

Due Diligence Matrix

Site	Description	Iwi Support / Considerations	Title easements	Water service	Waste Service	Storm water Services	Soil stability	Contamination	Flooding	Planning	Product and yield	Go / No Go
RDC Owned Land												
	825 m2 vacant site, serviced to boundary and zoned residential	No issues identified	Clean	Assumed	Assumed	Assumed	Require further due diligence	Require further due diligence	Require further due diligence	Non complying		29/09 workshop - Go – subject to further engineering due diligence by Cheal.
	1012 m2 vacant site, serviced to boundary and zoned residential	No issues identified	Clean	Assumed	Assumed	Assumed	Require further due diligence	Require further due diligence	Require further due diligence	1 per 600m2 Non complying		29/09 workshop - Go – subject to further engineering due diligence by Cheal.
	1012 m2 vacant site with adjoining 2024m2 carrying RDC Flats	No issues identified	Clean	Assumed	Assumed	Assumed	Require further due diligence	Require further due diligence	No	1 per 300m2		29/09 workshop - Go – subject to further engineering due diligence by Cheal.
	755m2 site. Kainga Ora takeout projects	No issues identified	Clean	Assumed	Assumed	Assumed	Require further due diligence	Require further due diligence	Require further due diligence	Require further due diligence		29/09 workshop - Go – subject to further engineering due diligence by Cheal.
	1,491m2 site. Kainga Ora takeout projects	No issues identified although noted that expectation is that Raetihi sites should have new builds and not be used to relocate housing from other sites on a permanent basis.	Leases to be investigated	Assumed	Assumed	Assumed	Require further due diligence	Require further due diligence	Require further due diligence	Commercial zone		29/09 workshop - Go – subject to further engineering due diligence by Cheal.
	8.62 ha site. Flooding restricts yield and will require significant engineering of build platforms – investigation of soil structure and contamination required – costing build platforms needs modelling	Ngati Haua have identified that this site needs more consultation / consideration from iwi. That coupled with engineering constraints means it should not be a priority site at this stage.	?	Assumed	Assumed	Assumed	Likely some sedimentary soils prone to liquefaction	Unknown	Required min 500 cm engineered build platforms	Comprehensive development	Unknown Will require cost modelling as to financial viability	29/09 workshop - No go as a priority site
Tei Tei Drive Ohakune	9.45ha site	No issues identified	?	None at the present – will be costly and require more time to work through						Comprehensive development		29/09 workshop - No go as a priority site
		No issues identified	?	None at present	Yes unknown capacity					Comprehensive development		29/09 workshop - No go as a priority site – challenges with water services. Also needs / demand in this area are limited.
										Zoned recreational open space		29/09 workshop - No go – [reasons]
	4,046m2 site	No issues identified										29/09 workshop - Go – subject to further engineering due diligence by Cheal.
	2,705m2 site	No issues identified	Lease to be investigated							Comprehensive development –		29/09 workshop - Go – subject to further engineering

												due diligence by Cheal.
	1,214m2 vacant site. RDC has 4 units on site - average condition.											29/09 workshop - No go – [reasons]
		No issues identified										29/09 workshop - Go – subject to further engineering due diligence by Cheal.
	1,877m2 site.											29/09 workshop - No go – [reasons]
	1117m2 land with 130 m2 house footprint Appears to be 2 lots										Investigate secondary dwelling on site	29/09 workshop - No go – [reasons]
Potential land supply for partnering												
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				Assumed	Assumed	Assumed	?	?	?	Comprehensive development	?	
				Assumed	Assumed	Assumed	?	?	?	Comprehensive development	?	
				Assumed	Assumed	Assumed	?	?	No		5 current units	