JEFFREYS RESERVE PUMPING STATION

Replacement Suction Tank Draft Concept Proposal

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TANK SITING RATIONALE

In an effort to reduce the impact of the proposed water tank on existing resident's views over Jeffreys Reserve, it is proposed that the tank be positioned to become near parallel to the adjacent western boundary.

In addition to reducing the visual impact on the residents to the south, this also provides a good outcome when viewing the tank from across the park, as the tank can be nested in neatly alongside the existing established trees and vegetation at the south west corner of the site.

With the provision of some additional planting to the west and south elevations of the tank, the likelihood of public accessing the rear sides of the tank can be reduced, which is beneficial from a CPTED point of view.

Vehicle access to the tank can be provided via the existing CCC car park if required.

JEFFREYS ROAD SUCTION TANK
Consultation Plan

Possible tank locations & context plan
SCALE 1: 200 @ A1 1:400 @ A3

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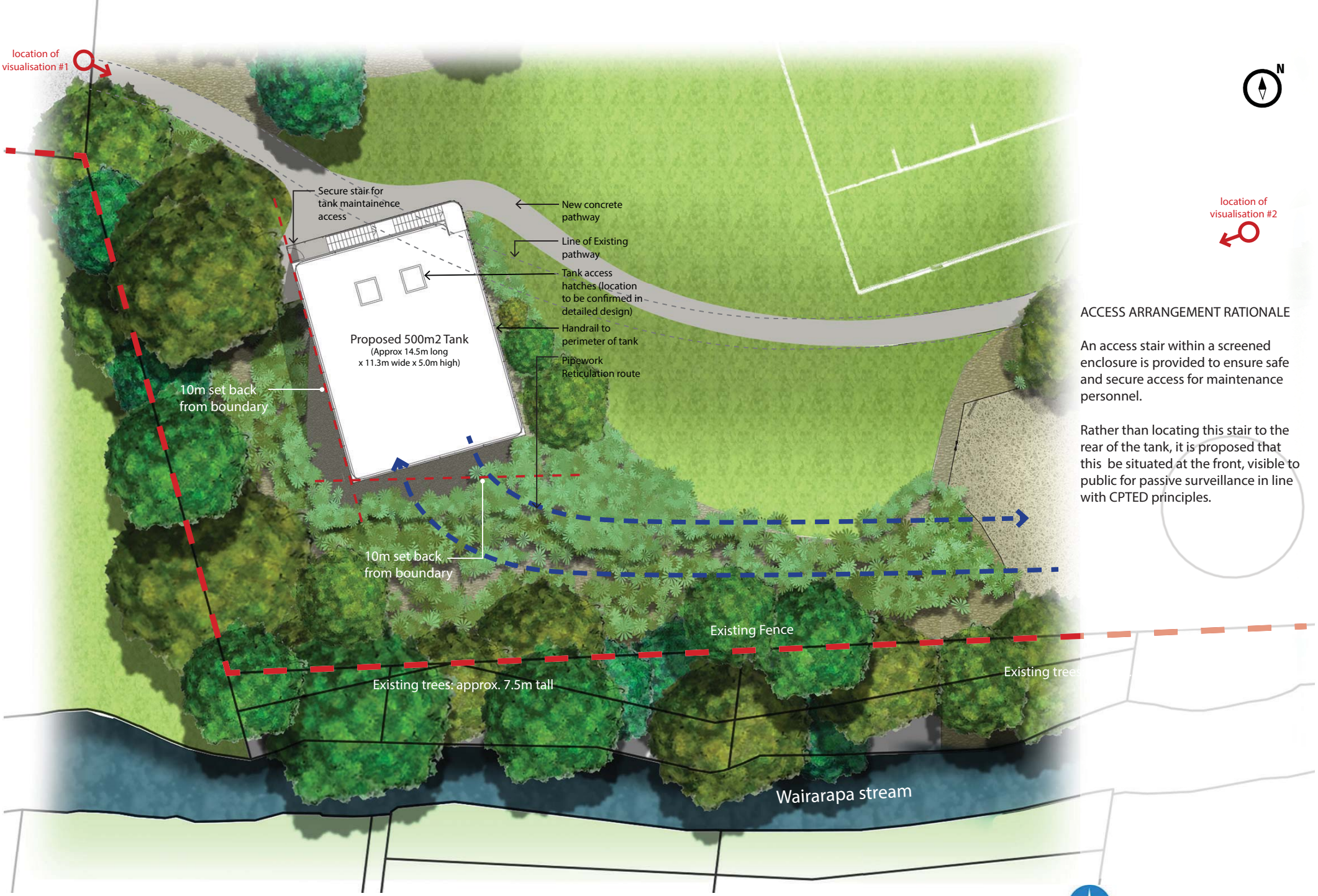

ACCESS ARRANGEMENT RATIONALE

An access stair within a screened enclosure is provided to ensure safe and secure access for maintenance personnel.

Rather than locating this stair to the rear of the tank, it is proposed that this be situated at the front, visible to public for passive surveillance in line with CPTED principles.

JEFFREYS ROAD SUCTION TANK

Site Plan

Recommended Tank Location
SCALE 1: 200 @ A3

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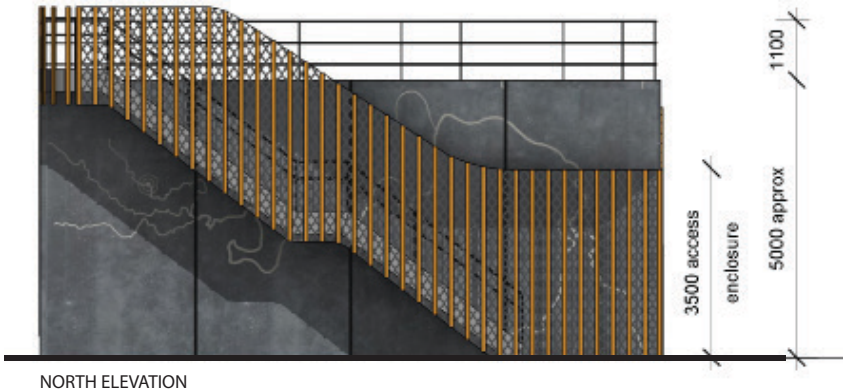
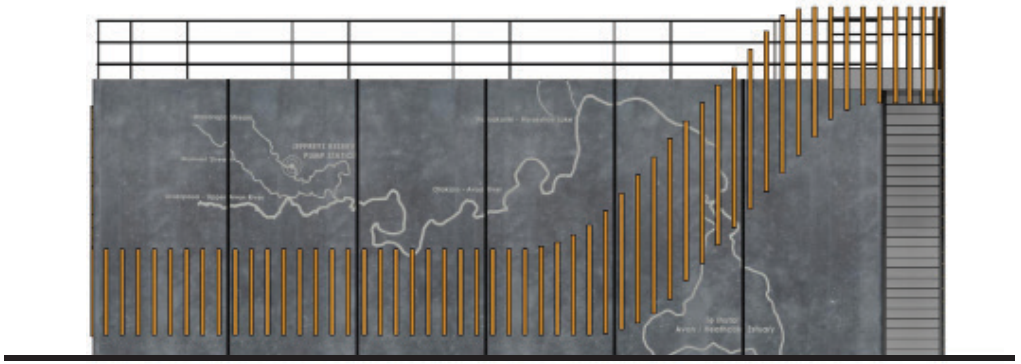
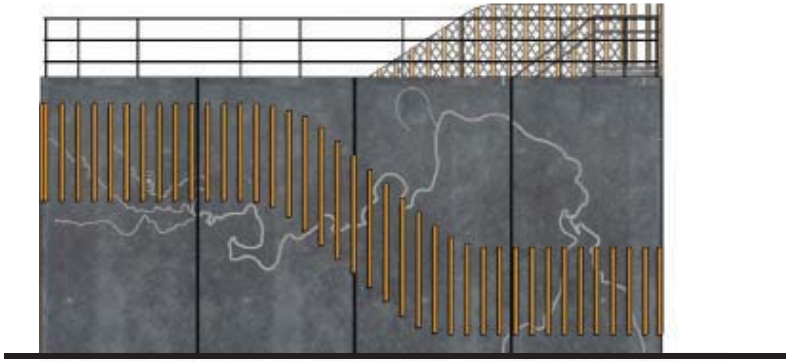


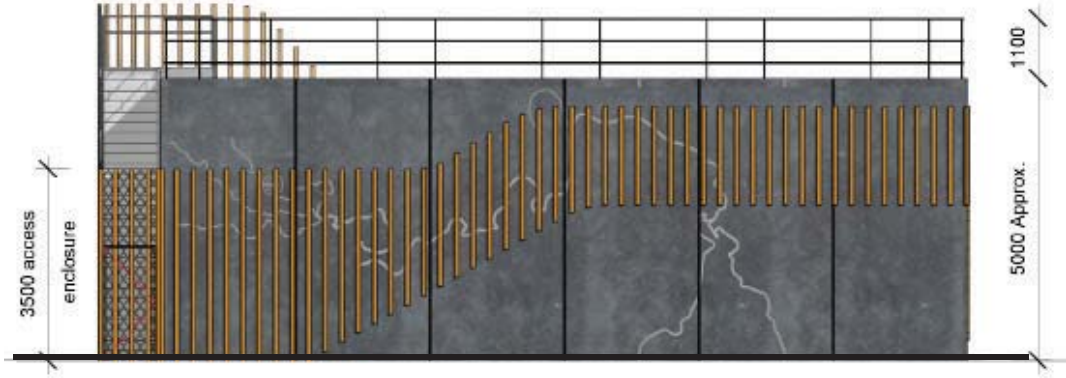
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

DESIGN RATIONALE

Situated along the Wairarapa Stream at Jeffrey's Reserve in Ilam, the Jeffrey's pumping station is a key peice of infrastructure providing water to the local community for decades.
With the need to replace the existing suction tank post earthquakes, comes the consideration of a structure set to occupy this place for 100 years.
The proposed design incorporates an Otakaro - Avon River graphic on the precast panels which symbolises the connection of this site with Otakaro via the Wairarapa Stream.

The slatted timber treatment helps to create some visual relief by breaking up the bulk of the 5m structure.
This timber treatment has been used to cloak the access stair up to the roof which is required for maintenance. The stair being located on the north elevation helps also to provide some depth to this facade wihch further assists in reducing the overall bulk of the structure. The sloping form that this creates has been emulated around the rest of the perimeter of the tank.

FEATURES

- Proposed Avon River graphic to precast panels marking Jeffreys Pump Station site
- Timber slatted screen to create a secure access enclosure for maintenance personnel. Mesh in behind timber to prevent footholds and hence the ability to climb. 3500mm high enclosure deemed 'unclimable'.
- Handrail to the perimeter of Tank for safety against falling

JEFFREYS ROAD SUCTION TANK
Elevations

Elevations
SCALE: 1:100 @ A3

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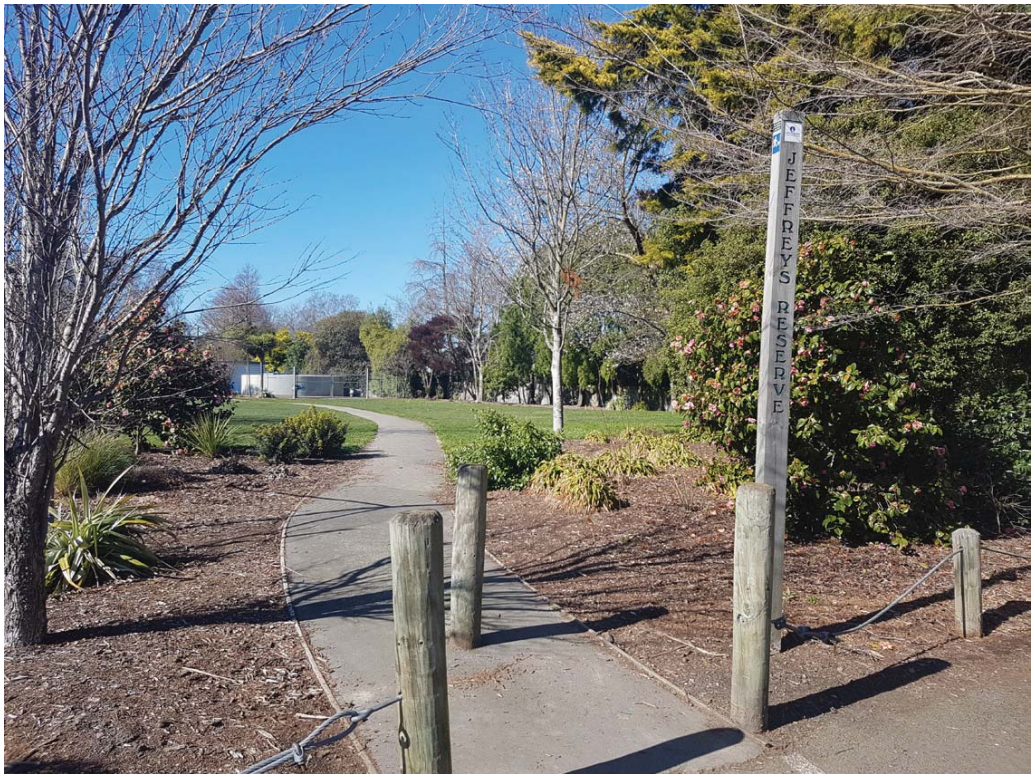
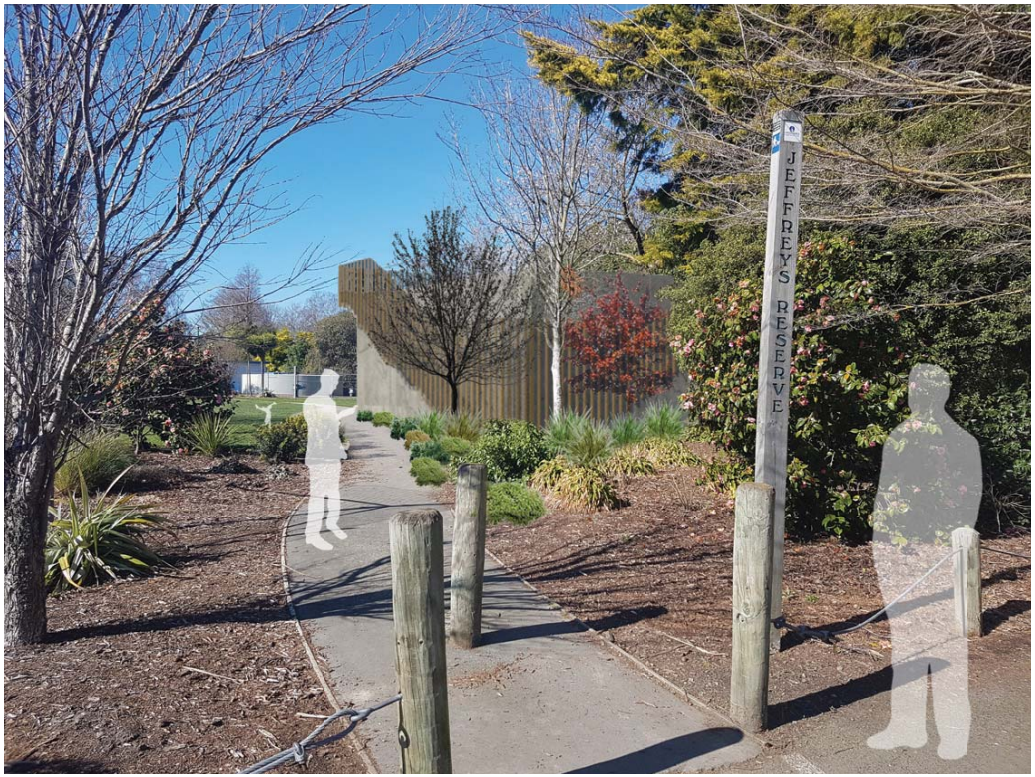


Before



After

JEFFREYS ROAD SUCTION TANK

Visualisation

Visualisation 01

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Before

After

JEFFREYS ROAD SUCTION TANK

Visualisation

Visualisation 02

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Before

After

JEFFREYS ROAD SUCTION TANK

Visualisation

Visualisation 03

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