

Attachment 7 – Site assessment

Sites identified based on being in Council ownership and in the Taupo Town Centre Environment. The Taupo District Plan actively discourages office activity of a reasonable scale in zones other than the Taupo Town Centre Environment.

Site assessment

Map	Site	Advantages	Disadvantages
1	72 Lake Terrace (~4800m ²)	<ul style="list-style-type: none"> - Site is able to accommodate the required building footprint while still providing for car parks and green space - Reasonably central location - Prominent site - Currently provides for an EOC to be on site - All necessary services and infrastructure in place - Flat site (limited earthworks would be required) 	
2	Tongariro North Domain (~20,000m ² excluding the tennis courts)	<ul style="list-style-type: none"> - Large site able to accommodate a building and the required car parks - Greenfield development 	<ul style="list-style-type: none"> - Community clearly articulated in 2010 that this was not a suitable location for a Council building - Challenging and costly to integrate a new building with existing buildings
3	Library site (~2000m ²) (South of the library)	<ul style="list-style-type: none"> - Site is able to accommodate the required building footprint while still providing for car parks and green space - Reasonably central location - Prominent site - Ability for an EOC to be on site - All necessary services and infrastructure in place - Flat site (limited earthworks would be required) 	<ul style="list-style-type: none"> - Potential that the community feedback as noted above extends to this site. - Impact on parking at these venues, may require the development of further car parks - Potential challenges integrating a new building with the existing buildings. - Likely to require the relocation of infrastructure services including water and wastewater mains.
4	62 – 68 Heuheu Street car park (~3600m ²)	<ul style="list-style-type: none"> - Large site able to accommodate a building and the required car parks - Reasonably central location - Ability for an EOC to be on site - All necessary services and infrastructure in place 	<ul style="list-style-type: none"> - Offer back required under the Public Works Act (potential time and financial constraint) – Section 40 and requirement to consult with five owners of this site could make this process complicated. - Impacts on Councils long term ability to manage the pool of all day car parking in the town centre

Map	Site	Advantages	Disadvantages
5	61- 75 Tuwharetoa Street/ 66 -72 Roberts Street car park (Farmers car park) (~4800m ²)	<ul style="list-style-type: none"> - Large site able to accommodate a building and the required car parks - Reasonably central location - Ability for an EOC to be on site - All necessary services and infrastructure in place 	<ul style="list-style-type: none"> - Offer back required under the Public Works Act (potential time and financial constraint) - Impacts on Councils long term ability to manage the pool of all day car parking in the town centre
6	14 – 18 Taniwha Street car park (~2200m ²)	<ul style="list-style-type: none"> - Reasonably central location - Ability for an EOC to be on site - All necessary services and infrastructure in place 	<ul style="list-style-type: none"> - Offer back required under the Public Works Act (potential time and financial constraint) – Section 40 complication - Impacts on Councils long term ability to manage the pool of all day car parking in the town centre - Questionable whether the site is large enough to accommodate the building and car parking
7	Gascoigne Reserve (28 Paora Hapi Street) (~2100m ²)	<ul style="list-style-type: none"> - Large site able to accommodate a building and the required car parks - Reasonably central location - Prominent site - Ability for an EOC to be on site - All necessary services and infrastructure in place 	<ul style="list-style-type: none"> - Potential historic and cultural sensitivities regarding the Settlers cemetery

Site assessment considerations

- Ability of the site to accommodate the required development (including carparks, green space). Assumption that a new building would require a floor area of approximately 2,250m². This reflects allowing a formula of 15m² per person for 150 staff (124 from the current main Council building and 26 from the prefab).
- Flexibility for future changes.
- Location factors including the quality of the surrounding environment (including centrality, proximity to main roads, compatibility of activity with neighbours, strategic benefit of developing the site, suitability for an emergency management operations centre).
- Other physical elements of the site (prominence, contour, provision of services and necessary infrastructure, natural hazards, risk of subsidence).