

Bridget Sim

Subject: RE: McNab Development

From: Jason Domigan
Sent: Monday, May 20, 2024 11:46 AM
To: Murchisonplanning@outlook.com
Subject: FW: McNab Development

Hi Lynda,

See below comments in relation to your queries about services at McNab.

Let me know if you have any further questions, and I can seek any further clarification from our team.

Kind regards
Jason

From: Lynda Murchison <Murchisonplanning@outlook.com>
Sent: Monday, May 13, 2024 8:14 AM
To: Jason Domigan <jdomigan@goredc.govt.nz>
Subject: [EXTERNAL] FW: McNab Development

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Kia ora Jason

Thanks for the catch up last Wednesday. As discussed please find attached the subdivision plan for 10 McKinnon Rd; and also the concept plan for development of the site as set out in a submission on the proposed Gore District Plan.

1. I am trying to find out if there is any spare capacity in the Otama Rural Water Supply to buy an additional unit to serve proposed Lot 1 of the subdivision. I know this is now a private scheme but you seemed to think Matt Bayliss would know if there is any spare capacity. The owners already have 2 units for Lot 3 (farm) and Hokonui Runanga Inc has 1 unit for Te Ika Rama Mare which it would transfer to Lot 2 when the marae is relocated. **This section of the scheme is overallocated, so when we received requests for additional units in the past, we generally recommended to the committee that they were declined. However, the committee didn't always listen to us and in quite a few situations granted additional units so it might still be worth approaching the committee for an additional unit but acknowledging there could be supply issues under maximum load on the supply.**
2. I am also wanting to know who I talk to at Gore DC around potential servicing for development of Lot 3 in due course. Part of the land is proposed to be rezoned Rural Lifestyle by GDC in the proposed district plan and the owners have made a submission asking for some modification to this and some additional industrial zoning as shown in the attached site plan. The aim is to go to the plan hearings with a clear understanding of whether any reticulated services may be available, please? **There are currently no plans to install reticulated services in this area and Council would therefore expect any developer to fund the extension of any Council services if this was proposed/required. Staff think there is probably potential to get a restricted water supply connection to the site with only moderate investment in infrastructure. However, staff would expect wastewater to be reasonably challenging (i.e. would likely require a pumpstation, and there would quite possibly be capacity issues in the existing network that would need to be overcome). Due to this, staff would**

probably recommend looking into onsite treatment and disposal in the first instance. Staff would imagine any Stormwater would be completely separate to the Council's existing network.

Nga mihi
Lynda



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