



appendices

APPENDIX 1

Detailed growth pocket evaluation per discipline

SUBGROUP: Community

Growth Pocket	Positive	Neutral	Negative	Score 1-9 (1 = best)	Comments
N1					Primary: Need them to support Mayfield, tend to go to Springlands, Riverlands, Fairhall. Secondary: growth closest to Girls, Bohally
N2					Primary: Need them to support Mayfield, tend to go to Springlands, Riverlands, Fairhall. Secondary: growth closest to Girls, Bohally
NW					Does well already, far from TC facilities
W1					Support for Redwoodtown village, other good rec options. Noise, smell, dust, air quality from the sawmill
W2					Support for Redwoodtown village, other good rec options. Noise issues!
E1					Weak areas, might trigger new facilities, need transport connectivity, needs investments, possibly new primary school?
E2					Weak areas, might trigger new facilities, need transport connectivity, needs investments, possibly new primary school?
SE1					Increased utilisation of recreational facilities (Polo Grounds and Whitehead Park)
SE2					
KV					Too far away, no facilities

SUBGROUP: Ecology

Growth Pocket	Positive	Neutral	Negative	Score 1-9 (1 = best)	Comments
N1				3	Would need large areas of ecological plantings to create "Tui to Town gateway"
N2				4	Would need large areas of ecological plantings to create "Tui to Town gateway"
NW				9	Concerns over groundwater recharge and loss of summer flows in the springs. Catchment headwater for spring water. Strong habitat, regional significant waterways.
W1				6	Could use opportunity of development to enhance river with Riparian Plantings.
W2				7	Could use opportunity of development to enhance river with Riparian Plantings.
E1				5	Extensive River edge of two Rivers. Delivers opportunity for riparian management. Ecological island stepping stone (Tui to Town).
E2				2	E2 would be the joining link to SE1 and the River. Deliveries riparian management of the Opawa River and naturalisation of existing man made cannels.
SE1				1	High potential. Naturalisation of man made storm water cannels for ecological gain. Ecological island for restoration and bio diversity to enhance ecology valves of the area which is currently low and potential to enhance is low. Does not have a river edge for ecological benefit.
SE2				8	High potential. Naturalisation of man made storm water cannels for ecological gain. Ecological island for restoration and bio diversity to enhance ecology valves of the area which is currently low and potential to enhance is low. Does not have a river edge for ecological benefit.
KV					

SUBGROUP: Landscape

Growth Pocket	Positive	Neutral	Negative	Score 1-9 (1 = best)	Comments
N1					
N2					
NW					
W1					
W2					
E1					
E2					
SE1					
SE2					
KV					Important gateway to the Molesworth
NE					Buffer/ gateway/ river edge + pedestrian access
RC					Gateway with mature trees + protection of gardens edge condition.
DS					Buffer/ gateway value

SUBGROUP: Soils

Growth Pocket	Positive	Neutral	Negative	Score 1-9 (1 = best)	Comments
N1					
N2					
NW					
W1					
W2					
E1					
E2					
SE1					
SE2					
KV					

SUBGROUP: Recreation

Growth Pocket	Positive	Neutral	Negative	Score 1-9 (1 = best)	Comments
N1				6	Reserve space connections. Conduit for connection to Sports fields. Access to the Opawa.
N2				8	Reserve space connections. Conduit for connection to Sports fields.
NW				9	Reverse sensitivity to existing land use. No additional value.
W1				7	Access to River. Access to town off road. If flight Anderson goes would be higher ranked Bridge access would be required to access over Taylor.
W2				5	Close to existing infrastructure. Access to the River. Servicing some of existing community. Access to town off road.
E1				4	Linkage to other areas. River access and linkage to lower Opawa. Delivering recreational value to existing and new community.
E2				1	Strengthens Rail Corridor bike network connection. River opportunities. Delivering recreational value to existing and new community.
SE1				2	Linkage for circulation. Open space recreational value for existing and new community. Linkage with waterways.
SE2				3	Linkage for circulation. Open space recreational value for existing and new community. Linkage with waterways.
KV					

SUBGROUP: Employment

Growth Pocket	Positive	Neutral	Negative	Score 1-9 (1 = best)	Comments
N1					
N2					
NW					
W1					
W2					
E1					
E2					
SE1					
SE2					
KV					
NE					
RC					
DS					

SUBGROUP: Activity Centre

Growth Pocket	Positive	Neutral	Negative	Score 1-9 (1 = best)	Comments
N1					Supportive of Springlands.
N2					Supportive of Springlands.
NW					Supportive of Springlands.
W1					Isolated from community resources.
W2					Isolated from community resources.
E1					Needs better connections x creek etc—otherwise isolated.
E2					Supportive of Redwood.
SE1					Supportive of Redwood.
SE2					
KV					Isolated.
NE					
RC					
DS					

SUBGROUP: Infrastructure

Growth Pocket	Positive	Neutral	Negative	Score 1-9 (1 = best)	Comments
N1					Furthest from sewage treatment plant. Major sewer upgrade required.
N2					Furthest from sewage treatment plant. Major sewer upgrade required.
NW					Furthest from sewage treatment plant. Major sewer upgrade required.
W1					Water and sewer capacity available.
W2					Water and sewer capacity available.
E1					Some problems getting service pipelines across the rivers. Costs are moderate assuming bridge access is constructed as part of the development. Major sewerage upgrade required, water main upgrade.
E2					Moderate lengths of water and sewer pipeline upgrades required, difficult laying conditions in high groundwater table. Grinder pump sewerage maybe required.
SE1					Moderate lengths of water and sewer pipeline upgrades required, difficult laying conditions in high groundwater table. Grinder pump sewerage maybe required.
SE2					
KV					

SUBGROUP: Stormwater

Growth Pocket	Positive	Neutral	Negative	Score 1-9 (1 = best)	Comments
N1				4	Discharge to Caseys's Creek, some upgrading required to Casey's Creek waterway and existing pumping station. Expected to be straight forward.
N2				5	As for N1 but access to Casey's Creek uncertain. Complicated Resource Consent and riparian ownership issues requiring detailed investigation and consultation.
NW				7	Discharge to spring fed streams, (Murphys and Fultons creeks). Complicated Resource Consent and riparian ownership issues requiring detailed investigation and consultation.
W1				3	Straightforward from engineering perspective. Discharge to Taylor River. Slightly higher cost due to longer pipelines.
W2				1	Straightforward from engineering perspective. Discharge to Taylor River. Slightly higher cost due to longer pipelines. Soakage to ground may be feasible.
E1				2	Straightforward from engineering perspective. Discharge to Opawa Loop preferred and would not require pumping station. If discharge is to Lower Opawa then pumping station is required. Slightly higher cost due to longer pipelines with the Lower Opawa option.
E2				8	Low lying land, drained by Town Branch Drain network. Significant complications; drains to be enlarged (20 metres wide including access), land to be purchased (land must be in Council ownership), pumping required to Lower Opawa River. Minimum floor level 2.5 mamsl and minimum ground level 2.0 mamsl. Stringent drainage maintenance required.

SUBGROUP: Stormwater

Growth Pocket	Positive	Neutral	Negative	Score 1-9 (1 = best)	Comments
SE1				6	Low lying land, drained by Town Branch Drain network. Significant complications; drains to be enlarged (20 metres wide including access) , land to be purchased (land must be in Council ownership) , pumping required to Lower Opawa River. Minimum floor level 2.5 mamsl and minimum ground level 2.0 mamsl. Stringent drainage maintenance required. This is ranked slightly ahead (6) of NW (7) because in SE 1 Council has done the necessary investigation and is "ready to go" and will not be hampered by such things as resource consent considerations etc.
SE2				9	South of Alabama Road is too low for development. South of SE2; Higher sloping fan, direct discharge to Riverlands Co-op floodway via Mapp's Stream. is Ok from a Stormwater perspective.
KV					Discharge outlet to Taylor River adjacent.

SUBGROUP: Transport

Growth Pocket	Positive	Neutral	Negative	Score 1-9 (1 = best)	Comments
N1					2500m to cbd, Bus extension good, Hutcheson Street to 10,000 vpd OK, opportunity to make devt pay for necessary fixes, repairable design.
N2					2500m to cbd, Bus extension good, Hutcheson Street to 10,000 vpd OK, opportunity to make devt pay for necessary fixes, repairable design.
NW					3000m cbd, easy bus extension, eliminates Westwood, note solar aspects to design.
W1					2000m cbd, no bus nearby, opportunity to make devt pay for necessary fixes, repairable design. Poor mix of traffic from residential and industrial uses.
W2					3000m cbd, no bus nearby, opportunity to make devt pay for necessary fixes, repairable design.
E1					1500m cbd, good bus service opportunity through DPR and Riversdale, bridge at \$8M (\$13k per dwelling). Culvert over River Loop can take the cul de sac out of Riversdale, loads up rail eggabout by bout 4,000 vpd, bridge high enough to take paddle steamers, design repairable.
E2					2000m cbd (n), 2400m cbd (s), 4 ha loss if rail bridge, poor highway and railway related amenity, residential use is the wrong answer near SH1 and railway line. Opportunity to make devt fund SH1 realignment and fix Alabama corner, improve access with proper rail bridge. Good for bus extension, will stuff eggabout (Internal Bypass?). Southern bit adds traffic (3k vpd) to existing streets (can you hear the scream?).
SE1					1500m cbd, loads up Alabama Street, but acceptable with development fundable works.
SE2					2000m cbd, loads up Alabama Street, but acceptable with development fundable works.
KV					30,000 vkt per day worse than others –suggest 40 ha minimum lot size, cost to provide emergency services, garbage collection, social services etc will be huge.