



MCKENZIE & CO.

Developing great places and people

Let us make the most of your land.

Get expert land development advice, design and management – all tied together with a Number 8 Wire attitude. We'll help you minimise your risk, maximise the value of your land and bring your vision to life.







Welcome to McKenzie & Co. Leave your shoes on and come right in

We're leaders in land development. We're passionate about quality design and building relationships with key stakeholders.

We like to keep it simple. So we'll level with you. We love what we do and we're not afraid to do what it takes to get the job done.

How we work

No two projects are the same. We'll work alongside you to understand your specific challenges, investing ourselves 100% in your project. You'll have full access to our team's deep experience and expert advice.

Maximise your land value

Known by our clients as pragmatic problem solvers, we'll optimise the outcome of your development and find solutions that drive your project forward, without cutting corners.

Avoid costly mistakes

Our strong track record and proven experience helps reduce your risk and ensure things run smoothly, giving you peace of mind.

Get it done on time

We'll get things across the line more quickly, through our relationships with councils and our excellent understanding of consent and approval processes.



OUR SERVICES

Right place, right time

Land holds huge potential, and you want to make the most of what you have. That's why you need expert planning and design, with efficient management to get it done faster.

The best solutions are tailored to your project. This might mean lot sizes that allow flexible housing options for different types of buyers, smart storm and wastewater planning for environmentally friendly treatment of runoff, or interconnecting streets and pedestrian friendly footpaths.

Whether it's a large-scale greenfield project or redevelopment of a brownfield site, our team can help you maximise its value.

Together, let's develop great places people love.

DEVELOPMENT ADVICE

Through our years of experience in green and brownfield land development projects, we'll help make your goals a reality.

We'll give you professional advice including:

- > Land procurement support, feasibility studies and investigations for land acquisition
- > Expert land zoning advice and full services, guidance and support for rezoning land
- > Land development advice for greenfield, brownfield and integrated subdivision, including dwellings
- > Development options, costings, staging, programme and timing
- > Development reporting for banks and funding applications
- > Working with councils, council-controlled organisations, government departments, non-government organisations and utility providers
- > Third-party representation for commercial agreements and negotiations

PROJECT MANAGEMENT

We'll maximise your return on investment through strong leadership, timely management and experienced problem solving.

Our project management services include:

- > Project execution planning, including key tasks and critical path
- > Management of stakeholders, sub-consultants and sub-contractors
- > Management of project budgets
- > Construction programming and monitoring
- > Progress reports, including regular on-site drone footage
- > Project completion and handover

ENGINEERING

We provide a full infrastructure and civil engineering design service, including transportation, water and waste.

Our engineering expertise includes:

- > Full civil engineering design and support services for land development
- > Brownfield civil engineering
- > Feasibility studies
- > Site investigations and due diligence
- > Project scoping, concept and detailed design
- > 3 Waters design – Stormwater, water, and wastewater
- > Flood modelling and assessments
- > Preparation of stormwater management plans
- > Bulk wastewater and water mains
- > Wastewater pump stations
- > Major arch culverts and bridges
- > Management and supervision of the project and construction
- > All contract documentation

SURVEYING

Using the latest technology and equipment, our surveyors are fast, efficient and know the critical importance of accuracy.

Our surveying services include:

- > Topographical surveys and site mapping
- > Boundary definition and pegging
- > Aerial surveys and drone (UAV) surveys
- > Laser scanning – 3D data capture
- > 3D cloud point generation
- > Civil construction and construction set-out surveys
- > Commercial, structure and house set-out surveys
- > Land transfer survey – urban, rural, unit title, limited title, Maori land, subdivisions
- > Precise monitoring
- > Hydrographic surveys
- > Lease surveys: BOMA rentable area measurement

PLANNING

Take advantage of our expert guidance and let us handle the complex paperwork. Working alongside you, we'll provide targeted, strategic advice specific to your project, to successfully deliver the necessary resource consents.

Thanks to key relationships with councils and other regulatory bodies, our inside knowledge of their processes saves you time, money and hassle.

Our planning services include:

- > Assessments of environmental effects
- > National, regional and local policy assessments
- > Resource consent applications and management
- > Coordination of specialist inputs
- > Consultation with affected parties





OUR STORY

Developing places where people can grow

Established in 2014, McKenzie & Co. has grown rapidly to a team that's more than 80 members strong. Now with local offices across the North Island, we cover Northland, Auckland, Waikato and the Bay of Plenty.

We're led by three of the best in the business. Our founder Clayton McKenzie (an advisory specialist and industry stalwart), has been a Director of the business since its origin, along with experienced engineer James Kitchen. James Dufty, also a veteran civil engineer, joined shortly after the business began and was appointed as a Director in 2021.

With every project we take on, we use masterful planning, expert engineering and experienced management to maximise your land value and deliver on time.

We'll become part of your team and treat your project as if it's our own. We're completely invested in the outcome of every project – while never losing sight of the people who'll live in the places we develop.



OUR PEOPLE

Meet the team

Our team doesn't just work together, solve problems together and progress projects together. We ace quizzes together, throw axes with each other and compete in fun runs and multi-sports together. We're here to work hard, have fun doing it and get outstanding results. We're pleased to meet you.



Clayton McKenzie

BSurv, RPSurv, MNZIS
Managing Director
& Founder



James Kitchen

CMEngNZ, CPEng, IntPE(NZ)
Director



James Dufty

BTech Civil, NZCE
Director



OUR PROJECTS

What you see is what you get

We're proud of the work we do. We pride ourselves on cost effective, innovative solutions and timeframes other consultants can only aspire to. Check out some of our key projects and the work that's made them a success.





Auranga

MADE Ltd

Drury, Auckland

170ha master-planned community with 3000 lots for stand-alone homes, duplexes, terraces and apartments. Includes a small commercial centre and 17ha of landscaped reserves and walkways.

Scope

Civil engineering design including engineering plan approval.

Civil engineering delivery including managing tender process and construction, s224 subdivision certificate and contracted engineer.

Surveying services through to s223 consent.

Challenges

Delivering our services across a large multi-stage development required detailed resource scheduling and a skilled and experienced team.

Incorporating third-party design elements – such as the new bulk transmission water and wastewater to service the entire south-western future urban zone (future proofing 30,000+ lots) – highlighted the need for collaborative design leadership.



Murphys Road

Hermitage Group

Flat Bush, Auckland

Residential development planned over 10 stages with 1500+ lots. Scope of work includes enabling works for the broader development of surrounding sites.

Scope

Provide engineering support for compliance, quality assurance documentation and contractor coordination.

Subdivision consent support and detailed engineering plan approval (EPA) design for the first 50 lots.

Design trunk infrastructure including a collector road, steel arch culvert and trunk wastewater.

1500+ lots in future stages, including project management support.

Challenges

Careful management of a large number of third parties in the design and delivery of key infrastructure for the future development of surrounding sites.



Valderama Drive

Gemscott

Flat Bush, Auckland

An infill development with a combination of 2-3 storey houses, totalling 60 dwellings. Including a multifunction meeting room and park facilities.



Scope

Civil engineering design including earthworks, laneways, storm and wastewater drainage, water and utilities, retaining walls.

Resource consent, engineering plan approval (EPA), building consent.

Contract administration (engineer to the contract), site/construction observation, compliance (224C).

Challenges

This was a constrained brownfield site with all four boundaries developed and an existing wastewater connection on site.

The wastewater network was designed to interface with the Watercare network.

A fast-paced and dynamic project, it required an adaptive approach to engineering design.



Mangawhai Central

Mangawhai Central Ltd

Mangawhai, Kaipara District

130ha master-planned community for up to 700 homes, retail and service zones and a retirement village. Retail and service centres to include a supermarket and service station.

Scope

McKenzie & Co. were brought on board to deliver the development management and project management aspects of the project.

Alongside the design of all civil works across numerous consent applications, we are also delivering the topographic and cadastral surveying requirements for the site.

In order to accurately deliver the above to our high standards we are undertaking the contract administration, site supervision and project compliance reporting.

Challenges

The project is the largest development to have occurred in the township and there were numerous challenges around servicing for both wastewater and water supply, with a large proportion of flat land only slightly above mean high water. There were also challenges around realigning the primary road through Mangawhai and ensuring utility solutions for growth of the township.





OUR LOCATIONS

Let's work together

How we design and create environments matters. When done right, land development projects become great places where people can grow to their full potential.

Get in touch with the team today.

MANUKAU. Level 1, 2 Osterley Way, Manukau 2104 | 09 320 5707

AUCKLAND CITY. Level 6, 41 Shortland Street, Auckland 1010 | 09 320 5707

WARKWORTH. 27 Percy Street, Warkworth 0910 | 09 320 5707

TAUPO. 55 Kaimanawa Street, Taupo 3330 | 07 378 8635

ROTORUA. 1209 Hinemaru Street, Rotorua, 3010 | 07 378 8635





mckenzieandco.co.nz