



Mackenzie
DISTRICT COUNCIL

MEMO

To: Meg Justice, Planning Consultant

From: Ashley McLachlan – Manager, Engineering

Date: 5th April 2024

Subject: Plan Change 25 – Nixon’s Road zoning

My full name is Ashley McLachlan. I am Mackenzie District Council’s, Manager, Engineering, a position I have held for one year. I have NZCE (Civil) and Diploma in Highway Technology, along with PRINCE2 project management qualifications.

I have 26 years’ experience, which includes Project Management, Programme Management, Branch Management, Development Management and Divisional Management. My experience includes design, construction and asset management of roads, utilities, and structures, as well as mediation and arbitration supervision.

Nixons Road

141 Nixons Road - J Geary and R Handy (submission PC25.01)

The submitters own 141 Nixons Road (Lot 2 DP 422910), which is located partially within proposed Rural Lifestyle Zone, Specific Control Area 9 - Nixons Road (RLZ-SCA9), and partially within the proposed General Rural Zone (GRUZ), and SCA13 - Eastern Plains. The site is 12.68 hectares in area and there are no residential units on the site. Approximately 7 hectares of the site is zoned GRUZ, and 5 is zoned RLZ-SCA9.

The submitters have sought that the boundary of the RLZ-SCA9 is changed so that their property is located entirely within RLZ-SCA9.

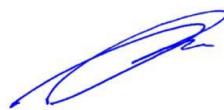
Under the proposed RLZ-SCA9 density standards, one residential unit could be established within the RLZ-SCA9 part of the site, and a resource consent would be required to establish a residential unit on the GRUZ part of the site. If the site was zoned RLZ-SCA9 in its entirely, it is expected that a total of 3 residential units could be established on the site (subject to having a suitable water supply and wastewater disposal arrangements). If reticulated services are connected in the future, 12 residential units would be enabled under the density standard RLZ-S1.2, which allows one residential unit per hectare.

Provision of Services

I have been asked to advise whether there are any three-water infrastructure related constraints to consider for the request to change in zoning for the GRUZ part of the site to RLZ-SCA9, and the resultant change in residential density. Currently, reticulated water is provided along Nixons Road, and there are no reticulated wastewater services. Should the landowner seek to develop the site to accommodate three residential units, provision of services would be required to be demonstrated via the subdivision process. Water modelling would be required to demonstrate that sufficient drinking water capacity exists on the existing line, or if additional capacity is required. If reticulated wastewater services are provided along Nixons Road in the future, the design of the wastewater system could be designed to accommodate the additional 9 residential units that would be enabled by extending the SCA9 boundary to include all of Lot DP 422910. Wastewater modelling would be required to confirm if the existing downstream network is sufficient to manage the additional flow, or if the existing network would require an upgrade.

Conclusion

The Engineering team does not oppose the rezoning proposed, but do highlight there could be reasonable costs for a developer to consider to connect to and potentially upgrade Council's water and wastewater infrastructure.



Ashley McLachlan
Manager, Engineering