
Project Delivery and Timeframe Report

Fast-track Approvals Act 2024 Referral Application

1. Estimated construction and delivery timeframe

The proposed development comprises a mix of three level walk-up apartments and five to eight level residential apartment buildings, delivering approximately 1,100 dwellings over a four to five-year continuous construction programme.

Simplicity Living operates as a vertically integrated developer, builder, and long-term owner, enabling full control over delivery, programme, and sequencing. The estimated construction programme below is representative of its goal to get residential units available to the public for renting as soon as possible. It is acknowledged that the timing below is dependent on a range of factors, including the securing of necessary consents under the FTAA.

SLL is aiming to commence works as follows:

- Earthworks commencing October 2026 (authorised under a separate earthworks consent)
- Construction of the Project commencing in January 2027 (provided SLL has obtained the necessary consents under the FTAA by then)
- Construction underway of the first five buildings within the first three months of Fast-track approval, subject to building consent being approved for the works
- External wastewater and water infrastructure works commencing Q3 2027
- Major SH6 intersection and local road upgrade works commencing Q4 2027 with the aim to complete by April 2028
- Sequential construction of subsequent buildings to maintain a consistent, steady-state level of labour and resourcing

Programme duration may reduce further, subject to the availability of local construction resources.

2. Delivery Model: Continuous Production System

Rather than a conventional staged development with very clear stages identified for construction, the project is intended to be delivered as a continuous production model, where:

- Construction teams move continuously between buildings within a planned sequence
- Work is structured to maintain continuous workflow without stop-start staging
- Standardised design, pre-planned sequencing, and use of repeatable components enable consistent output and quality across the programme
- Buildings are delivered sequentially, at a pace matched to a consistent, steady-state level of resourcing rather than peak-loading the workforce

Outcome: A stable, predictable construction programme supported by established construction teams, supply chain relationships, and standardised building systems. For the avoidance of doubt, this is not intended to suggest that SLL is relinquishing the flexibility to stage or sequence aspects of construction.

Rather, it reflects an intention to avoid a start-stop approach to construction, whereby each stage must be fully completed before the next commences.

3. Estimated Programme Phasing

Phase 1 – Earthworks (from October 2026)

Earthworks are planned to commence in October 2026 under a separate earthworks consent, ahead of and independent of Fast-track approval for the wider development. This includes:

- Site mobilisation
- Bulk earthworks
- Installation of civil drainage
- Formation of initial building platforms

Outcome: Site ready for vertical construction ahead of the planned January 2027 construction start.

Phase 2 – Construction Start (January 2027)

Subject to Fast-track approval, construction is planned to commence in January 2027. Subject to building consent, the first five buildings will be underway within the first three months of the construction start (by approximately April 2027).

Outcome: Early, parallel mobilisation of the first building cohort, establishing the rolling construction rhythm from the outset.

Phase 3 – External Infrastructure Works (Q3–Q4 2027)

Queenstown has a limited season for asphalt to be used. The external infrastructure works such as: installation of pipes under the SH6 carriage way and the replacement of the roundabout for a signalised intersection require significant asphalt works. A detailed program will be prepared ensuring all works on the road are complete ahead of May 2028. In summary, it is intended that:

- External wastewater and water supply works will commence in Q3 2027
- Major SH6 intersection works will commence in Q4 2027, programmed for completion by April 2028

Outcome: Critical external infrastructure and transport network upgrades are intended to be delivered in parallel with vertical construction, removing downstream constraints on later building batches.

Phase 4 – Rolling Vertical Construction (2027 onward)

Following the initial five-building start, subsequent buildings will continue sequentially. This sequencing is designed to maintain a consistent, steady-state level of resourcing across the programme, rather than creating peaks and troughs in labour demand.

Outcome: Continuous, safe, and controlled housing delivery maintained across the full programme, with overall programme duration able to shorten further where local resourcing allows.

4. Occupancy Sequencing

Occupation of the site will occur in two distinct stages, sequenced to ensure suitable infrastructure is operational.

Stage 1 — Workers' Accommodation (from early construction)

Following completion of the first five buildings, Simplicity Living contractors will begin living on site, using these buildings initially as workers' accommodation to support the ongoing construction programme. This stage will be supported by temporary infrastructure (temporary water, wastewater, and services connections) sufficient to service construction personnel, rather than the full permanent infrastructure network.

Stage 2 — Public Occupation (from early 2028)

It is predicted that dwellings will be made available for rent to the public in early 2028. By this time, the major infrastructure such as the collector road, external wastewater and water works and the SH6 intersection upgrade will have been delivered and be fully operational ahead of any public occupation.

This sequencing ensures permanent infrastructure capacity and transport network upgrades are in place ahead of, and are not reliant on, the temporary arrangements used to support early construction-phase occupation. As groups of 2-4 buildings are completed and CCC is obtained, landscaping and private roads will be completed in rolling stages. Construction sequencing will allow for the safe handover of areas of the site whilst construction continues.

5. Estimated Key Programme Dates

Oct 2026	Earthworks commence, under separate earthworks consent
Jan 2027	Construction start, subject to Fast-track approval
Apr 2027	First five buildings underway, subject to building consent
Q2 2027	Collector Road construction commences
Q3 2027	External wastewater and water works commence
Q3 2027	First apartment buildings complete
Q4 2027	Collector Road completed
Q4 2027	Major SH6 intersection works commence
Apr 2028	SH6 intersection works programmed for completion
2027 onward	Sequential rollout of subsequent buildings at a consistent resourcing level

Note: Dates are indicative and dependent on the timing of Fast-track and building consent approvals. Overall programme duration may reduce further, subject to the availability of local construction resources.

6. Programme Certainty

The programme is structured to maximise certainty through:

- Early earthworks delivered under a separate, independent consent pathway
- Parallel progression of external infrastructure and transport works alongside vertical construction

-
- Repeatable building typologies and planned sequencing of trades and works
 - A consistent, steady-state level of resourcing across the rolling construction programme
 - Embedded safety and quality control planning across all stages

Outcome: This structure reduces delivery risk and supports a controlled, predictable programme, while retaining the ability to accelerate delivery where local resourcing allows.

7. Conclusion

The proposed delivery approach is dependent on early and certain approvals to enable full programme efficiency.

With earthworks commencing in October 2026 under a separate consent, and construction planned to start in January 2027 subject to Fast-track approval, the project is positioned to move quickly from approval into delivery. The first five buildings will be underway within three months of the construction start, external wastewater, water, and the major SH6 intersection works will follow through 2027 and into early 2028, and subsequent buildings will continue sequentially to maintain a consistent, steady-state level of resourcing.

This represents a shift from traditional staged development to a continuous, industrialised housing delivery system. Fast-track approval is critical to enabling this delivery model and the confirmed programme dates set out above, with the prospect of accelerated delivery should local resourcing allow.