

Project and Site Constraints Table

Project name		Design stage		Version no.		Date	
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Purpose: for the Ministry's project lead and the design team to outline (and communicate) key physical and other (e.g. cultural, financial, amenity) project constraints / opportunities and confirm how these have been, or are to be, addressed. The completed table should "tell a story" by succinctly communicating what the key site issues / constraints / opportunities are and how these have influenced the design solution.

This information will form the basis for the Design Features Report (or similar) that will ultimately document the decisions made along the way to arriving at the final built form. Identifying the "magnitude" of the issues (i.e. the level of potential consequence and / or the risk level) will help to ensure people reviewing and signing-off at various design stages have confidence that the key site issues have been identified and addressed, or will be addressed in subsequent development stages.

It is not expected that all or detailed information is provided in each cell at the initial project stage - but the initial versions should reflect all known information.

Commence this section (blue) at initial project stage and develop through onward design stages.

	Constraints	Insert details of hazard or event (without treatment). List title, agency and date of relevant report(s).	Proposed treatment(s) or strategies to address issues/constraints). Briefly list other options considered that may have been discarded(will help demonstrate robustness of treatment strategy). Enter N/A if not applicable; outline any future investigations planned.
A. Geotechnical			
1.	Geotechnical model / zoning evaluation?		
2.	Liquefiable ground?		
3.	Geomorphological issues?		
4.	Groundwater depth and seasonal variation? What might impact(s) be on the site development?		
5.	Compressible silts or peats or other soil? Time-dependent issues such as building additions that might settle more than pre-existing elements?		
6.	Expansive soils? What is site classification and has this been identified based on regional experience or site specific testing?		
7.	Rock fall that could impact on school grounds?		
8.	Landslide(s) that could impact on school grounds?		
9.	Sloping ground generally?		
10.	Land erosion e.g. tunnel gullies, slippage, coastal erosion?		
11.	Buried services likely to be impacted by liquefaction?		
12.	Any areas of uncontrolled fill on site?		
13.	Other geotechnical / geological issues that could impact on the development?		

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14.	Tsunami hazard or other inundation threat?		
15.	List all available reports.		
B. Civil			
1.	Has a topographical survey been completed?		
2.	Has a cadastral check been completed to confirm site boundaries etc?		
3.	Are there any water run-off or ponding issues on the site?		
4.	On site stormwater retention / detention? Capacity of local reticulation network?		
5.	Fire protection system water supply - capacity of local town supply?		
6.	Any fill required to be placed on site?		
7.	Any retaining structures required?		
8.	Sewage disposal - onsite / offsite? Capacity of local reticulation network?		
9.	Other civil engineering-related issues that could impact on the development?		
10.	Is the site prone to flooding - has there been a check of existing site ground levels against 50 and 200 year flood inundation zones and to what extent these impinge on the site development?		
11.	List all available reports.		
C. Buildings			
1.	Refer to seismic assessment reports (e.g. Initial Seismic Assessment / ISA, Detailed Seismic Assessment / DSA, earthquake damage – Detailed Engineering Evaluation / DEE) and any available weathertightness reports. Summarise key issues (including areas of significant building damage).		
2.	Are alterations to existing buildings included in development? What is the level of confidence on scope of refurbishment / alterations - existing as-builts available, detailed site inspection been completed, level of contingency? Have any buildings been altered previously - availability of former project documentation?		
3.	Are there any heritage listed buildings? Note these and provide commentary. Might there be archaeological issues?		

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4.	Any snow loading issues?		
5.	Any high wind issues?		
6.	Is there any available floor level survey data and are there any conclusions / findings for future building design?		
7.	Any other building / structural-related issues that could impact on development?		
8.	Fire protection - review / confirm need for sprinklers.		
9.	Weathertightness reviews?		
10.	List all available structural-related reports.		
11.	List all available reports.		
D. Infrastructure			
1.	Refer to any available reports (e.g. earthquake damage reports) and summarise key issues.		
2.	Other infrastructure-related issues that could impact on the development?		
3.	Electrical reticulation? Capacity of existing system to absorb development?		
E. Traffic			
1.	Site access issues?		
2.	Opportunity for on-site student drop-off?		
3.	Separation of staff / visitor traffic and student drop-off?		
4.	Proximity of car parking to administration building?		
5.	Potential pedestrian / vehicle conflict areas?		
6.	Other traffic-related issues that could impact on development?		
7.	Road noise?		
8.	Air traffic noise?		
9.	Additional consideration for Special Needs Unit?		

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10.	List all available reports.		
F. Land contamination			
1.	Building demolition has occurred historically at the site? Are there, or could there be any residual soil contamination issues? Any history of asbestos use (e.g. building roofing / cladding materials, pipe lagging, insulation)?		
2.	Has the site, or parts of the site, been associated with activities that are on the 'Hazardous Activities and Industries List' (HAIL) register, or any other register such as the 'Listed Land Use Register' (LLUR) in Canterbury?		
3.	Old landfill areas?		
4.	Other contamination-related issues that could impact on development?		
5.	List all available reports.		
G. Safety-in-design			
1.	Any maintenance aspects that require access at height?		
2.	Any maintenance aspects that require access in confined space?		
3.	Safety issues to maintain the building(s)?		
4.	Adequate passive surveillance across the site?		
5.	Recessed doorways and re-entrant spaces are minimised and are in highly visible locations?		
6.	How are any changes in levels considered?		
7.	Opening of windows and doors could be potential conflict areas?		
8.	Pedestrian / vehicle conflict?		