



WAKEFIELD COMMUNITY CENTRE



SITE 01 CONTEXT



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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



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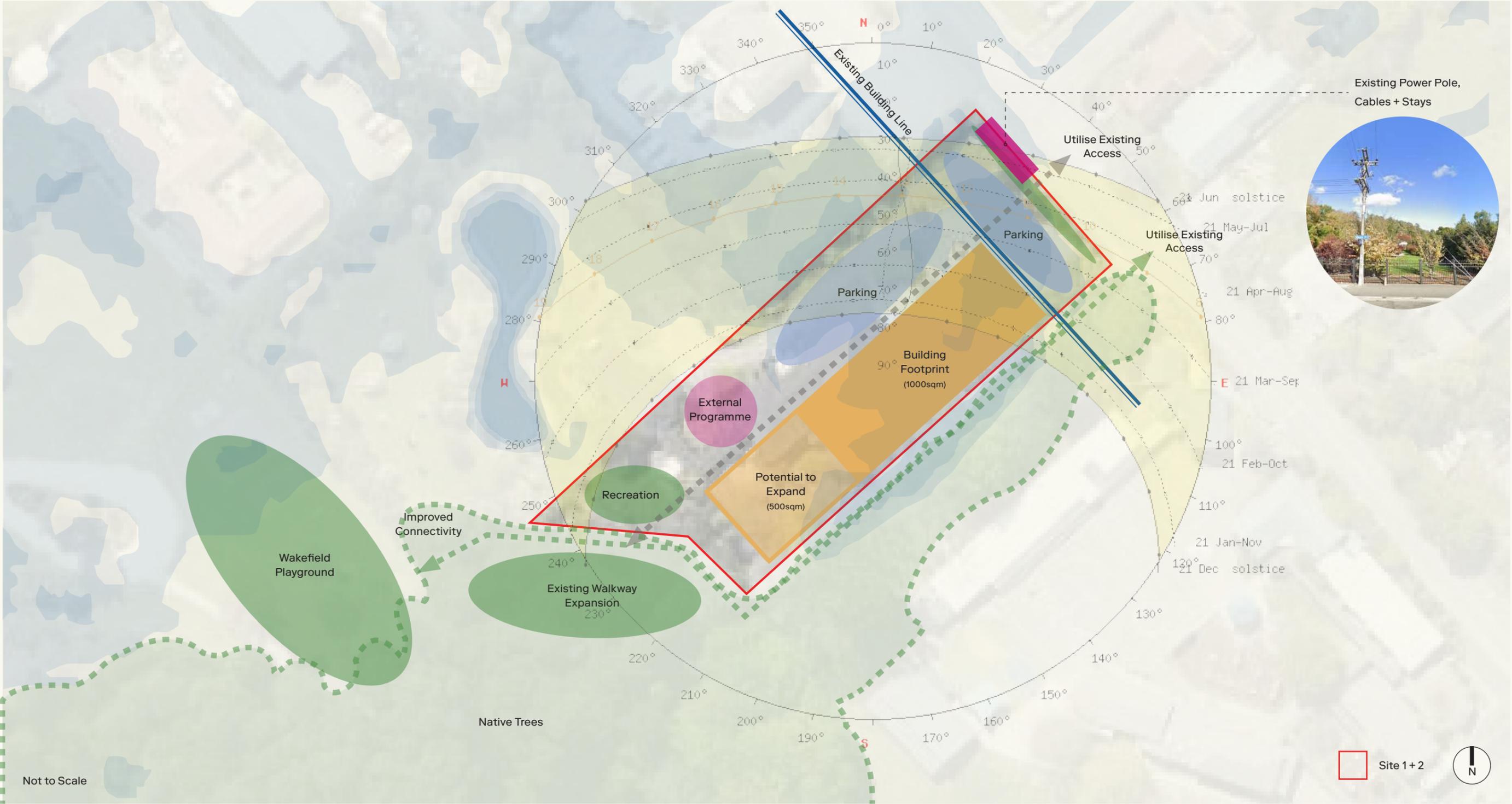


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KEY

- 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 from this boundary.
- A 5m setback is also required to the staggered 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 addressing the street
- Existing infrastructure for parking can be utilised for this site.

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NGĀ MIHI
THANK YOU

