

Scope:

- JTB have assembled an internal and external team to undertake an initial site appraisal of two sites in Wakefield that are under review to host the new Wakefield Community Centre.
- JTB have undertaken a site visit of both sites and also undertaken extensive desk top studies in order to produce an objective and fact-informed representation of the opportunities and constraints of both sites.

WAKEFIELD ASSESSMENT CRITERIA

1. Land Designations:

- Existing and future land use designations will be explored to understand the statutory constraints of each site.
- The wider context of adjacent land designations will also be assessed, taking into consideration any easements / buffers that may influence development on either site.

2. Culture:

- The culture of Wakefield is an important factor when considering a new Community Centre. This will be identified and assessed with an analysis of existing cultural facilities and events that take place in the Village of Wakefield, including their locations and the proximity of this to the proposed sites.

3. Connectivity:

- Connectivity will be assessed separately from Access.
- Connectivity is an assessment of how the Village functions both physically and operationally and how Wakefield's facilities relate and interact with each other to create a hub of life.

4. Community:

- The sense of Community will be assessed by each sites' potential for integration and enhancement of the community of Wakefield.
- This study will consider geographic location, as well as Culture and Connectivity.

5. Contextual Growth:

- Contextual growth relates to the analysis of each site in relation to the intended growth of the village of Wakefield in both function and direction.
- A sustainable location for the new Community Centre should remain within close proximity to any future village expansion.

6. Building Footprint:

- The building footprint will be assessed in two stages:

1. Capacity of the site to accommodate the initial brief requirements to suit the new Community Centre on day 1.
2. Ability to accommodate any future expansion of the Community Centre in future phases.

7. Sustainability:

- Different attributes contribute to a building's sustainability such as location, orientation, embodied carbon and resilience; as well as the potential to generate sufficient energy from renewable sources to facilitate the programme of the building when in use.

8. Vehicle Parking:

- Car parking will be assessed in two stages:

1. Capacity of the site for initial car parking provision to suit the new Community Centre on day 1.
2. Ability for expansion of car parking should it be required in future phases.

9. Access:

- Access will be assessed under 6 categories and will identify established access-ways to the site and into the site and also any improvements that may be required to accommodate the new Community Centre

1. Pedestrian
2. Vehicular
3. Public Transport
4. Cycle Routes
5. Emergency Services
6. Food + Beverage

10. Utilities:

- Existing infrastructure networks will be identified and assessed with recommendations on additional surveys that may be required.
- In addition to this, any anticipated upgrades to / new provision that should be considered as part of the development on both sites will also be assessed.

WAKEFIELD ASSESSMENT CRITERIA

11. Hazards:

- Site resilience will be assessed on a series of criteria relating to the response to adverse events, both natural and man-made.
- Both sites will be reviewed on the potential for:

1. Mitigation and Prevention
2. Adaptability and Flexibility
3. Recovery and Restoration
4. Community Support

02

SITE 01 + 02
CONTEXT ASSESSMENT

WAKEFIELD STATUTORY CONSTRAINTS

Residential
Open Space
Recreation
Rural 1
Commercial
Light Industrial

WAKEFIELD STATUTORY CONSTRAINTS

General:

- The land designations of Wakefield form a very clear and visible boundary between the commercial and residential settlements; and the rural and recreational assets of the village.
- This defined boundary has been highlighted with a pink dashed line in the adjacent diagram.

Site 01

- This site sits within the area predominantly defined by Rural and Recreation character.
- The site also sits immediately adjacent to designated Open Space (Edward Baigent Memorial Scenic Reserve).

Site 02

- This site sits within the area predominantly defined by Commercial and Residential character.
- The site sits on the border of the Commercial and Residential designation.

WAKEFIELD PLAN CHANGE 81

DEMAND FOR NEW DWELLINGS	2024–2034	2034–2054
	298	659

Proposed Changes:

- Re-zone central parts of Wakefield to the Medium Density Residential Zone to facilitate intensification.
- Establish a new greenfield growth area with mixed housing densities.
- Establish a new Light Industrial Zone location for industrial businesses.

MAP 6

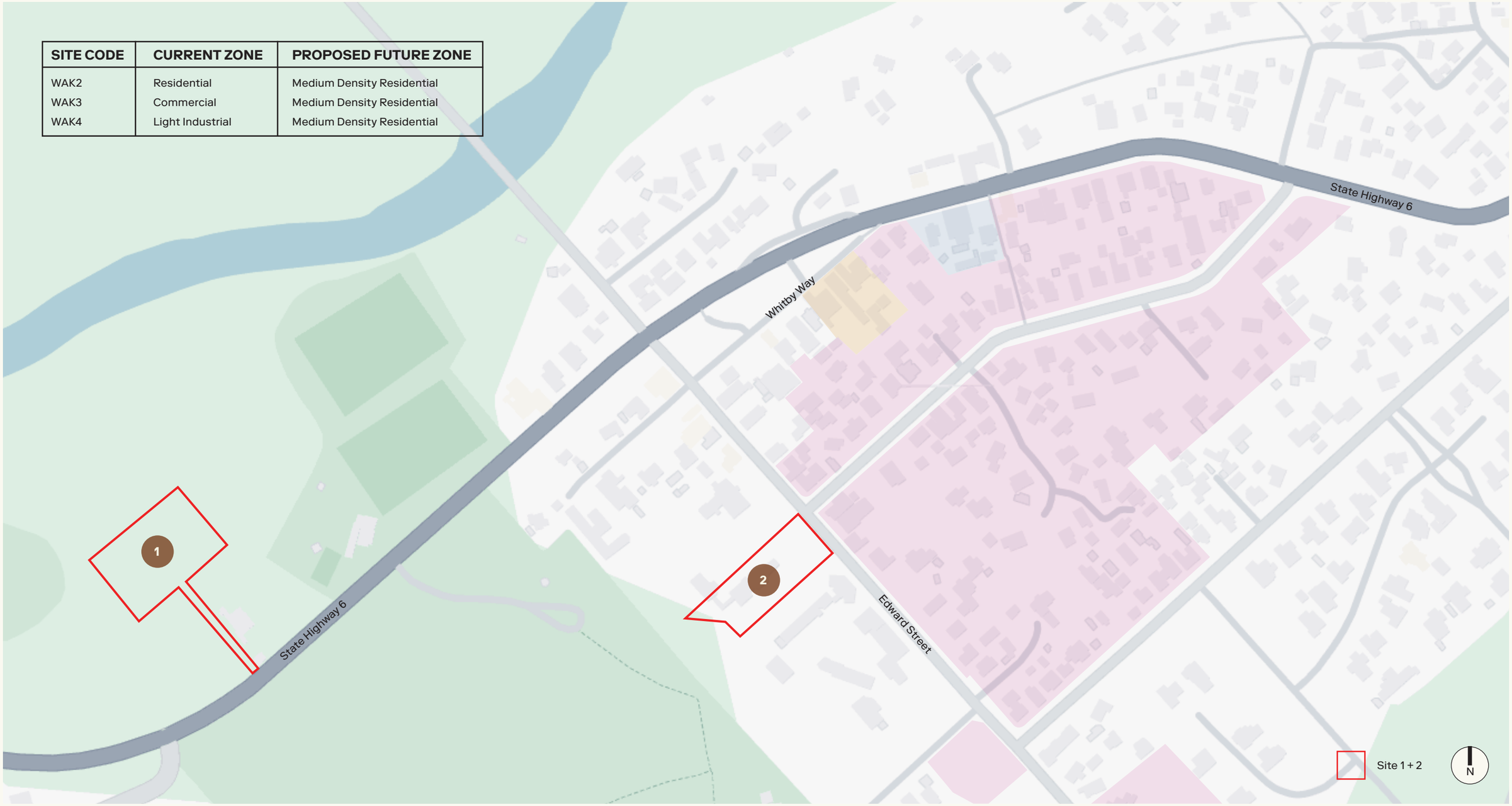
MAP 7

SITE CODE	CURRENT ZONE	PROPOSED FUTURE ZONE
WAK5	Rural 1	Light Industrial
WAK6	Rural 1	Residential
WAK7	Rural 2	Residential

WAKEFIELD PLAN CHANGE 81

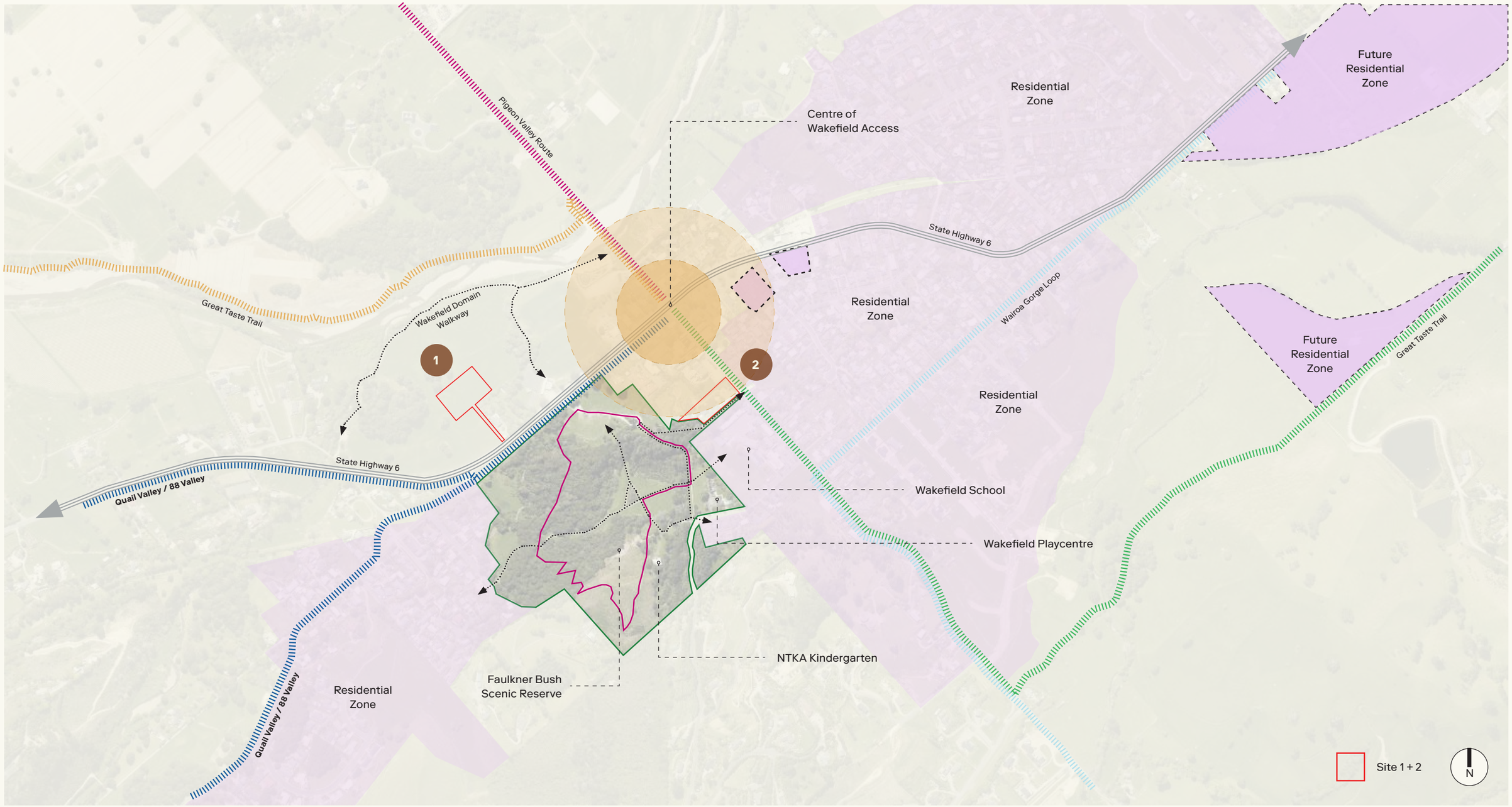
WAK 3
WAK 4
WAK 2

SITE CODE	CURRENT ZONE	PROPOSED FUTURE ZONE
WAK2	Residential	Medium Density Residential
WAK3	Commercial	Medium Density Residential
WAK4	Light Industrial	Medium Density Residential



WAKEFIELD WIDER ACCESS

Great Taste Trail (Richmond to Wakefield Bike)
Wairoa Gorge Loop (Bike)
Quail Valley / 88 Valley (Bike)
Great Taste Trail (Wakefield to Norris Gully Bike)
Great Taste Trail (Wakefield to Norris Gully Walk)
Great Taste Trail (Richmond to Wakefield Walk)
Faulkner Bush Footpath
Faulkner Bush Loop Walk
Future Residential (Plan Change 81)
Residential



WAKEFIELD WIDER ACCESS

General:

- There are proposed changes to the land designations in Wakefield and these are set out in the Urban Growth Plan Change 81 and Regional Policy Statement Change 1 - 2024/2025 as published by Tasman District Council.
- Part of these changes sees current Light Industrial and Commercial land become designated for Medium Density Residential.
- Other changes propose the change of Rural 1 and Rural 2 land to Residential.
- With potentially increasing polution in Wakefield, the requirement for new community facilities to be accessed easily and readily is an important consideration.
- The centre of Wakefield is well connected with a myriad of cycle routes, State Highway 6 and bus routes, connecting the wider public to Wakefield.
- There are currenly two distinct residential zones in Wakefield which are bisected by Faulkner Bush Scenic Reserve.
- The Reserve acts as a device in connecting the residents to the south with the public facilities and amenities with a variety of walking and cycling routes available.
- The primary route connecting the residential zone to the south to Wakefield village centre runs between the boundary of Site 02 and Wakefield School.

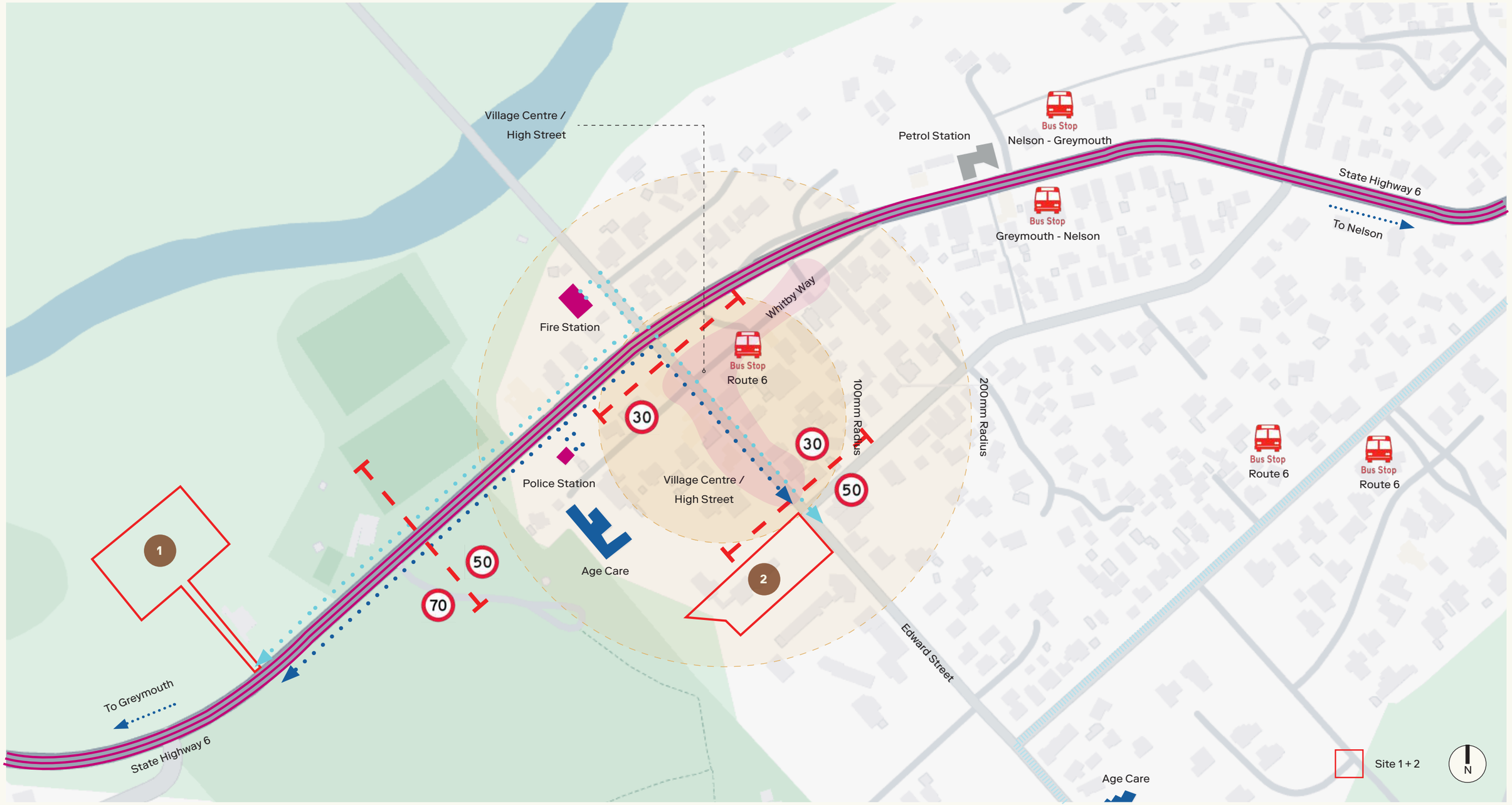
Site 01:

- This site is primarily accessible by State Highway 6.
- The Quail Valley / 88 Valley cycle route passes the site on the opposite side of the State Highway, therefore existing access would mean crossing the Highway at a designated pedestrian crossing.
- The Great Taste Trail does not provide access to the site.
- The Wakefield Domain Walkway runs across the north of the site immediately adjacent to the Wai-Iti River.

Site 02:

- This site is located on the intersection between the Faulkner Bush Scenic Reserve and Wakefield's northern Residential zone.
- A pedestrian access route from the Faulkner Reserve to the Wakefield village centre runs along the boundary of this site which is available to both residents of and visitors to Wakefield.
- This site is easily accessed by a variety of modes of transport; vehicular, cycling, public and walking.
- The Great Taste Trail route runs directly outside the front of this site.
- The Pigeon Valley Cycle Route is a 3 minute walk from this site
- The Quail Valley / 88 Valley Cycle Route is a 3 minute walk from this site.
- The Wairoa Gorge Cycle Route is a 3 minute walk from this site.

WAKEFIELD VEHICULAR ACCESS



WAKEFIELD VEHICULAR ACCESS

General:

- Wakefield is a village located circa 28km south of Nelson and circa 95km north of Murchison.
- Wakefield is accessed via State Highway 6 and the dominant modes of transport are car and bus.
- There is a limited bus service that connects Wakefield to Greymouth via SH6 which takes 5.5 hours.
- The bus service from Wakefield into Nelson is served by eBus route 6 and takes 43 mins.
- The speed limit of SH6 reduces from 70km/h to 50km/h after passing Wakefield FC. This would mark the beginning of the village of Wakefield. Furthermore, the speed limit reduces to 30km/h within some Commercial and Residential areas.
- The Wakefield Homestead Age Care provides a 'Meals on Wheels' service to the local community and relies on the existing road networks to access private residences and other age care facilities in close proximity.

Site 01:

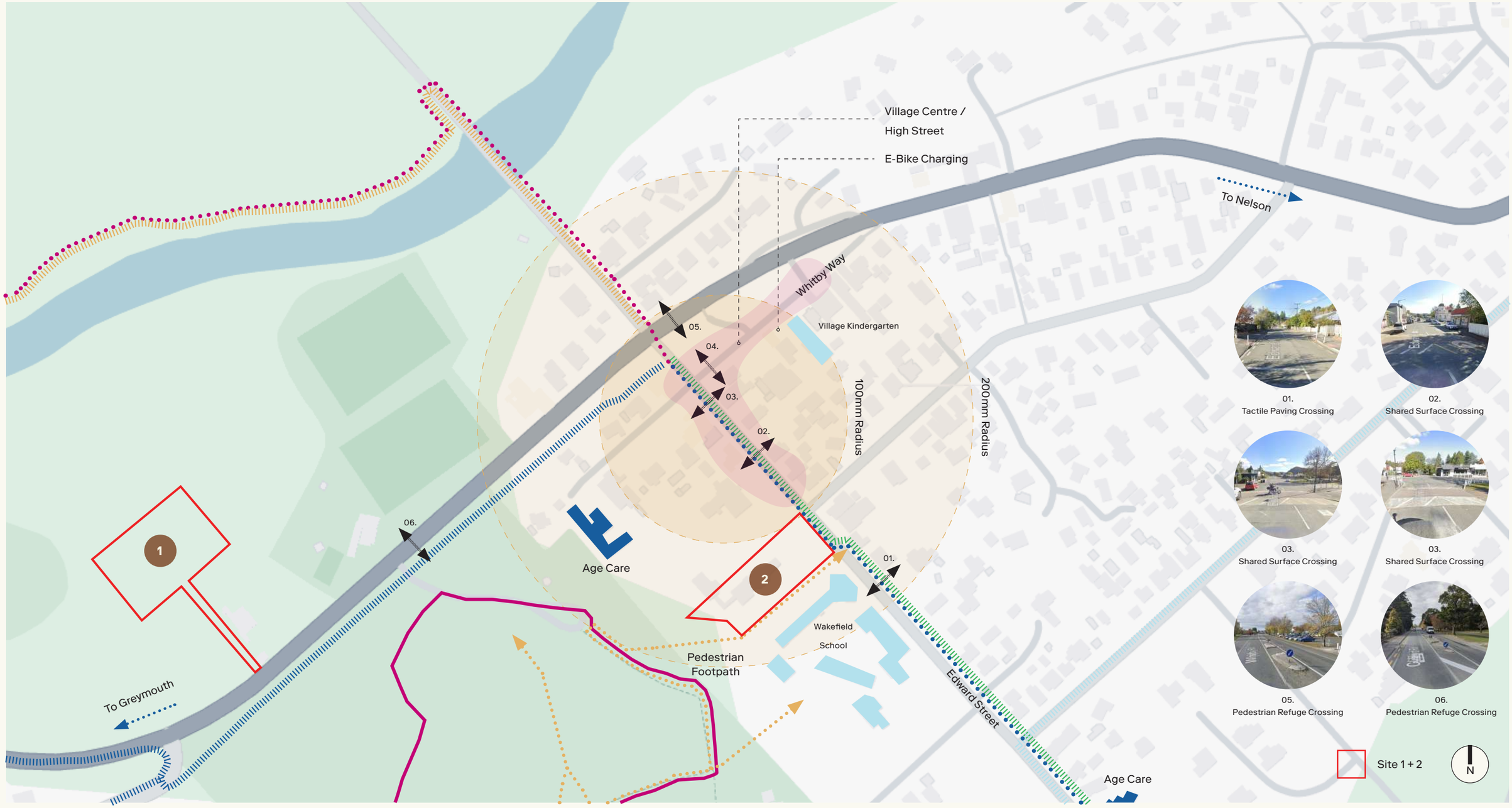
- In the state of emergency, the Police Station is located a 1 minute drive from the site
- In the state of emergency, the Fire Station is located a 1 minute drive from the site.
- This site sits within the 70km/h SH6 zone.
- There is an existing access track into the field in the proposed location with the existing gate set back circa 5m from the Highway.
- The nearest bus stop is located on Whitby Way and is a 7 min walk form the site. SH6 will also need to be crossed to complete the journey.
- Should a 'Meals on Wheels' offering be required for an event at this site, the access would be via State Highway 6.

Site 02:

- In the state of emergency, the Police Station is located a 1 minute drive from the site
- In the state of emergency, the Fire Station is located a 1 minute drive from the site.
- This site sits within a 50km/h zone, just outsidoe of the 30km/h zone dedicated for the commercial and residential area of Wakefield.
- There is an existing, well established entrance to the site off Edward Street.
- The nearest bus stop is located on Whitby Way and is a 3 min walk from the site. There is an alternative bus stop located on Pitfure Road which is an 8 min walk from the site.
- Should a 'Meals on Wheels' offering be required for an event at this site, the access would be a short drive up Edward Street. Alternatively meals could be delivered on foot via the Faulkner Bush Scenic Reserve footpath.

WAKEFIELD PEDESTRIAN ACCESS

Great Taste Trail (Richmond to Wakefield Bike)
Quail Valley / 88 Valley (Bike)
Great Taste Trail (Wakefield to Norris Gully Walk)
Wairoa Gorge Loop (Bike)
Great Taste Trail (Wakefield to Norris Gully Bike)
Great Taste Trail (Richmond to Wakefield Walk)
Designated Pedestrian Crossing



WAKEFIELD PEDESTRIAN ACCESS

General:

- There are strong established cycle routes that link Wakefield to the surrounding areas such as the Great Taste Trail; the Quail Valley / 88 Valley Route to the south; the the Pigeon Valley Route to the west; and the Wairoa Gorge Route to the east.
- There is a strong established pedestrian network within the Faulkner Bush Scenic Reserve that connects the Village with the surrounding residential areas, Scout Hut, School and Playcentre.
- There is a pedestrian walkway that runs on the opposite side of the State Highway from Site 01, however the pedestrian walkway on the same side termiates at Wakefield Football Club, circa 120m from the site.
- Edward Street is pedestrian in scale and layout with an abundance of designated pedestrian crossings running the length of the road.

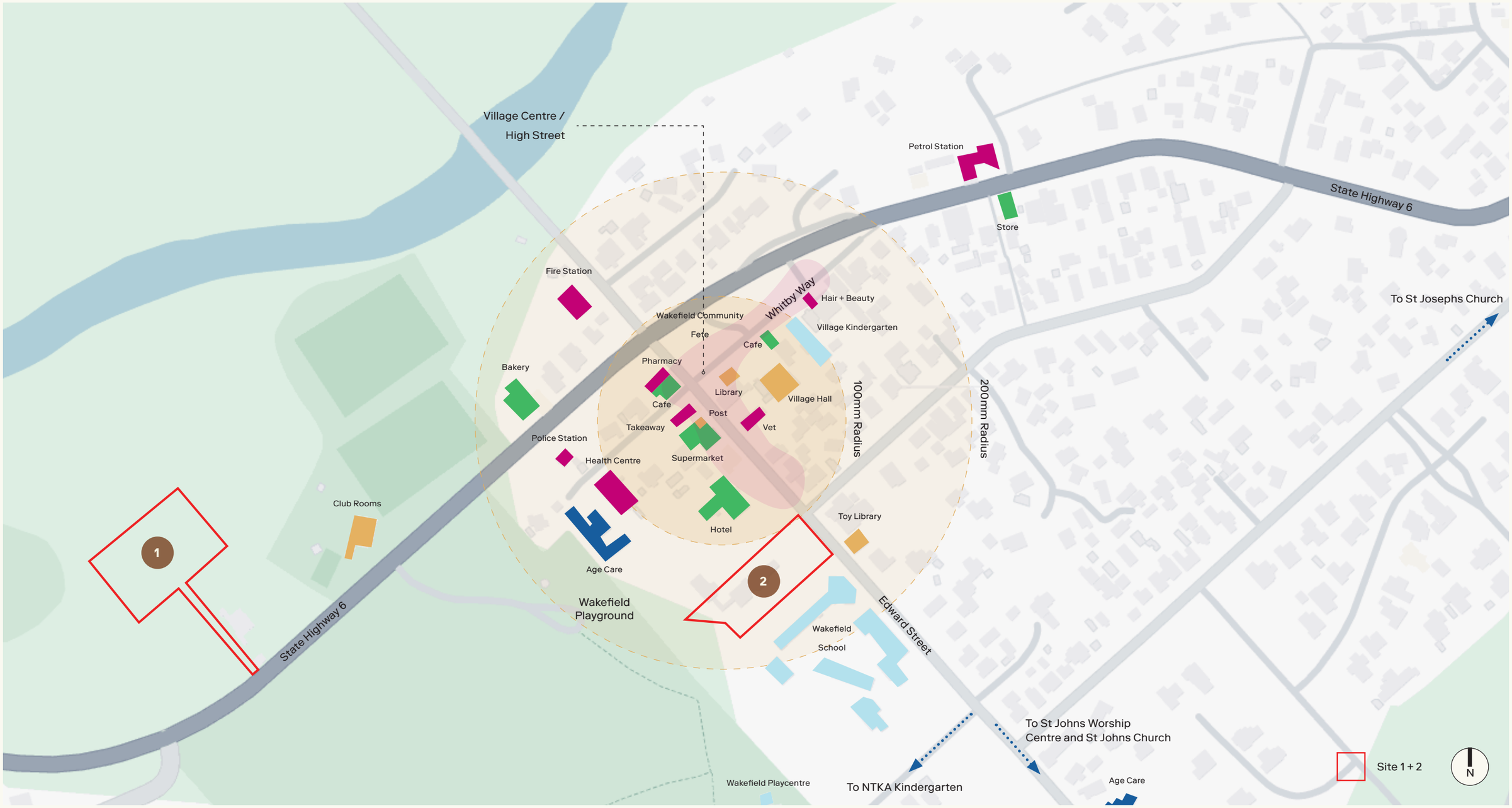
Site 01:

- This site is located outside of what be defined as the pedestrian centre of Wakefield.
- There is currently no pedestrian pavement / footpath running along the front of the site therefore the site is currently only accessible via vehicle.
- The nearest pedestrian crossing providing access from the residential area of Wakefield to the site is circa 150m away and is located between the access-way from the Faulkner Bush Scenic Reserve to Wakefield FC,
- This crossing sits within the 50km/h zone and is demarcated with tactile paving and a pedestrian refuge island in the centre of SH6.
- Despite the above, access to this crossing is not recommeded given the lack of pedestrian walkway connecting this site to the crossing in the first instance.

Site 02:

- This site is situated just outside of the area that would be deemed as the village centre / high street network at the intersection of Whitby Way and Edward Street.
- The two closest pedestrian crossings across Edward Street are located outside of the adjacent Wakefield School and the Wakefield Hotel, 63m and 82m respectively.
- Crossings are within both 30km/h and 50km/h zones and are demarcated with either tactile paving or a shared surface road hump for traffic control.
- The reduced vehicle speed limit on this road takes into account the highly popular Great Taste Trail that runs past the entrance to the site.
- There is an existing footpath that runs between the site and Wakefield School that links Edwards Street to the Faulkner Bush Scenice Reserve.

WAKEFIELD CONTEXT + COMMUNITY



WAKEFIELD CONTEXT + COMMUNITY

General:

- The heart of Wakefield's community is located on the intersection of Whitby Way and Edward Street.
- Within a 100m walking radius the village offers: Village Hall, Pharmacy, Library, Village Kindergarten, Supermarket, Health Centre, and a Hotel; as well as the site of the annual Wakefield Community Fete that is held on the Whitby Green.
- Within a 200m walking radius more of Wakefield's community assets and services are accessible including: Police Station, Fire Station, Bakery, Wakefield School and the Toy Library.

Site 01

- This site sits outside of what would currently be identified as Wakefield's community centre but is located near to the existing sports fields and cliub rooms as identified on the adjacent diagram.

Site 02

- This site sits on the boundary of the 100m - 200m walking radius of what could be identified as Wakefield's community centre.
- The site is immediately adjacent to the Wakefield School and has the potential for linking the site to the newly refurbished Wakefield Playground to the rear of the site.
- The site overall is positioned well in terms of interconnectivity to the community facilities on offer in the Village of Wakefield

WAKEFIELD PUBLIC AMENITY

WAKEFIELD PUBLIC AMENITY

General:

- Wakefield has a number of established Scenic Reserves for the enjoyment of the community and it's wider visitors. These are predominantly located to the south and west of the Village centre.

Site 01

- This site is located in the centre of three reserves: Baigent Bush Scenic Reserve; Wakefield Recreation Reserve; and Edward Baigent Memorial Scenic Reserve.
- The site sits in close proximity to Wakefield FC and McGazzaland Whcih can both be accessed via the Wakefield Domain Walkway.
- The closest existing public toilets are located at Faulker Bush Scenic Reserve and are a circa 2 min walk from the site. Crossing SH6 is required to access these toilets.

Site 02

- This site is in close proximity to two reserves: Edward Street Recreation Reserve; and the Faulkner Bush Scenic Reserve.
- The site also backs immediately on to the newly refurbished Wakefield Playground to the rear of the site.
- The closest existing public toilets are located at Whitby Green and are a circa 3 min walk to the site.
- The Site also sits within a 3 min walk to the Community Pool, located at Wakefield School.

SITE 01
CONTEXT

KEY

1. Site Entrance
2. Adjacent Recreation Reserve
3. Wakefield FC
4. Site Aerial View
5. Memorial Reserve
6. McGazzaland

SITE 01
ANALYSIS

SITE 01 SUMMARY

- Site 01 is located off Clifford Road to the north of the SH6 on the immediate outskirts of the Village of Wakefield.
- The site is situated between reserves and is currently an unoccupied field backing on to the Wai-iti River.
- The entry to the site is currently off a 70km/h section of the State Highway and the existing access is a farmers track with a field gate currently installed.
- The site is currently designated as 'Recreation' and there is no building currently situated on the site.

Constraints Summary:

- The State Highway makes access challenging to this site. Pedestrian crossings will be required to safely facilitate access. This may have potential traffic implications on the Highway.
- Poor visibility from road side for a community facility.
- Existing access limitations for all residents age groups means the site will be accessed primarily via vehicles which will require adequate parking and forecourt facilities.
- Connection to utilities likely to require long lengths of tranching and backfill.

Opportunities Summary:

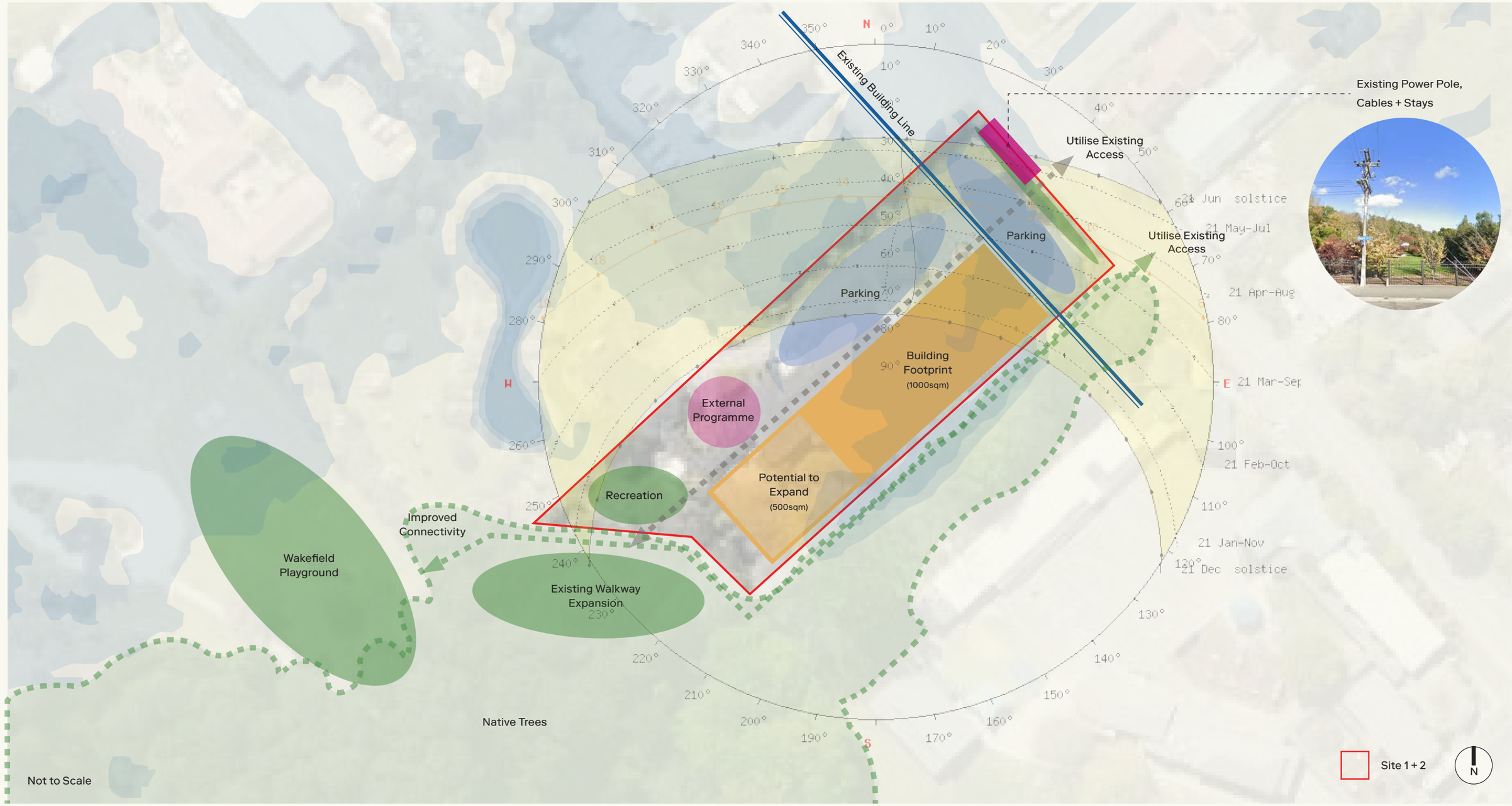
- This site possesses an opportunity for a new Community facility to sit outside of the current Village centre, with strong connections to the existing sports and recreational facilities of Wakefield.
- There is an opportunity to create and improve on the access between recreational areas and scenic reserves on the west side of SH6.
- Greater opportunity for future expansion.
- Opportunity to expand on existing swale network to control stormwater.

SITE 02
CONTEXT

KEY

1. Site Entrance
2. Adjacent Wakefield School
3. Wakefield Playground
4. Site Aerial View
5. Whitby Way
6. Edward Street

SITE 02 ANALYSIS



SITE 02 SUMMARY

- Site 02 is located on Edward Street and sits within the curtilage of what could be defined as the centre of the Village of Wakefield.
- The site is bookended on four sides by; a Reserve, School, Hotel and residential dwellings which provides immediate connectivity to the Village facilities.
- The entry to the site is currently off Edward Street and the existing access is a gated driveway to the current building on the plot.
- The existing plot consists of an existing building (to be demolished), a hard-standing forecourt for parking and a large expanse of soft landscaping to the rear.

Constraints Summary:

- Stormwater will require a detention facility on site.
- The site adjoins a public footpath to the south east therefore a 5m set back is required form this boundary.
- A 5m setback is also required to the staggared south western boundary to the Wedward Street Recreation Reserve.
- Daylight recession planes are required to the south western boundary at an angle of 30 degrees, 2m above ground level.
- The small and constrained site allows for limited opportunity for future expansion both building and car parking.
- Existing power pole, cables and stays could limit the access options and dictate building position within the site.

Opportunities Summary

- The site is situated within the catchment area of the Wakefield community with the majority of the local residents (of all ages) able to walk comfortably and safely to the site.
- Good access to public transport, cycle and walking paths therefore increase potential for community engagement and involvement.
- Opportunity to improve the existing access from Edward Street to the newly refurbished Wakefield Playground near the Fualkner Bush Scenic Reserve.
- This site has close connections to the main community hubs already established in Wakefield.
- The proposed building would have a civic presence adressing the street
- Existing infrastructure for parking can be utilised for this site.

03

SUMMARY MATRIX

MATRIX SCORING EVALUATION CRITERIA

Rating	Definition	Score
SIGNIFICANTLY EXCEEDS	Major additional benefits	**5**
MODERATELY EXCEEDS	Minor additional benefits	**4**
SATISFACTORY	Satisfies the criteria	**3**
MODERATELY BELOW	Moderate non-compliance	**2**
DOES NOT MEET	Criteria not met and significant issues identified	**1**

SITE 01 + SITE 02 SUMMARY MATRIX

		Site 01 (Clifford Road)	Site 02 (Edward Street)	Notes
		1 | 2 | 3 | 4 | 5	1 | 2 | 3 | 4 | 5	
1	**LAND DESIGNATION**			
	Suitability of Current Land Designation to Proposed Use	2	5	Site 01 being Rural; Site 02 being Commercial
	Current Urban Design Principles	2	4	Site 01 is undeveloped land - Green Field; Site 02 is currently developed land - Brown Field
	Incorporation into Planned Growth Under Plan Change 81	2	4	Growth of Wakefield planned to the north - this becomes geographically further from site 01
	TRMP Permitted Land Activity	5	3	A Community Centre is a permitted activity at Site 01 and is provided for in the Moutere-Waimea Ward Reserve Management Plan 2022. At Site 02 Community Centre is not one of the activities specifically excluded/ controlled within the zone.
2	**CULTURE**			
	Village Location Proximity	2	4	Site 02 sits within close proximity to the centre of the Village and 'high street'
3	**CONNECTIVITY**			
	Proximity to Residences	2	5	Site 02 is located closer to the two zones of residential devleopment in Wakefield and will remain close to additional dwellings proposed in Plan Change 81
	Proximity to Adjoining Uses	3	3	Site 01 has links to recreation and public open space. Site 02 has links to centre of Wakefield and other community facilities
	Community Connectivity	2	4	Site 01 connectivity bisected by SH6; Site 02 has strong existing connections
	Retaining Connectivity with Population Growth	1	4	Site 02 is well located to retain access and connectivity with the community under planned growth
4	**COMMUNITY**			
	Support to Community	2	5	Site 02 is located closer to a larger number of exsiting community facilities
	Support to Education Facilities	2	5	Site 02 is safely walkable from the School, Playcentre and Kindergarten
	Support to Sport Facilities	5	1	Site 01 is located in close proximity to exsiting sporting facilities

SITE 01 + SITE 02 SUMMARY MATRIX

		Site 01 (Clifford Road)	Site 02 (Edward Street)	Notes
		1 | 2 | 3 | 4 | 5	1 | 2 | 3 | 4 | 5	
5	**CONTEXTUAL GROWTH**			
	Planned Growth Under Plan Change 81	2	5	Site 02 is located close to planned direction of Wakefield's urban growth
6	**BUILDING FOOTPRINT**			
	Site capacity for Community Centre on day 1	5	5	Both sites have the capacity to host a 1000-1500sqm Community Centre
	Site capacity for future expansion of Community Centre	5	3	Site 01 being located in a field is better placed for future development / extension if required
7	**SUSTAINABILITY**			
	Site Typology	2	5	Site 01 would be classified as a Green Field site. Site 02 would be seen as a Brown Field site.
	Sustainable Access for Residents and Visitors	2	5	Site 01 has limitations for pedestrian travel; Site 02 is well suited to pedestrian travel
	Geographic Location of Building to Sustain Activity	2	5	Site 01 is on the periphery of Wakefield; Site 02 is located in the centre of the village
	Embodied Carbon / Material Re-Use	2	3	Site 01 has no option for reuse of infrastructure. Site 02 has more infrastructure in close proximity
	Site Capacity for Renewable Energy	5	3	Both buildings have the capactiy for PV / solar panels to be incorporated on to the roofs. Site 01 has more capacity for larger scale renewables such as ground source heat pumps and solar arrays should these be required
8	**VEHICLE PARKING**			
	Parking Capacity on Day 1	5	5	Both sites have the capacity for the initial 75-100 spaces required
	Potential for Parking Expansion	5	2	Site 01 has more potential for car park expension in future stages

SITE 01 + SITE 02 SUMMARY MATRIX

		Site 01 (Clifford Road)	Site 02 (Edward Street)	Notes
		1 | 2 | 3 | 4 | 5	1 | 2 | 3 | 4 | 5	
9	**ACCESS**			
	Wider Accessibility Outside of Wakefield	2	5	Site 01 located off SH6 is high risk, however Site 02 has a wider variety of access availability
	Street Access	1	5	Street access for a vehicles and pedestrians more readily available at Site 02.
	Road Access	1	4	New road access approval required from NZTA for Site 01. Upgraded access required for Site 02 to meet NTLDM standards
	Vehicular Access	3	4	Both sites are easily accessed by vehicles; Site 01 sits within a 70km/h zone; both sites may require traffic management
	Pedestrian Access	2	5	There is very limited pedestrian access to Site 01
	Public Transport	1	4	There are no public transport link to Site 01; Site 02 has multiple bus stops in walking distance
	Initial Parking Provision	4	4	Both sites have the capacity to cater for the initial circa 75-100 parking spaces anticipated
	Potential to Expand Parking Provision	5	2	Site 01 has 'soft boundaries' therefore possesses a greater potential for car park expansion if required
	NZTA Consultation Requirment	1	5	All access on to SH6 is controlled by the NZTA whcih can be a very long and costly process
10	**UTILITIES**			
	Avalability of Existing Power Connection	1	5	Power supply for Site 01 is sparse. High and low voltage cabling is accessible at the front of Site 02
	Routing of Power Cabling to Proposed Site	2	4	Routing of power supply to Site 01 is not favourable. Extensive and costly trenching will be required to route either through the front or rear of the site. Routing to Site 02 is considerably more simple
	Infrastructure Upgrades / Additions Required	1	4	Upgrades to the transformers on both site is yet to be determined. Additional infrastructure required for Site 01 is extensive and will most probably be costly
	Stormwater	4	3	Site 01 has the potential to extend the existing swale. Site 02 may require pipework for detention
	Water Supply	3	3	Both sites can be serviced with water from the TDC reticulation. Likely that both site will require watermain extension into the site with a hydrant.
	Wastewater Servicing	1	3	Both sites require a 100mm laterlafor gravity discharge. Site 01 has no wastewater pipes in the vicinity. Wastewater from Site 01 will require pumping across the State Highway. More investigation is required into Site 02, however it is currently assumed pumping of wastewater is likely to be required
	Re-Routing Existing Power Lines	5	2	Site 01 does not have any existing power lines to consider. Depending on the proposed site and access layout, re-routing of the existing power cables, stays and pole could be costly

SITE 01 + SITE 02 SUMMARY MATRIX

		Site 01 (Clifford Road)	Site 02 (Edward Street)	Notes
		1 | 2 | 3 | 4 | 5	1 | 2 | 3 | 4 | 5	
11	**HAZARDS**			
	Flooding and Inundation	2	2	Both sites could be subject to freshwater inundation
	Risk of Land Contamination from Previous Site Use	4	4	No initial evidence to support land at either site has been used for horticulture. The construction of the existing building at Site 02 in 2013 and the extensive landscape works undertaken is likely to have removed any risk of contamination at the time
	Access Formation	1	4	Major earthworks required to form new access route to Site 01
	Fault Line Proximity	5	5	Nearest fault line is circa 5km from both sites
	Liquification Damage Risk	5	5	Liquification damage risk level is low and deemed unlikely
	Slope Instability	5	4	No slope instability recorded on either site. Site 02 does sit in proximity of 6m gentle slope however no evidence of instability recorded
	Pedestrian Safety	1	5	Vulnerable road users will have to cross SH6 to access Site 01
	Traffic Generation	2	5	Site 01 is likely to require a traffic upgrade whereas Site 02, traffic can be accommodated within the surrounding road network with no improvements required

TOTAL CRITERIA SCORE	127/230	184/230
CRITERIA WON	9/46	28/46
CRITERIA EQUAL	9/46	9/46

MATRIX SUMMARY

Summary:

Following the analysis undertaken by the consultant team based on the information available, the scoring matrix has identified the following:

Site 01 has a total attribute score of 127 out of a total 230.

Site 01 won 9 of the 46 criteria assessed.

Site 01 has a total attribute score of 184 out of a total 230.

Site 01 won 28 of the 48 criteria assessed.

Site 01 + 02 scored equally on 9 out of the 46 criteria assessed.

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NGĀ MIHI
THANK YOU

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