

SIMPLICITY LIVING TE PŪTAHI LADIES MILE

ENGINEERING INFRASTRUCTURE REPORT

Prepared For:
Simplicity Living

Job No. 4163

Date: 6 August 2026



DOCUMENT CONTROL RECORD**Project:** Simplicity Living – Te Pūtahi Ladies Mile (TPLM)**Project #:** 4163**Client:** Simplicity Living**Location:** 12 and 14 Lower Shotover Road, Queenstown

Revision	Date	Originator	Checker	Approver	Description
A	29 May 2026	BS	BH	RS	Resource Consent Coordination
B	01 July 2026	BH	LV	RS	Substantive Application DRAFT
C	6 August 2026	LV	JK	RS	Substantive Application

This report has been prepared by McKenzie & Co Consultants Ltd (MCCL) solely for the purpose of supporting a Fast-Track Application for this development by Simplicity Living Ltd (SLL). It should not be relied upon for any purpose other than for the Panel to assess the proposed application.

The findings, conclusions, and recommendations contained in this report are based on information available at the time of preparation, including site surveys, supplied design drawings, and hydrological/hydraulic modelling undertaken as described herein. McKenzie & Co has exercised reasonable professional skill and care in the preparation of this report but accepts no liability for reliance on this report by any party other than the intended client for the stated purpose.

This report should be read in its entirety. Conclusions drawn from sections in isolation may be misleading. McKenzie & Co accepts no responsibility for any use of or reliance on this report by any third party.

If site conditions, design parameters, or regulatory requirements change after the date of issue, the findings of this report should be reviewed accordingly.

TABLE OF CONTENTS

1.0	EXECUTIVE SUMMARY	8
2.0	INTRODUCTION	11
3.0	SITE INFORMATION	12
4.0	DEVELOPMENT PROPOSAL.....	15
5.0	EARTHWORKS	17
6.0	ACCESS.....	20
7.0	STORMWATER.....	22
8.0	WASTEWATER.....	28
9.0	WATER SUPPLY	32
10.0	UTILITIES.....	36
11.0	CONCLUSION.....	37
a)	Appendix A – MCCL Engineering Plans.....	38
b)	Appendix B – Streetlighting Design.....	39
c)	Appendix C – Environmental Management Plan.....	40
d)	Appendix D – Subject Site Stormwater Calculations.....	41
e)	Appendix E – Subject Site Wastewater Calculations.....	42
f)	Appendix F – Water Acumen Ladies Mile Public Wastewater Memo.....	43
g)	Appendix G – Subject Site Water Calculations	44
h)	Appendix H – Utilities Plan (beforeUdig).....	45
i)	Appendix I – Service Provider Letters	46

1.0 EXECUTIVE SUMMARY

McKenzie & Co has been engaged by Simplicity Living Limited (SLL) to provide an infrastructure report outlining the internal and external roading and three waters infrastructure required to service the proposed development of 12 & 14 Lower Shotover Road, Queenstown (the Site). The development consists of 1085 residential units with a small amount of complementary retail/commercial.

This report demonstrates that the Site can be developed and sufficiently serviced as follows:

Earthworks

Earthworks can be readily achieved through a cut and fill operation and an Environmental Management Plan to manage potential impacts of erosion and sediment generating activities.

Roading

Upgrades to State Highway 6 (SH6) and Lower Shotover Road will be necessary to facilitate appropriate road access to the development. The design of these works have been completed by Bloxam Burnett & Olliver Ltd (BBO – civil engineers), and Bartlett Consulting (transportation engineers).

These upgrade works will provide a connection for the proposed East-West Collector Road required under the Structure Plan. The East-West Collector will be aligned along the northern edge of the site and provide connections for the development's internal private road network.

SLL will deliver (consent and construct) all the proposed roading infrastructure outlined above.

Stormwater

Stormwater will be managed in accordance with the Ladies Mile Structure Plan principles. Stormwater quality treatment will be provided through the use of silt traps and proprietary treatment devices. Stormwater flows up to the 1% AEP storm (with climate change) event will be captured and discharged via soakage. Flows generated by storm events in excess of the 1% AEP will be discharged via overland flow paths to Lake Hayes east of the site.

This discharge strategy is proposed for both the development extent, and flows entering the development from the upstream Slope Hill catchments.

All stormwater infrastructure within the development extent is proposed to be privately owned and operated.

SLL will deliver (consent and construct) all the proposed stormwater infrastructure outlined above.

Wastewater

Wastewater will be serviced via an internal gravity reticulation discharging to an external trunk main within State Highway 6. Downstream of the development, two external upgrades are required to facilitate the long term wastewater strategy for the Ladies Mile Structure Plan Area.

Stage 1 is construction of a 450mmØ main from the eastern end of the Shotover Bridge to the edge of the site. This is required prior to connection of the first dwelling.

Stage 2 is construction of a 450mmØ main from the western edge of the Shotover Bridge to the Wastewater Treatment Plant.

The proposed wastewater solutions align with the Queenstown Lakes District Council (QLDC) long-term plan. A Development Agreement between QLDC and SLL to facilitate the delivery of the Stage 1 external trunk infrastructure is in progress.

A combination of public and private wastewater is proposed to service the internal development.

SLL will deliver (consent and construct) all the proposed wastewater infrastructure required for Stage 1. While SLL's development is unlikely to reach the 722 DUE threshold required for Stage 2, SLL is seeking consent for the wastewater infrastructure required for Stage 2 for completeness in case it is required.

Water Supply

Water supply will be serviced by a new ring main around the proposed site. The ring main will be 450mmØ along the eastern boundary of the site and 280mmØ in all other locations.

The ring main will be fed by a reservoir on the adjacent site to the north-east. This work including the portion rising main and falling main east of the proposed development is consented under RM230721 and will be delivered by another party (Clarke Group).

Two additional external upgrades are necessary to service the development.

Stage 1 requires the installation of a 560mmØ watermain from the eastern side of the Shotover Bridge to the eastern edge of the site. This upgrade is required to enable the first dwelling.

Stage 2 requires the installation of a 560mmØ watermain from the Shotover Country Borefield to the eastern end of the Shotover Bridge. The alignment of this main is through

Department of Conservation (DOC) controlled land. Approval on the exact alignment is still being sought from DOC.

The DUE trigger for the Stage 2 works is currently unknown. QLDC are currently undertaking detailed modelling to confirm this. Initial results of the detailed modelling have suggested that a booster pump may be required to service Stage 1.

The proposed water supply solution aligns with the Queenstown Lakes District Council (QLDC) long-term plan. A Development Agreement between QLDC and SLL to facilitate the delivery of this external trunk infrastructure is in progress.

All water supply infrastructure within the development extent with the exception of the proposed ring main is proposed to be privately owned and operated.

SLL will deliver (consent and construct) all the proposed water supply infrastructure outlined above with the exception of the works east of the site (reservoir and portion of the rising / falling main) that is consented under RM230721. This will be delivered by Clarke Group.

Utilities

There is capacity for utilities to service the Site.

2.0 INTRODUCTION

2.1 The Application

McKenzie & Co Consultants Ltd (MCCL) have been engaged by SLL to undertake an Engineering Infrastructure Assessment for the proposed development at 12 and 14 Lower Shotover, Queenstown. The properties are legally described as Lot 3 DP 606744 (6.14ha), Lot 2 DP 617529 (0.92ha) and Section 9 SO 485598 (2.95ha) and is an approximate total of 10.01 ha.

This report is prepared to support SLL's substantive application for the development under the Fast-track Approvals Act 2024.

This report has been produced by Lachlan Van der Meij, a Senior Engineer at McKenzie & Co. I am an Engineering New Zealand Chartered Member and hold a Bachelor of Engineering (Hons) from the University of Auckland. I have over 10 years of experience designing and delivering large scale land development projects across Australia and New Zealand.

I confirm that I have read the Code of Conduct for expert witness contained in the Environment Court of New Zealand Practice Note and that I have complied with it when preparing this report. Other than when I state I am relying on the advice of another person, this report is within my area of expertise. I have not omitted to consider material facts known to me that might alter or detract from the opinions that I express.

2.2 Objective

This report aims to identify the necessary infrastructure required to service the site in accordance with QLDC's guidelines and Code of Practice for Land Development and Subdivision infrastructure, and Otago Regional Council guidelines.

This report outlines the existing site conditions and the proposed infrastructure solutions for the site.

The following documents have been reviewed-

- Brewer Davidson, Master plan SK07, dated 30th July 2026,
- WSP, Te Pūtahi Ladies Mile Plan Variation Three Waters Servicing Concept, September 2025,
- Queenstown Lakes District Plan (QLDC) GIS, March 2026,
- BeforeUdig records,
- Engeo Geotechnical Interpretive Report, dated 16 July 2026,
- Water Acumen, Wastewater Servicing Memo, dated 11 June 2026.

This report should be read in conjunction with the consent application's fast track substantive Engineering drawings, calculations, and other supporting documents referred to in this report.

3.0 SITE INFORMATION

3.1 Site Description

The Site is located within the Te Pūtahi Ladies Mile growth area¹ as shown below in Figure 1, which is identified for significant urban expansion. While historically zoned for rural activities, the land is transitioning toward urban residential use as part of a broader strategic development framework.

The Site is currently undeveloped and devoid of internal infrastructure.

The existing landform is gently undulating, with minimal earthworks being required to establish building platforms and infrastructure corridors.

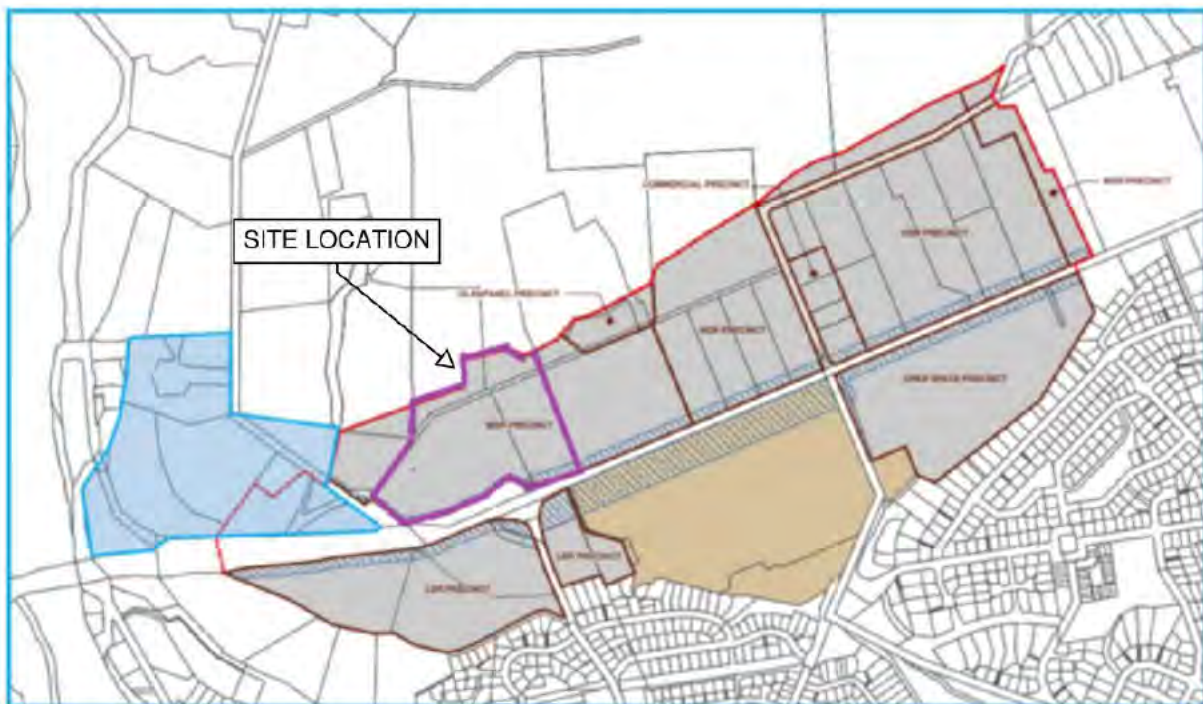


Figure 1 – Site within growth area (Source: QLDC Ladies Mile Plan Variation, 6 December 2024)

¹ Te Pūtahi Ladies Mile Growth Area, 2024

3.2 Site Locality

The site aerial is shown below in Figure 2.



Figure 2 –Site Location (Source: QLDC GIS–Public, 2026)

Table 1 – Site Summary

EXISTING SITE SUMMARY INFORMATION	
Site Address	12 Lower Shotover Road, Frankton, Queenstown 14 Lower Shotover Road, Frankton, Queenstown
Legal Description	Lot 3 DP 606744, Lot 2 DP 617529, Section 9 SO 485598
Record of Title	- Lot 3 DP 606744: 1194482 - Lot 2 DP 617529: 1238571 - Section 9 SO 485598: 1142422
Site Area	- Lot 3 DP 606744: 61412m² or 6.14ha - Lot 2 DP 617529: 9174m² or 0.92ha - Section 9 SO 485598: 29467m² or 2.95ha - Total: 100,053m² or 10.01ha
District Plan	Queenstown Lakes District Council Proposed District Plan (PDP)

EXISTING SITE SUMMARY INFORMATION

Zone	- PDP – Te Pūtahi Ladies Mile and a portion shown to be zoned local shopping centre. - Parcels of land currently separated by an unformed road. - Building Restriction Area situated on the southern boundary abutting State Highway 6 (SH6).
Hazards	- Liquefaction Potential: Low to none - Flooding: Identified as not at risk - Alluvial Fans and Landslide areas: None within the site - Active faults: Cardrona Fault lies approx. 12km east of the site. Moonlight Fault lies approx. 16.5km west of the site.

To adequately service the proposed development additional external roading and three waters infrastructure upgrades are proposed. The approximate area of these upgrades are shown below in Figure 3.



Figure 3: Approximate extent of proposed public external infrastructure works

4.0 DEVELOPMENT PROPOSAL

4.1 Development Overview

The development is a residential community supported by complementary retail and infrastructure components as shown below in Figure 4.



Figure 4 - Proposed Development Masterplan (Source: Brewer Davidson)

It is proposed to develop the site into 1085 residential units comprising of a combination of 1-bed, 2-bed and 3-bed dwellings and a dedicated retail area along with 1139 car parking spaces. These parking areas will be a mixture of on street and off-street parking including two carpark buildings and both visitor and accessible parking. A public collector road forms the primary access along the northern edge of the Site, from which a network of private internal roads and accessways are accessed to the south. The roading network is connected with pedestrian and cycle connections, which also connect to the wider Ladies Mile area and surrounding roads, such as SH6 and Lower Shotover Road.

To adequately service the proposed development additional external roading and three waters infrastructure upgrades are proposed.

4.2 Temporary Worker Accommodation

There is potential the first 100 completed units will be used as temporary worker accommodation to support the staged delivery of the wider development. These units will be occupied by SLL employees, contractors, and other construction personnel involved in the project.

Temporary worker accommodation may be established, serviced, and occupied without connection to Council's reticulated water supply, wastewater, stormwater, solid waste, and utilities that are designed, installed, and maintained to avoid adverse effects beyond the site boundary, operate safely and hygienically, and provide sufficient capacity for the number of workers accommodated.

Prior to occupation, the Consent Holder will provide QLDC with a Servicing Statement prepared by a Suitably Qualified and Experienced Person confirming the systems are fit for purpose.

5.0 EARTHWORKS

5.1 Development Earthworks

Earthworks internal to the development site have been excluded from the scope of this substantive application, as they are being sought under a separate resource consent being processed by QLDC as at the date of this report. Earthworks included within this application are limited to those necessary to facilitate the construction of the external public infrastructure and associated tie-ins at the project boundary.

The earthworks achieve seamless tie-ins with adjoining land, the wider Ladies Mile development, and the associated public roading upgrades. Limited earthworks will extend beyond the site boundaries in certain locations. These works form an integral part of the overall Ladies Mile development and have been coordinated with the affected landowners and asset authorities. Where required, the appropriate Affected Party Approvals (APAs) have been sought and obtained.

The relevant affected landowners and authorities are:

- Roman Catholic Bishop of the Diocese of Dunedin – 30 Lower Shotover Road, Lot 2 DP 606744.
- QLDC – Lower Shotover Road.
- NZTA – State Highway 6.

The proposed finished levels and design surface for the development are shown on the MCCL Drawing 4163-200 and the proposed cut and fill depth contours along with extent of tie in earthworks are shown on the MCCL Drawing 4163-210 (Appendix A).

Refer to the geotechnical report² for further details on the existing soil composition of the site. It has been included as part of the Substantive Application.

² ENGEO Geotechnical Interpretive Report – REV 4 – 16/07/2026

5.2 External infrastructure

The external infrastructure upgrades discussed in this report are anticipated to include the following earthworks:

- Stage 1 Wastewater upgrade – Approx. 6500m³ (SLL to consent and build)
- Stage 2 Wastewater upgrade – Approx. 1200m³ (SLL to consent only)
- Water supply upgrades including both Rising and Falling ring main – Approx. 10,000m³ (SLL to consent and build)

Volumes are an assumed trench volume and excludes any additional earthworks outside of this. The estimates are indicative and based on the current level of design and are provided to give an indication of the scale of works associated with the proposed external public infrastructure upgrades. The final extent of infrastructure upgrades, associated earthworks volumes, and construction methodology will be confirmed through the subsequent Engineering Approval process and detailed design.

It is noted that the earthworks volumes necessary to facilitate the roading upgrades to Lower Shotover Road, State Highway 6 and associated intersections are anticipated to be minimal as the design is aimed to closely mimic the existing surface. This will be confirmed and full extent detailed in the next phase of design.

5.3 Erosion & Sediment Control

Erosion and sediment control measures are proposed for the construction operation phase as shown on MCCL Environmental Management Plan (Appendix C). All sediment and erosion control measures will adopt the Guidelines set out in “QLDC Guidelines for Environmental Plans”. The requirements and recommendations set out in this document should not be inferred to preclude innovative or alternative solutions that provide improved value for money or environmental outcomes that meet the intent and principles of this Guideline. Adopt local guidelines around Erosion and Sediment Control Guidelines for Land Disturbing Activities as the standard for all devices and sediment control measures.

Implementing these controls will aid to minimise the risk of any adverse effects from sediment-laden runoff entering the receiving and surrounding environment during the construction period.

Erosion and sediment control measures will be established before the commencement of the earthworks. The Site Engineer may require additional erosion and sediment control devices.

Mitigation measures for the site are as follows:

- Temporary Soakage ponds will be utilised to capture and treat the sediment-laden runoff from the site.
- Silt fences as required to form a barrier to the sheet flow where there is the possibility of sediment-laden surface runoff leaving the site.
- A diversion bund will be installed around the earthworks area to divert the sediment-laden runoff into the retention pond.
- Clean water diversion bunds will be constructed to divert and collect upstream catchment runoff away from the earthwork areas.
- Establish stabilised construction entrances to the site.
- Topsoil will be stripped and stockpiled on site.
- Topsoil will be re-spread upon completion of earthworks.
- Keep topsoil stockpile away from the boundary.
- Cover and protect the topsoil to prevent spilling due to rain.
- Conduct daily inspections to ensure sediment control measures follow the designs.
- The erosion and sediment control measures will be removed, once the earthwork area stabilizes.
- Stabilising the building platforms, accessway, and carparking area (i.e. metal/concrete) as soon as practical to ensure safe and tidy access for the following building construction stage of the dwellings.
- Ensure any new cesspits on the proposed accessway and any existing cesspits in the road reserve have geotextile cloth installed across the lid to filter runoff that is entering any private or public stormwater system.
- Monitor weather forecasts and check erosion and sediment measures are in place before leaving the site, especially on weekends.
- Monitor the site after any inclement weather events and repair and mitigation devices, as necessary.
- Daily inspections to ensure sediment control measures are operating efficiently.
- Regular maintenance of the devices will also be necessary to ensure their effectiveness during bulk earthworks operations.

6.0 ACCESS

A Traffic Report for the site has been produced by Bartlett Consulting to comprehensively outline the proposed development and external roading network upgrades which are proposed as part of this development. This report has been included as part of the Substantive Application.

6.1 State Highway 6 (SH6)/Lower Shotover Road

Upgrades to the SH6 and Lower Shotover Road are undertaken by BBO. The design information has been included as part of the Substantive Application.

6.2 Road Hierarchy

The road hierarchy and widths have been designed to accommodate anticipated traffic volumes, provide safe pedestrian and cycle access, support stormwater management, and integrate effectively with the existing road network.

The Road network ties in with Lower Shotover Road to the West, and the consented development at 429 Ladies Mile Highway, RM240476 to the east. Consistent cross sections ensure a continuous and consistent look and feel along the road.

Refer to Figure 5 below for the tie in with the neighbouring site 429 Ladies Mile Highway within the Structure Plan.

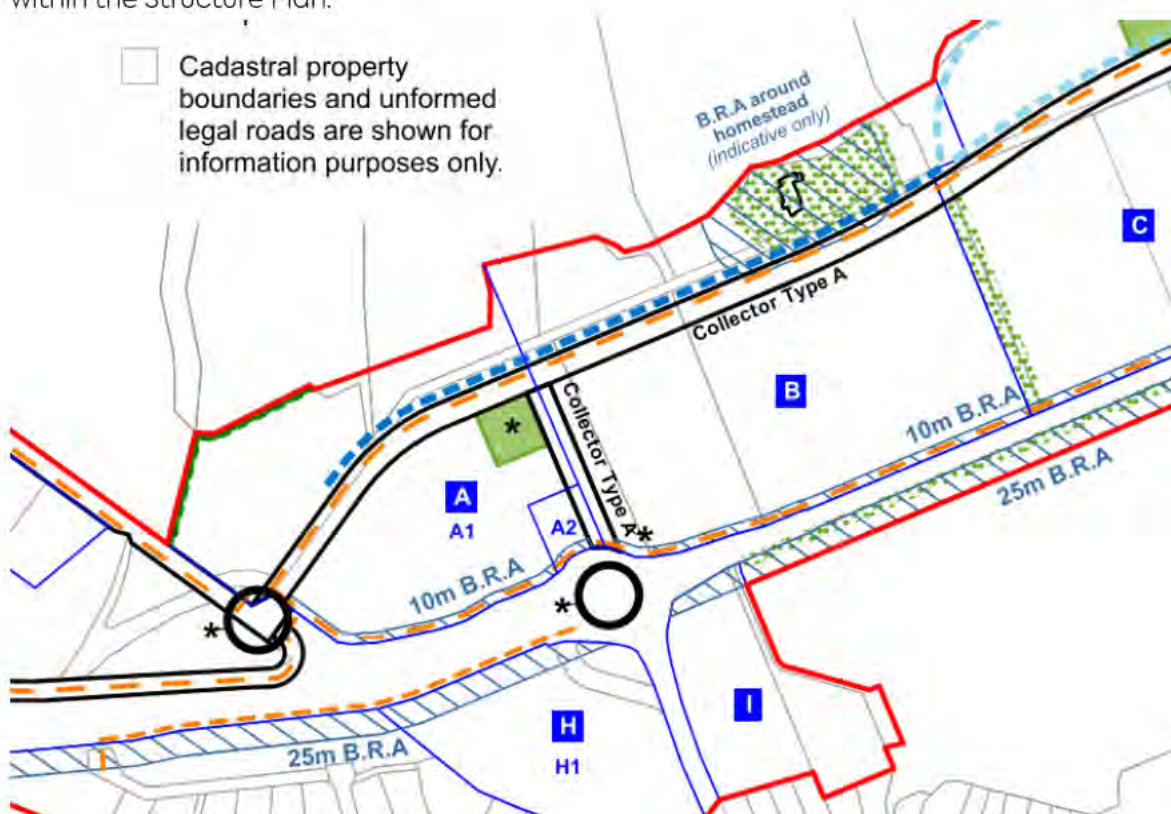


Figure 5 – Ladies Mile Structure Plan

6.3 Collector Road

Access to the site is provided from the proposed collector road, which runs along the existing unformed paper road alignment. This aligns with the proposed Structure Plan.

The collector road consists of an 8.4 m carriageway and a shared pedestrian and cycle path, resulting in an overall corridor width of 20.5 m. This aligns with the consented design under RM251107 for the neighbouring development.

6.4 Private Roads

Private roads/accessways consist of widths ranging from 16.7m to 20.2m. The widths accommodate vehicular traffic, parking, footpaths, and landscaping.

6.5 Pedestrian and Cyclist Movements

An east–west pedestrian link is provided through the residential area, connecting proposed walkways. End of trip cycle storage facilities are provided adjacent to cycle paths and are shown on drawing 4163-300.

6.6 Car Parking

Car parking is proposed to be provided through a combination of on-street recessed spaces within both private and public roads, and two dedicated parking buildings. In accordance with standard AS/NZS2890.1:2004 the design vehicle for parking purposes, is the B85 car and this forms the basis for design. The detailed design will be further developed and submitted as part of the Engineering Approval and Building Consent processes.

6.7 Refuse Collection

Vehicle tracking of an 8.8 m service Refuse vehicle has been undertaken to confirm access to the on-site rubbish collection areas, can be achieved with the proposed layout. This tracking is included on plan 4163-380 series.

6.8 Street Lighting

A preliminary streetlighting design has been included in Appendix B.

A detailed street lighting design will be prepared for each stage of the development and submitted as part of the Engineering Approval and Building Consent processes.

7.0 STORMWATER

7.1 Pre-development scenario

The site currently lacks stormwater infrastructure. A 2D model has been undertaken to assess the pre-development flows during the 1% AEP rainfall events, which shows runoff following natural overland flow paths, discharging eastward through the site, and along SH6, toward Lake Hayes. Refer to Figure 6 below showing the pre-development 1% AEP flood scenario flood depths.



Figure 6 – Pre-development Overland Flow Paths, Source MCCL Flood Model

7.2 Post-development scenario

The proposed stormwater approach for the development in summary is:

- Private stormwater quality treatment will be provided with silt traps and proprietary treatment devices.
- Stormwater flows up to the 1% AEP storm event (with climate change) will be captured with a private gravity reticulation and discharged via soakage with private modular soakage systems.
- Flows generated by storm events in excess of the 1% AEP will be discharged via overland flow paths to Lake Hayes east of the site via public road / existing natural flow paths.
- SLL are proposing to deliver (consent and construct) all the infrastructure proposed in this section.

7.2.1 Stormwater strategy

The proposed stormwater treatment and discharge strategy are in accordance with the Guiding Principles for stormwater management outlined in section 27.9.8.1 d of the Te Pūtahi Ladies Mile (TPLM) Plan Change provisions, being:

(i) Water sensitive design

- a. Utilise stormwater management solutions that mimic the natural water cycle and enhance the water quality;*
- b. Employ an integrated stormwater management approach that supports connectivity to the natural environment and gives effect to Te Mana o te Wai and the community wellbeing;*
- c. Manage flooding and surface water flow to safeguard the community and infrastructure in a sustainable manner;*
- d. Replicate the hydrological regime in the area such that the maximum rate of discharge and peak flood levels post development are no greater than pre-development;*
- e. Align 'blue' stormwater solutions and the wider 'green' landscape and open space strategies wherever possible.*

(ii) Design standards

- a. Ensure that there is a maximum 24-hour drain-down for any attenuation systems basis/soak pits for 1% AEP events;*
- b. Avoid direct discharges from the development area into Lake Hayes (other than overland flow in extreme weather events);*
- c. Manage road runoff through appropriate treatment device(s);*
- d. Construct stormwater devices to capture, treat and discharge runoff from the catchment of the device.*

(iii) Integration

- a. Avoid a proliferation of multiple stormwater management systems and devices. Depending on location and land ownership structures this may necessitate co-operation of multiple landowners to ensure an acceptable approach;*
- b. Legal mechanisms to achieve an integrated stormwater system across legal boundaries.*

(iv) Overland flow

- a. Land to the north of and adjacent to Collector Road A is used as a swale to collect, treat and discharge runoff from Slope Hill to ground and allow for overland flow in the Te Pūtahi Ladies Mile Zone and Local Shopping Centre Zone within the Te Pūtahi Ladies Mile Structure Plan area to be directed towards Lake Hayes in extreme rainfall events greater than 1% AEP;*
- b. Additional overland flows may be required;*
- c. That there are no overland flows across State Highway 6 for 1% AEP events or less;*
- d. That there are no overland flows from attenuation systems or soak pits for 1% AEP events or less unless there is a defined and acceptable overland flow path;*
- e. Overland flow paths from Slope Hill are co-ordinated through the Te Pūtahi Ladies Mile Variation Area.*

In addition to the above, the proposed design is in accordance with QLDC Land Development and Subdivision Code of Practice (2025), including:

- Inclusion of climate change allowances in design rainfall
- The rainfall profile is based on a 24-hour duration nested storm

The hydrologic modelling adopted the SCS Curve Number (CN) loss method with a Curve Number of 74 to represent catchment runoff characteristics. A 50% blockage of the soakage network intercepting upstream catchment flows was assumed within the design modelling to account for potential partial obstruction and to assess the resilience of the stormwater system under reduced operational capacity.

7.2.2 Catchments

There are two primary catchments that have been assessed.

- 1) The catchments within the site and
- 2) the Slope Hill catchment (shown as Western & Eastern Catchments).

Both catchments are shown below in Figure 6.



Figure 7 – Post –development Stormwater Overall Catchment Plan (Source: MCCL Engineering Drawing 4163-450)

The proposed collector road delineates the site from the northern Slope Hill Catchment.

7.2.3 1% AEP Treatment Train – Slope Hill Catchment

In accordance with (iv) a, the TPLM Structure Plan, stormwater runoff from Slope Hill is required to be intercepted, treated, and discharged to ground for the 1% AEP storm event.

Flows will be intercepted through the installation of diversion bunds located along contour lines, with runoff collected via scruffy dome manholes.

An integrated stormwater treatment system is proposed, incorporating inlet treatment via scruffy dome riprap structures, primary sediment capture through silt traps, and secondary treatment via proprietary devices (Hynds Downstream Defenders or similarly approved).

Flows will then be diverted to a modular soakage system for discharge to ground.

7.2.4 1% AEP Treatment Train – Proposed Development Area

Within the proposed development area stormwater runoff will be collected via a piped stormwater network and directed to the stormwater treatment system. Water quality treatment will be provided prior to discharge to the soakage system, for runoff generated from road and paved surfaces, consistent with QLDC requirements.

Water quality treatment will be provided via a proprietary device (Hynds Downstream Defenders or similarly approved) prior to conveying flows to a modular soakage system for discharge to ground.

The proposed network within the site is to remain private.

7.2.5 Operation and Maintenance

7.2.5.1 Slope Hill

The Universal Soil Loss Equation (USLE) was used to predict long term average erosion rate (in tonnes/ha/year). The soil loss is estimated to be 1.34 tonnes/ha/year.

Inlets to scruffy dome (riprap area) – the maintenance accessway (min 2.5 m wide) for excavators will be provided for removal of any debris built up within the riprap surface area.

Scruffy dome – each chamber will be installed with a 500 mm deep silt trap to capture any sediment that overflow from the riprap area. A vacuum truck will use the same maintenance accessway to remove sediment built up from the silt trap.

Hynds Downstream Defender (or similar approved) – A vacuum truck will remove sediment as per schedule which will be established after the initial monitoring of the volume that has been generated within the chamber.

Soakage galleries shall have a comprehensive operation and maintenance manual that enables the system to be kept in the best working conditions. A vacuum truck will remove any sediment as per the established maintenance schedule.

7.2.5.2 Proposed Development Area

Road Cesspits – A vacuum truck will remove sediment as per schedule which will be established after the initial monitoring of the volume that has been generated within the cesspit sediment trap.

Hynds Downstream Defender (or similar approved) – as above.

Soakage Galleries – as above.

7.2.6 Freeboard

Finished Floor Levels (FFL's) have been designed to provide the residential lots with a minimum of 500mm freeboard and the commercial buildings with a minimum of 300mm freeboard as required by Section 4.3.5.2. of QLDC's Code of Practice.

7.2.7 Storm Events Modelling & Calculations

Pre and post-development, catchment-wide hydraulic models have been developed encompassing Slope Hill, the Te Pūtahi Ladies Mile Zone, and the Local Shopping Centre Zone. The models assesses the 1% AEP and 0.4% AEP storm events including climate change where appropriate, and have been prepared in accordance with QLDC Code of Practice Section 4.3.5 and the QLDC Stormwater Modelling Specification.

Pervious and impervious areas adopted:

- Pre-development Slope Hill runoff (outside development): 90% pervious, 10% impervious
- Post-development Collector Road: 80% impervious, 20% pervious
- Medium Density Residential (MDR) Zone: 80% impervious, 20% pervious

The soakage areas are based on an assumed soakage rate. Final areas will be confirmed upon receipt of the final soakage test results.

The stormwater network has been designed to demonstrate all areas can be adequately serviced, to discharge to the soakage system. Catchment design flows have been calculated using HEC-HMS modelling software, incorporating a 24-hour nested storm. Pipe sizing has been calculated using the Colebrook-White equation. Network layouts are provided in the 4163-400 series drawings (Appendix A), with stormwater calculations located in Appendix D.

8.0 WASTEWATER

8.1 Existing Wastewater Infrastructure

The existing public wastewater infrastructure available at the site is outlined in the table below.

Table 2 – Existing Wastewater Summary

EXISTING FEATURE	DETAILS
Downstream Network	- QLDC GIS shows the public network is a 375mm dia. main, approximately 60m from the site located on the southern side of State Highway 6. Two mains; 150mm and 300mm, located in the same location, convey flows west, to the Shotover WWTP. - A 150mm dia. riser main stub is in Section 9 SO 485598, near the SH6–Stalker Road roundabout - The existing 300 dia. rising main on the southern side of the State Highway is run at half capacity intermittently, due to the degraded condition of the network in the eastern corridor.
Existing Site Connection	There is no existing site connection

8.2 Proposed Wastewater

The proposed wastewater solution for the development in summary is:

- Wastewater within the development will be collected through a combination of public and private gravity wastewater reticulation and discharged to a proposed external wastewater syphon main.
- The external wastewater syphon will take flows in two stages from the development.
 - Stage 1 from the site along SH6 to the eastern edge of the Shotover Bridge.
 - Stage 2 from the western edge of the Shotover Bridge to the Shotover Wastewater Treatment Plant.
- SLL are proposing to deliver (consent and construct) all the infrastructure outlined in this section except for Stage 2 of the external works which it is only seeking consent to safeguard against potential future requirements.

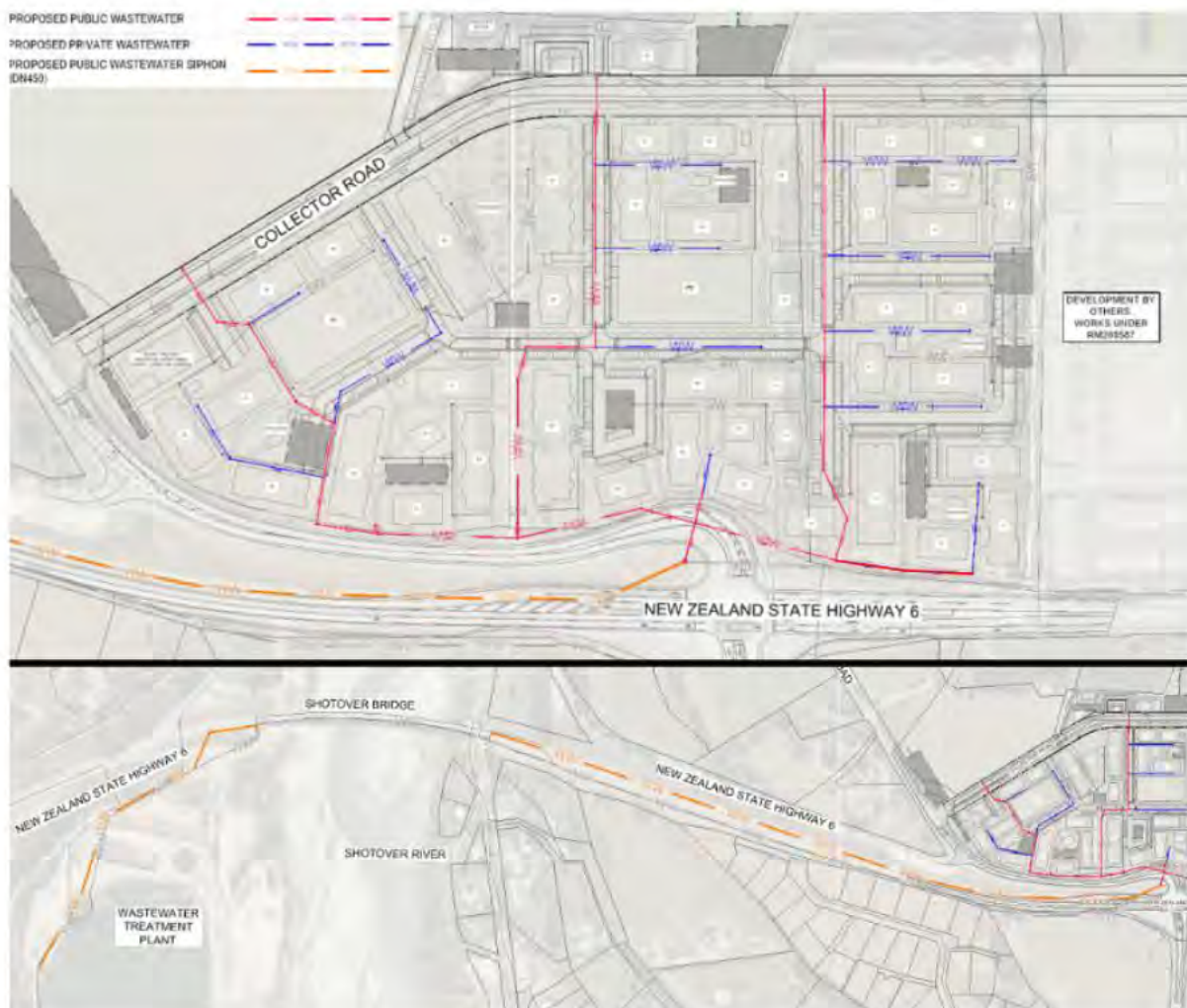


Figure 8 – Proposed Wastewater Infrastructure Ultimate Ownership

The proposed wastewater infrastructure is detailed in the table below.

Table 3 – Proposed Wastewater Summary

PROPOSED FEATURE	DETAILS
Downstream Network	Discharges to the Shotover Country Wastewater Treatment Plant.
Development Peak Flow (PWWF)	51.47 l/sec
Development Connection/s	One connection to new proposed public main manhole and discharge line.
Upgrade/New Network	New public manhole, new 450 dia. mm line along the northern side of the state highway, and a new 450 dia. mm line from the western side of the Shotover Country (SOC) Bridge to the WWTP.

Wastewater demand and servicing have been assessed per QLDC guidelines, adopting 250 L/p/d with peaking factors of 2 (wet weather) and 2.5 (diurnal).

Detailed demand calculations supporting this design flow and required external infrastructure upgrades are included in Appendix E.

8.2.1 External Wastewater Infrastructure

To service the wider Ladies Mile development, a new 450mm public main is proposed to extend along SH6 to connect east of Shotover Country Bridge, with a proposed duplicate 450mm main on the western side discharging to the WWTP surge tank.

These works are to be delivered in two stages, as detailed in the Ladies Mile Wastewater Analysis by Water Acumen (dated 11 June 2026, Appendix F). Stage 1 comprises the 450mm main along SH6, providing 180 L/s capacity and servicing 722 Dwelling Unit Equivalents (DUE) (1,085 units within the Site) plus 360 DUEs along Ladies Mile. Stage 2 comprises the 450mm main from the western abutment of Shotover Country Bridge to the WWTP, increasing capacity to 239L/s and enabling a further 1,306 DUEs (1,666 DUEs within Ladies Mile and 722 DUEs within Simplicity total).

While Stage 1 upgrades are considered sufficient based on the current assessment, Stage 2 has been included within the proposed consent to provide flexibility should further network

capacity upgrades be required. The requirement for Stage 2 works will be confirmed during the Engineering Approval process, detailed design and development agreements.

Refer to Figure 9 for proposed staged trunk upgrades.

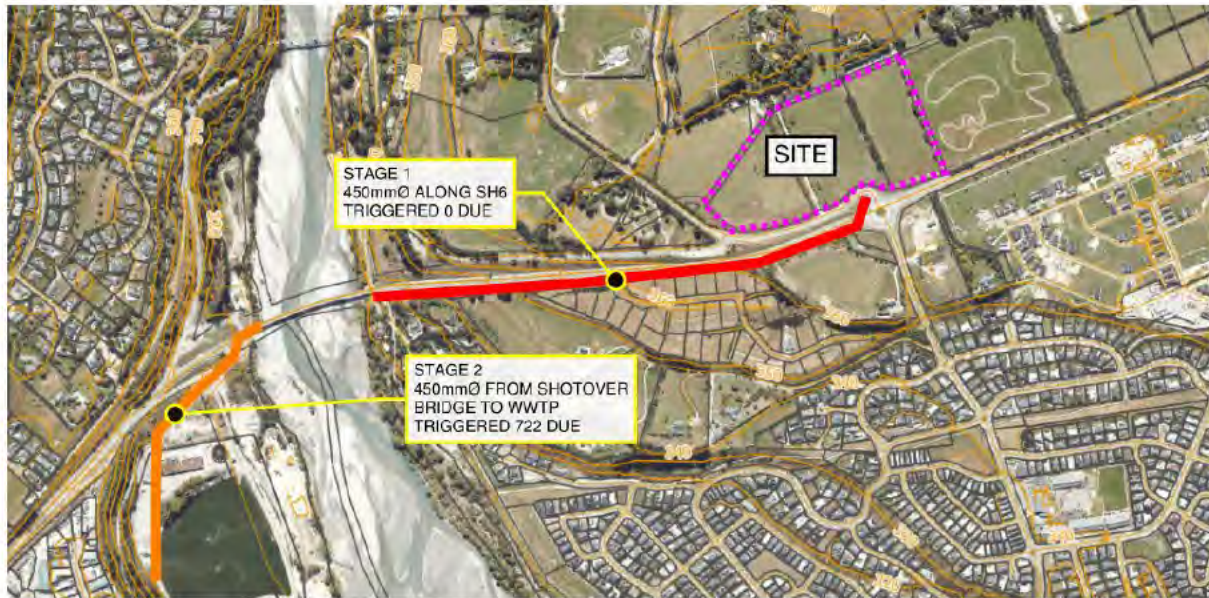


Figure 9 – Proposed External Wastewater Upgrades

For the proposed future wastewater layout to service the development refer to Engineering Drawing 4163-500, (refer to Appendix A – MCCL Engineering Plans).

Engagement with the QLDC Property and Infrastructure team, who undertake the approval of the public works external to the site has been undertaken concurrently throughout the preliminary design stages.

The proposed wastewater solution aligns with the Queenstown Lakes District Council (QLDC) long-term plan. A Development Agreement between QLDC and SLL to facilitate the delivery of the Stage 1 external trunk infrastructure is in progress.

SLL will deliver (consent and construct) all the proposed wastewater infrastructure outlined above with the exception of the Stage 2 external upgrade that SLL are only seeking consent to safeguard against potential future upgrade requirements.

9.0 WATER SUPPLY

9.1 Existing Water Supply Infrastructure

The existing public water supply infrastructure available to the site outlined in the summary table below.

Table 4 – Existing Water Supply Summary

EXISTING FEATURE	DETAILS
Available Public Potable Water Supply	- QLDC GIS shows a 150mm principal main south of the Stalker Road roundabout. - There is also an existing 63mm lateral in an adjacent site
Site Connections	- There are no site connections - There are some bores within the site
Available Fire Hydrant	There are at no hydrants within the vicinity of the site. Additional fire hydrants will be installed to service the site.
Fire Fighting Water Supply Classification	FW2 & FW3 following NZS PAS4509:2008.

9.2 Proposed Water Supply

The proposed water supply solution for the development in summary is:

- Two external upgrades are necessary to service the development.
- The first stage requires the installation of rising main from the eastern side of the Shotover Bridge to the eastern edge of the site.
- The second stage requires the installation watermain from the Shotover Country Borefield to the eastern end of the Shotover Bridge.
- The internal development will be serviced by a proposed public ring main around the site.
- The ring main will be fed by a reservoir on the adjacent site to the north-east. This work including the portion rising main and falling main east of the proposed

development is consented under RM23071 and will be delivered by another party (Clarke Group).

- All water supply infrastructure within the development extent with the exception of the proposed ring main is proposed to be privately owned and operated.
- SLL are proposing to deliver (consent and construct) all the infrastructure outlined in this section with the exception of the infrastructure east of the site consented under RM230721 that will be delivered by Clarke Group.

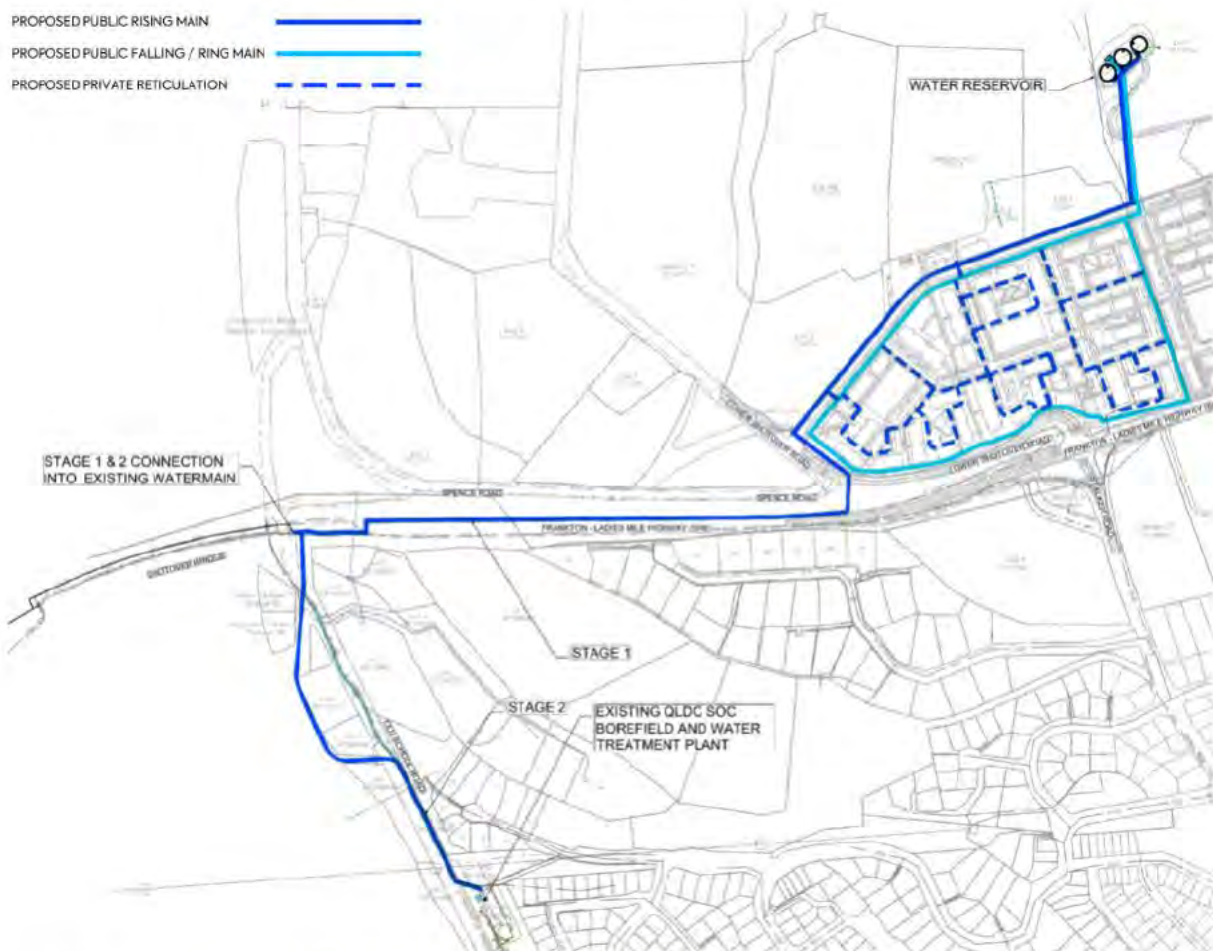


Figure 10 – Proposed Water Supply Infrastructure Ultimate Ownership

The proposed water infrastructure is detailed in the table below.

Table 5 – Future Water Supply Summary

FUTURE FEATURE	DETAILS
Peak Development Demand	104.81 L/s
Site Connection/s	Connection points will be provided to the public 450mmØ falling main along the eastern boundary of the development.
Fire Hydrant	Firefighting hydrants as per NZS PAS4509:2008.
Upgrade/New Network	New 560 dia. mm line along the southern side of the state highway from the Shotover Country Borefield to the eastern boundary, and a new 450mmØ / 280mmØ ring main.

9.2.1 Internal Network

A proposed ring main around the site will feed the internal reticulation. The ring main is proposed to be 450mmØ along the eastern boundary of the site and 280mmØ along all other boundaries. A connection point for the new ring main will be provided by a falling main connection from the reservoir northeast of the site. This connection will be provided by another party.

Firefighting design assumes full residential and commercial development, with hydrant spacing meeting QLDC requirements ($\leq 135\text{m}$ to dwellings and $\leq 270\text{m}$ between hydrants).

Water demand and servicing have been assessed in accordance with QLDC guidelines, with supporting calculations in Appendix G and a summary provided in Table 5.

9.2.2 External Water Infrastructure

Two stages of infrastructure are proposed under this application.

Stage 1 will be a 560mmØ watermain from the existing 450mmØ at the eastern end of the Shotover bridge to the eastern edge of the site. The alignment is proposed to follow the southern edge of SH6, cross SH6 at the western edge of the site, travel along the northern edge of the proposed collector road, and terminate at the eastern edge of the site. Stage 1 will be required to be commissioned prior to the first lot. Detailed water modelling is currently underway by QLDC. Results of the modelling will confirm pipe sizing and alignment.

Stage 2 will be a 560mmØ watermain from the SOC Borefield to the existing 450mmØ at the eastern end of the Shotover Bridge. Starting from the SOC Borefield, the alignment is proposed to follow the Twin Rivers Trail before deviating into Department of Conservation land at the junction with Old School Road and finally terminating at SH6 on the eastern end of the Shotover Bridge. A timing / yield trigger for Stage 2 has not been confirmed. Detailed water modelling is currently underway by QLDC that should confirm the required Stage 2 trigger in the near future. Approvals for the section of watermain within Department of Conservation land are being progressed concurrently and are not yet finalised. As such, a staged implementation approach is proposed.

All relevant water infrastructure east of the site is consented under RM230721. This includes an extension of the 560mmØ watermain to the proposed water reservoir location, the water reservoirs, and the falling watermain from the reservoirs to the eastern edge of the site. This infrastructure is going to be constructed by another party, not SLL. Refer to Figure 11 below for proposed trunk upgrades.



Figure 11 – Proposed External Water Infrastructure

Engagement with the QLDC Property and Infrastructure team, who undertake the approval of the public works external to the site has been undertaken concurrently throughout the preliminary design stages.

The proposed wastewater solution aligns with the Queenstown Lakes District Council (QLDC) long-term plan. A Development Agreement between QLDC and SLL to facilitate the delivery of this external trunk infrastructure is in progress.

All water supply infrastructure within the development extent with the exception of the proposed ring main is proposed to be privately owned and operated.

SLL are proposing to deliver (consent and construct) all the infrastructure outlined in this section with the exception of the infrastructure east of the site consented under RM230721 that will be delivered by Clarke Group, i.e.:

- Stage 1 external main.
- Stage 2 external main.
- Falling main / ring main.
- Internal reticulation.

10.0 UTILITIES

10.1 Existing Utilities

No existing utility infrastructure for Power, Telecommunications, Gas services the site currently. Refer to Appendix E for utilities service plans obtained from BeforeUDig.

Table 6 - Existing Utility Services

EXISTING FEATURE	DETAILS
Power Supply	• The site is not currently serviced by underground power lines.
Telecommunications	• The site is not currently serviced by underground telecommunications.
Gas	• There is no gas reticulation on site.

10.2 Proposed Development Infrastructure

Utility providers have provided confirmation the site can be serviced. Refer to Appendix H for confirmation.

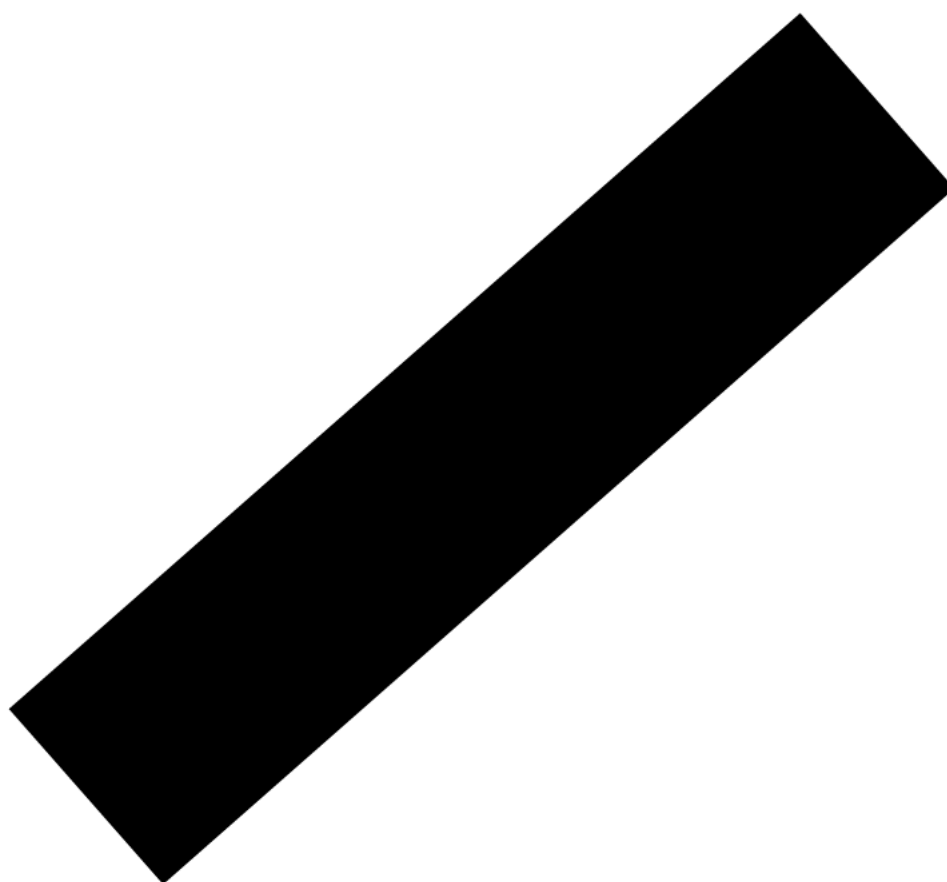
11.0 CONCLUSION

This report has been prepared for SLL for the use of a Fast track Resource Consent application.

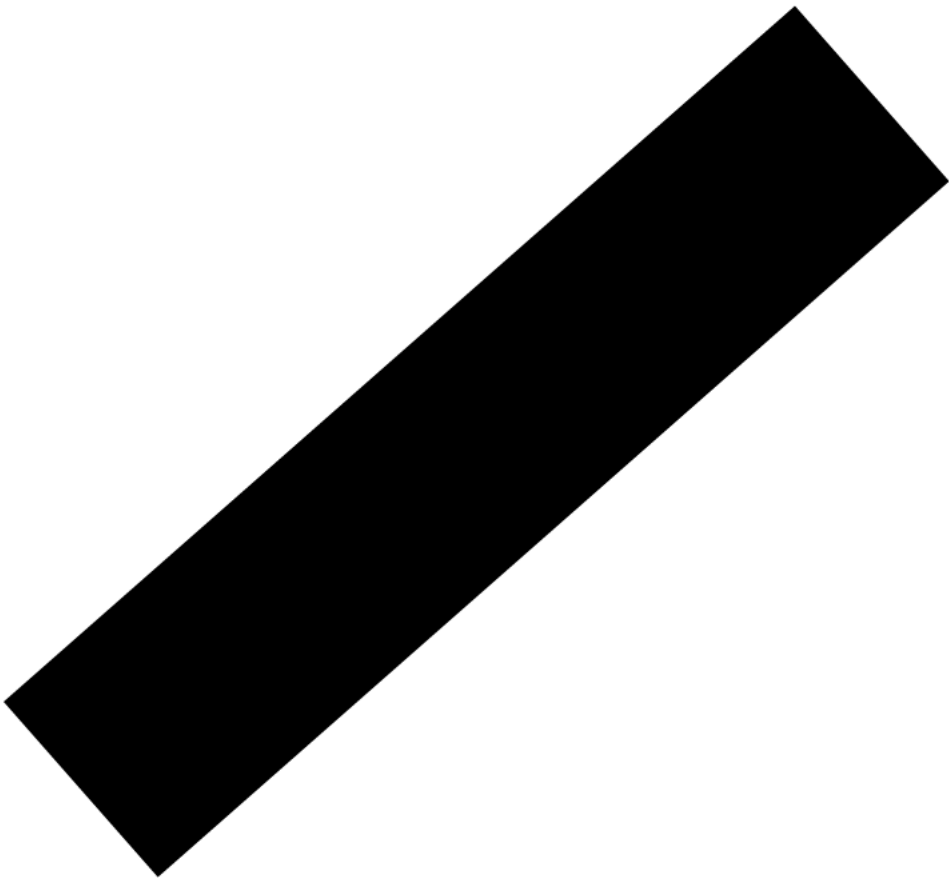
McKenzie & Co Consultants Ltd has undertaken the necessary assessments to determine the civil infrastructure requirements associated with the proposed development. Based on these assessments, it is considered that the development can be adequately serviced through the proposed external public infrastructure upgrades identified within this report, together with the proposed internal servicing and stormwater management strategy. These works are considered to provide the required capacity and functionality to support the development.

The final design, extent, and specifications of the required infrastructure upgrades will be confirmed through the Engineering Approval process and subsequent detailed design. However, based on the current level of assessment, McKenzie & Co Consultants Ltd considers that the proposed development can be suitably accommodated from a civil infrastructure perspective.

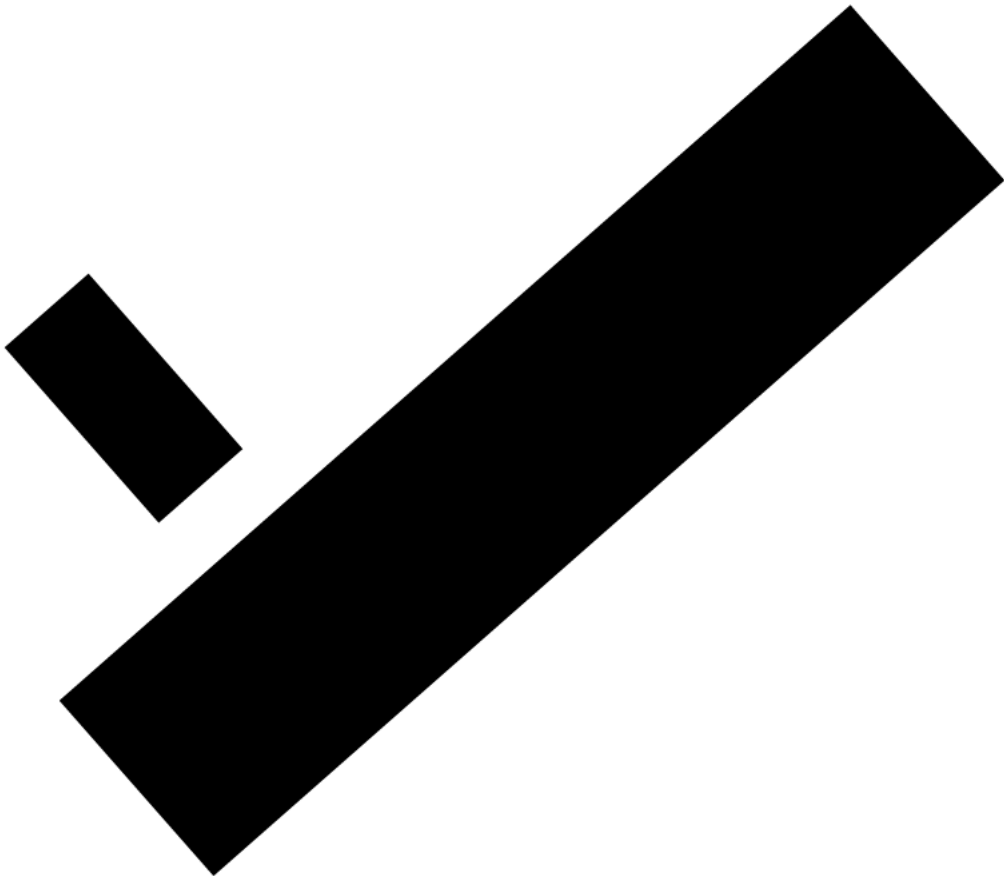
a) Appendix A – MCCL Engineering Plans



b) Appendix B – Streetlighting Design



c) Appendix C – Environmental Management Plan



d) Appendix D – Subject Site Stormwater Calculations

STORMWATER DESIGN CALCS

PROJECT NAME: Simplicity Living, Ladies Mile, Queenstown
PROJECT No: 4163
Created By: LK
Checked By:
Date: 16/06/2026
Date:

12D MODEL - HYDRAULIC DESIGN SHEET

Rainfall File: 429 Ladies Mile.12dhydro
 Rainfall Method: IFD Table

Minor 100 Year Storm Event

Pipe ID (-)	Pipe Type (-)	Pipe Length (m)	Pipe Size (mm)	Full Pipe Area Af m ²	Pipe Grade (%)	Catchment Area (ha)	Full-area Sum CA (ha)	Full-area Qc=CA (L/s)	Part-area Qc=CA (L/s)	Pipe Flow Q (L/s)	Capacity Flow Qcap (L/s)	Q/Qcap Ratio (-)	Full Pipe Vel Vf=Q/Af (m/s)	Norm Depth Vel Vn=Q/An (m/s)	Crit Depth Vel Vc=Q/Ac (m/s)	Capacity Vel Vcap=Qcap/Af (m/s)	Normal Depth dn (m)
1-2 to 1-1	uPVC SN16	2.59	375	0.11	0.4	0.58223	0.55196	123.1	127.6	127.6	164.5	0.78	1.16	1.64	1.54	1.49	0.25
1-3 to 1-2	uPVC SN16	11.93	375	0.11	0.4	0.58223	0.55196	123.4	127.7	127.7	164.5	0.78	1.16	1.64	1.54	1.49	0.25
1-4 to 1-3	uPVC SN16	63.27	300	0.07	0.4	0.38793	0.36776	83.3	85.2	85.2	91	0.94	1.21	1.46	1.48	1.29	0.23
1-5 to 1-4	uPVC SN16	62.19	300	0.07	0.4	0.26054	0.24699	56.7	57.4	57.4	91	0.63	0.81	1.36	1.25	1.29	0.17
1-6 to 1-5	uPVC SN16	62.22	225	0.04	0.5	0.13299	0.12607	29.3	29.4	29.4	47.9	0.61	0.74	1.27	1.1	1.21	0.13
7-2 to 7-1	uPVC SN16	8.82	225	0.04	0.5	0.13947	0.13222	30.7	30.8	30.8	47.9	0.64	0.77	1.28	1.12	1.21	0.13
10-2 to 10-1	RCRRJ Class 4	2.5	525	0.22	0.4	1.6517	1.54412	344.6	357.2	357.2	400.6	0.89	1.65	2.08	1.99	1.85	0.39
10-3 to 10-2	RCRRJ Class 4	41.82	450	0.16	0.7	1.07571	1.00188	225.6	232	232	355.2	0.65	1.46	2.37	1.8	2.23	0.27
10-4 to 10-3	uPVC SN16	41.67	375	0.11	1.2	0.87809	0.82109	186.6	190.4	190.4	302.3	0.63	1.72	2.89	1.91	2.74	0.22
10-5 to 10-4	uPVC SN16	20.88	375	0.11	0.4	0.60218	0.56901	129.9	131.9	131.9	164.5	0.8	1.19	1.65	1.56	1.49	0.25
10-6 to 10-5	uPVC SN16	27.76	375	0.11	0.4	0.47152	0.44514	102.2	103.3	103.3	164.5	0.63	0.94	1.57	1.41	1.49	0.22
10-7 to 10-6	uPVC SN16	71	225	0.04	1.2	0.21166	0.20193	47.1	47.1	47.1	77.3	0.61	1.18	2.04	1.37	1.94	0.13
11-1 to 10-2	uPVC SN16	12.37	375	0.11	0.4	0.42948	0.403	92.1	93.6	93.6	164.5	0.57	0.85	1.54	1.36	1.49	0.2
11-2 to 11-1	uPVC SN16	33.05	300	0.07	1.4	0.3366	0.31942	73.5	74.3	74.3	182.2	0.41	1.05	2.45	1.39	2.58	0.13
11-3 to 11-2	uPVC SN16	28.86	225	0.04	0.7	0.17191	0.16297	37.7	37.9	37.9	58.6	0.65	0.95	1.56	1.23	1.47	0.13
11-4 to 11-3	uPVC SN16	27.87	225	0.04	1.8	0.06626	0.06282	14.6	14.6	14.6	98.2	0.15	0.37	1.78	0.86	2.47	0.06
12-1 to 10-5	uPVC SN16	25.86	225	0.04	1.5	0.13066	0.12387	28.8	28.9	28.9	88.1	0.33	0.73	1.99	1.09	2.22	0.09
13-1 to 10-6	uPVC SN16	37.9	225	0.04	0.5	0.17309	0.16512	38.5	38.5	38.5	47.9	0.8	0.97	1.34	1.24	1.21	0.15
14-2 to 14-1	RCRRJ Class 4	3	450	0.16	0.4	0.97833	0.90241	202.1	209.3	209.3	266.5	0.79	1.32	1.85	1.72	1.68	0.3
14-3 to 14-2	RCRRJ Class 4	15.28	450	0.16	0.4	0.92793	0.85433	191.9	198.3	198.3	266.5	0.74	1.25	1.83	1.67	1.68	0.29
14-4 to 14-3	RCRRJ Class 4	28.93	450	0.16	0.4	0.80028	0.73255	165.6	170.2	170.2	266.5	0.64	1.07	1.77	1.57	1.68	0.26
14-5 to 14-4	uPVC SN16	63.69	225	0.04	0.5	0.1977	0.18817	43.1	43.6	43.6	47.9	0.91	1.1	1.36	1.32	1.21	0.17
14-6 to 14-5	uPVC SN16	71.68	225	0.04	1	0.1977	0.18817	43.8	43.8	43.8	69.5	0.63	1.1	1.85	1.32	1.75	0.13
15-1 to 14-3	uPVC SN16	27.07	225	0.04	6.3	0.05657	0.05397	12.6	12.6	12.6	192.6	0.07	0.32	2.76	0.82	4.84	0.04
16-1 to 14-2	uPVC SN16	20.26	225	0.04	0.7	0.05039	0.04807	11.2	11.2	11.2	57.3	0.2	0.28	1.12	0.79	1.44	0.07
18-2 to 18-1	uPVC SN16	1.91	375	0.11	0.4	0.62668	0.58411	133.6	135.6	135.6	164.5	0.82	1.23	1.66	1.58	1.49	0.26
18-3 to 18-2	uPVC SN16	16.66	300	0.07	0.4	0.3918	0.36864	84.6	85.6	85.6	91	0.94	1.21	1.46	1.48	1.29	0.23
18-4 to 18-3	uPVC SN16	41.32	300	0.07	0.7	0.29437	0.27628	64	64.3	64.3	120.3	0.53	0.91	1.73	1.3	1.7	0.16
18-5 to 18-4	uPVC SN16	10.85	225	0.04	0.9	0.12986	0.12311	28.6	28.6	28.6	67.4	0.43	0.72	1.63	1.09	1.69	0.1
19-1 to 18-2	uPVC SN16	44.24	225	0.04	1.9	0.23488	0.21547	50.1	50.2	50.2	99.4	0.5	1.26	2.51	1.43	2.5	0.11
20-1 to 18-4	uPVC SN16	18.28	225	0.04	9.7	0.11952	0.11053	25.8	25.8	25.8	243.2	0.11	0.65	4.02	1.05	6.12	0.05
21-2 to 21-1	uPVC SN16	6.38	450	0.16	0.4	0.86192	0.79895	183.2	185.6	185.6	266.5	0.7	1.17	1.81	1.63	1.68	0.28
21-3 to 21-2	uPVC SN16	25.83	300	0.07	0.4	0.29133	0.27695	63.9	64.4	64.4	91	0.71	0.91	1.39	1.3	1.29	0.19
21-4 to 21-3	uPVC SN16	35.75	225	0.04	0.5	0.09439	0.08948	20.8	20.8	20.8	47.9	0.43	0.52	1.16	0.97	1.21	0.1
22-1 to 21-2	uPVC SN16	15.48	225	0.04	2.1	0.15662	0.14941	34.4	34.7	34.7	104.3	0.33	0.87	2.36	1.18	2.62	0.09
22-2 to 22-1	uPVC SN16	51.91	225	0.04	0.6	0.12073	0.11518	26.8	26.8	26.8	55.1	0.49	0.68	1.38	1.06	1.39	0.11
24-2 to 24-1	RCRRJ Class 4	3	525	0.22	0.4	1.24288	1.16248	261.4	269.2	269.2	400.6	0.67	1.24	1.98	1.75	1.85	0.32
24-3 to 24-2	RCRRJ Class 4	11.47	450	0.16	0.4	1.03152	0.96084	216.6	222.5	222.5	266.5	0.83	1.4	1.87	1.77	1.68	0.32
24-4 to 24-3	RCRRJ Class 4	72.6	450	0.16	0.4	0.92009	0.85454	195.7	198.7	198.7	266.5	0.75	1.25	1.83	1.68	1.68	0.29
24-5 to 24-4	uPVC SN16	46	300	0.07	0.4	0.36138	0.34362	79.5	79.9	79.9	91	0.88	1.13	1.45	1.44	1.29	0.22
24-6 to 24-5	uPVC SN16	33.33	300	0.07	0.4	0.2215	0.21069	49.1	49.1	49.1	91	0.54	0.69	1.31	1.17	1.29	0.16
25-1 to 24-2	uPVC SN16	31.6	225	0.04	0.9	0.21137	0.20164	47	47	47	65.9	0.71	1.18	1.8	1.37	1.66	0.14
27-2 to 27-1	RCRRJ Class 4	1.82	600	0.28	0.6	0.26183	0.24821	56.1	57.3	357.3	710.7	0.5	1.26	2.52	1.83	2.51	0.3
27-3 to 27-2	RCRRJ Class 4	9.11	600	0.28	0.5	0.26183	0.24821	56.2	57.3	357.3	643.5	0.56	1.26	2.33	1.83	2.28	0.32

PROJECT NAME: Simplicity Living, Ladies Mile, Queenstown
PROJECT No: 4163
Created By: LK
Checked By:
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12D MODEL - HYDRAULIC DESIGN SHEET

Rainfall File: 429 Ladies Mile.12dhydro
Rainfall Method: IFD Table

Minor 100 Year Storm Event

Pipe ID (-)	Pipe Type (-)	Pipe Length (m)	Pipe Size (mm)	Full Pipe Area Af m ²	Pipe Grade (%)	Catchment Area (ha)	Full-area Sum CA (ha)	Full-area Qc=CIA (L/s)	Part-area Qc=CIA (L/s)	Pipe Flow Q (L/s)	Capacity Flow Qcap (L/s)	Q/Qcap Ratio (-)	Full Pipe Vel Vf=Q/Af (m/s)	Norm Depth Vel Vn=Q/An (m/s)	Crit Depth Vel Vc=Q/Ac (m/s)	Capacity Vel Vcap=Qcap/Af (m/s)	Normal Depth dn (m)
27-4 to 27-3	RCRRJ Class 4	75.71	600	0.28	0.6	0.26183	0.24821	57.1	57.7	357.7	723.8	0.49	1.27	2.55	1.83	2.56	0.3
27-5 to 27-4	uPVC SN16	54.58	300	0.07	1.6	0.13074	0.12395	28.8	28.9	28.9	197.7	0.15	0.41	2.01	0.98	2.8	0.08
28-2 to 28-1	RCRRJ Class 4	1.99	450	0.16	0.4	0.79405	0.73977	169.5	171.8	171.8	266.5	0.64	1.08	1.78	1.58	1.68	0.26
28-3 to 28-2	uPVC SN16	31.07	300	0.07	0.4	0.30512	0.28996	66.9	67.4	67.4	91	0.74	0.95	1.41	1.33	1.29	0.19
28-4 to 28-3	uPVC SN16	41.25	225	0.04	0.5	0.16295	0.15481	36	36.1	36.1	47.9	0.75	0.91	1.32	1.2	1.21	0.15
29-2 to 29-1	RCRRJ Class 4	2.77	450	0.16	0.4	0.9136	0.86037	195.1	199.6	199.6	266.5	0.75	1.25	1.83	1.68	1.68	0.29
29-3 to 29-2	RCRRJ Class 4	16.82	375	0.11	0.4	0.59036	0.56023	127.5	130	130	164.5	0.79	1.18	1.65	1.55	1.49	0.25
29-4 to 29-3	uPVC SN16	19.32	300	0.07	0.4	0.37187	0.3531	80.7	81.9	81.9	91	0.9	1.16	1.45	1.45	1.29	0.22
29-5 to 29-4	uPVC SN16	35.88	225	0.04	1.6	0.29006	0.27554	63.5	64.1	64.1	91.1	0.7	1.61	2.48	1.69	2.29	0.14
29-6 to 29-5	uPVC SN16	35.46	225	0.04	1.1	0.16646	0.15815	36.7	36.8	36.8	75.2	0.49	0.93	1.88	1.21	1.89	0.11
30-1 to 29-2	uPVC SN16	12.26	225	0.04	1.4	0.0883	0.08371	19.5	19.5	19.5	83.4	0.23	0.49	1.71	0.95	2.1	0.07
32-2 to 32-1	uPVC SN16	2.85	375	0.11	0.4	0.54614	0.51855	118.7	120.2	120.2	164.5	0.73	1.09	1.62	1.5	1.49	0.24
32-3 to 32-2	uPVC SN16	23.74	375	0.11	0.4	0.54614	0.51855	119.3	120.4	120.4	164.5	0.73	1.09	1.62	1.5	1.49	0.24
32-4 to 32-3	uPVC SN16	38.99	225	0.04	0.5	0.07363	0.0698	16.2	16.3	16.3	47.9	0.34	0.41	1.09	0.89	1.21	0.09
33-1 to 32-3	uPVC SN16	25.09	300	0.07	0.8	0.38125	0.36223	83.7	84.3	84.3	135.9	0.62	1.19	2.02	1.47	1.92	0.17
33-2 to 33-1	uPVC SN16	29.03	225	0.04	0.5	0.1831	0.17381	40.4	40.5	40.5	47.9	0.84	1.02	1.35	1.27	1.21	0.16
36-1 to 37-3	uPVC SN16	15.53	225	0.04	0.5	0.09253	0.08827	20.6	20.6	20.6	47.9	0.43	0.52	1.16	0.96	1.21	0.1
37-2 to 37-1	uPVC SN16	1.73	375	0.11	0.4	0.61281	0.56259	130	130.9	130.9	164.5	0.8	1.19	1.65	1.56	1.49	0.25
37-3 to 37-2	uPVC SN16	26.96	375	0.11	0.5	0.55002	0.50307	116.9	117.2	117.2	187.1	0.63	1.06	1.79	1.48	1.69	0.22
40-2 to 40-1	RCRRJ Class 4	14.37	450	0.16	0.4	1.0703	0.99974	228.3	232.1	232.1	266.5	0.87	1.46	1.88	1.8	1.68	0.33
40-3 to 40-2	uPVC SN16	24.29	300	0.07	3.6	0.31032	0.29441	68.3	68.5	68.5	301.1	0.23	0.97	3.47	1.34	4.26	0.1
40-4 to 40-3	uPVC SN16	16.47	300	0.07	1	0.17439	0.16555	38.5	38.6	38.6	149.3	0.26	0.55	1.78	1.08	2.11	0.1
41-1 to 40-2	uPVC SN16	21.66	225	0.04	0.5	0.19375	0.18368	42.1	42.6	42.6	47.9	0.89	1.07	1.36	1.3	1.21	0.17
41-2 to 41-1	uPVC SN16	65.89	225	0.04	0.5	0.10353	0.09814	22.8	22.9	22.9	47.9	0.48	0.57	1.19	1	1.21	0.11
43-1 to 40-2	uPVC SN16	52.71	300	0.07	0.8	0.41714	0.37942	87.9	88.3	88.3	131.9	0.67	1.25	2	1.51	1.87	0.18
43-2 to 43-1	uPVC SN16	29.42	300	0.07	0.4	0.41714	0.37942	88.4	88.4	88.4	91	0.97	1.25	1.46	1.51	1.29	0.24
44-1 to 28-2	uPVC SN16	37.86	300	0.07	0.6	0.48893	0.44981	104.4	104.8	104.8	113.7	0.92	1.48	1.82	1.66	1.61	0.23
44-2 to 44-1	uPVC SN16	19.91	225	0.04	0.5	0.11896	0.11349	26.4	26.4	26.4	47.9	0.55	0.67	1.23	1.06	1.21	0.12
45-1 to 21-2	uPVC SN16	52.39	300	0.07	1.5	0.41398	0.37258	86.8	86.8	86.8	187.6	0.46	1.23	2.6	1.5	2.65	0.14
46-1 to 29-2	uPVC SN16	51.46	225	0.04	2.6	0.23494	0.21643	50.4	50.4	50.4	119.7	0.42	1.27	2.88	1.43	3.01	0.1
CP 1-4-2 to 1-4	uPVC SN16	1.23	225	0.04	9.9	0.07269	0.06891	16.1	16.1	16.1	246.3	0.07	0.4	3.54	0.89	6.19	0.04
CP 1-4-1 to 1-4	uPVC SN16	7.74	225	0.04	1.9	0.0547	0.05186	12.1	12.1	12.1	98.6	0.12	0.3	1.69	0.81	2.48	0.05
CP 1-51-1 to 1-5	uPVC SN16	1.2	225	0.04	10.7	0.0726	0.06882	16	16	16	256.6	0.06	0.4	3.64	0.89	6.45	0.04
CP 1-52-1 to 1-5	uPVC SN16	7.73	225	0.04	1.9	0.05495	0.0521	12.1	12.1	12.1	99.1	0.12	0.31	1.7	0.81	2.49	0.05
CP 1-61-1 to 1-6	uPVC SN16	1.2	225	0.04	1.9	0.06952	0.06591	15.4	15.4	15.4	99	0.16	0.39	1.82	0.88	2.49	0.06
CP 1-62-1 to 1-6	uPVC SN16	7.73	225	0.04	0.5	0.06346	0.06016	14	14	14	47.9	0.29	0.35	1.05	0.85	1.21	0.08
CP 11-2 to 11-2	uPVC SN16	8.56	225	0.04	0.5	0.11168	0.10587	24.7	24.7	24.7	47.9	0.51	0.62	1.21	1.03	1.21	0.11
CP 11-3-1 to 11-3	uPVC SN16	6	225	0.04	0.5	0.10565	0.10015	23.3	23.3	23.3	47.9	0.49	0.59	1.2	1.01	1.21	0.11
CP 11-4-1 to 11-4	uPVC SN16	5.66	225	0.04	0.5	0.06626	0.06282	14.6	14.6	14.6	47.9	0.31	0.37	1.06	0.86	1.21	0.09
CP 12-1-1 to 12-1	uPVC SN16	7.1	225	0.04	0.5	0.13066	0.12387	28.9	28.9	28.9	47.9	0.6	0.73	1.26	1.09	1.21	0.13
CP 14-1 to 14-6	uPVC SN16	8.39	225	0.04	0.5	0.07265	0.06887	16.1	16.1	16.1	47.9	0.33	0.4	1.09	0.89	1.21	0.09
CP 18-3 to 18-3	uPVC SN16	7.49	225	0.04	0.5	0.09743	0.09236	21.5	21.5	21.5	47.9	0.45	0.54	1.17	0.98	1.21	0.11
CP 18-4 to 18-4	uPVC SN16	13.81	225	0.04	0.5	0.04499	0.04265	9.9	9.9	9.9	47.9	0.21	0.25	0.95	0.77	1.21	0.07
CP 18-5-1 to 18-5	uPVC SN16	15.6	225	0.04	1.4	0.05686	0.05391	12.6	12.6	12.6	84.8	0.15	0.32	1.53	0.82	2.13	0.06
CP 18-5-2 to 18-5	uPVC SN16	19.9	225	0.04	0.5	0.073	0.0692	16.1	16.1	16.1	47.9	0.34	0.41	1.09	0.89	1.21	0.09
CP 19-1 to 19-1	uPVC SN8	8.91	225	0.04	0.5	0.08486	0.08045	18.7	18.7	18.7	47.9	0.39	0.47	1.13	0.93	1.21	0.1
CP 21-5-1 to 21-3	uPVC SN16	20.46	225	0.04	0.8	0.06792	0.06439	15	15	15	61.8	0.24	0.38	1.28	0.87	1.55	0.08
CP 21-6-1 to 21-4	uPVC SN16	14.53	225	0.04	0.5	0.09439	0.08948	20.9	20.9	20.9	47.9	0.44	0.52	1.16	0.97	1.21	0.1
CP 24-4-1 to 24-4	uPVC SN16	10.92	225	0.04	4.3	0.08289	0.07858	18.3	18.3	18.3	157.2	0.12	0.46	2.66	0.93	3.95	0.05
CP 24-5-1 to 24-5	uPVC SN16	3.15	225	0.04	11.6	0.08551	0.08106	18.9	18.9	18.9	267.5	0.07	0.48	3.94	0.94	6.73	0.04
CP 24-6-1 to 24-6	uPVC SN16	4.46	225	0.04	0.5	0.10465	0.0992	23.1	23.1	23.1	47.9	0.48	0.58	1.19	1	1.21	0.11
CP 27-4 to 27-4	uPVC SN16	7.36	225	0.04	4	0.07503	0.07113	16.6	16.6	16.6	149.3	0.11	0.42	2.49	0.9	3.76	0.05

PROJECT NAME: Simplicity Living, Ladies Mile, Queenstown
PROJECT No: 4163
Created By: LK
Checked By:
Date: 16/06/2026

12D MODEL - HYDRAULIC DESIGN SHEET

Rainfall File: 429 Ladies Mile,12dhydro
Rainfall Method: IFD Table

Minor 100 Year Storm Event

Pipe ID (-)	Pipe Type (-)	Pipe Length (m)	Pipe Size (mm)	Full Pipe Area Af m ²	Pipe Grade (%)	Catchment Area (ha)	Full-area Sum CA (ha)	Full-area Qc=CA (L/s)	Part-area Qc=CA (L/s)	Pipe Flow Q (L/s)	Capacity Flow Qcap (L/s)	Q/Qcap Ratio (-)	Full Pipe Vel Vf=Q/Af (m/s)	Norm Depth Vel Vn=Q/An (m/s)	Crit Depth Vel Vc=Q/Ac (m/s)	Capacity Vel Vcap=Qcap/Af (m/s)	Normal Depth dn (m)
CP 27-5-1 to 27-5	uPVC SN16	2.33	225	0.04	0.7	0.0746	0.07072	16.5	16.5	16.5	59.5	0.28	0.41	1.28	0.9	1.5	0.08
CP 27-5-2 to 27-5	uPVC SN16	7.21	225	0.04	0.5	0.05614	0.05322	12.4	12.4	12.4	47.9	0.26	0.31	1.01	0.82	1.21	0.08
CP 28-3 to 28-3	uPVC SN16	13.32	225	0.04	2.5	0.0811	0.07689	17.9	17.9	17.9	115.3	0.16	0.45	2.12	0.92	2.9	0.06
CP 28-4 to 28-4	uPVC SN16	9.23	225	0.04	0.5	0.10662	0.10108	23.6	23.6	23.6	47.9	0.49	0.59	1.2	1.01	1.21	0.11
CP 29-3-1 to 29-3	uPVC SN16	15.43	225	0.04	1.5	0.07784	0.07379	17.2	17.2	17.2	88.6	0.19	0.43	1.73	0.91	2.23	0.07
CP 29-4 to 29-4	uPVC SN16	6.4	225	0.04	0.5	0.08181	0.07756	18.1	18.1	18.1	47.9	0.38	0.45	1.12	0.92	1.21	0.1
CP 29-5 to 29-5	uPVC SN16	5.76	225	0.04	0.5	0.08549	0.08104	18.9	18.9	18.9	47.9	0.39	0.48	1.13	0.94	1.21	0.1
CP 29-6 to 29-6	uPVC SN16	21.28	225	0.04	0.5	0.10989	0.10418	24.3	24.3	24.3	47.9	0.51	0.61	1.21	1.02	1.21	0.11
CP 30-1 to 30-1	uPVC SN16	12.21	225	0.04	0.5	0.0883	0.08371	19.5	19.5	19.5	47.9	0.41	0.49	1.14	0.95	1.21	0.1
CP 32-1 to 32-3	uPVC SN16	17.53	225	0.04	3.1	0.09126	0.08652	20.2	20.2	20.2	130.5	0.15	0.51	2.39	0.96	3.28	0.06
CP 32-5-1 to 32-4	uPVC SN16	8.31	225	0.04	0.5	0.07363	0.0698	16.3	16.3	16.3	47.9	0.34	0.41	1.09	0.89	1.21	0.09
CP 33-1 to 33-1	uPVC SN16	16.79	225	0.04	3.5	0.10105	0.09579	22.3	22.3	22.3	139.9	0.16	0.56	2.59	0.99	3.52	0.06
CP 41-1 to 41-2	uPVC SN16	8.26	225	0.04	0.5	0.10353	0.09814	22.9	22.9	22.9	47.9	0.48	0.58	1.19	1	1.21	0.11
CP 42-1 to 41-1	uPVC SN16	21.94	225	0.04	3.7	0.09023	0.08554	19.9	19.9	19.9	143.2	0.14	0.5	2.55	0.95	3.6	0.06
CP 7-2-1 to 7-2	uPVC SN16	13.6	225	0.04	0.6	0.06003	0.05691	13.3	13.3	13.3	52.4	0.25	0.33	1.1	0.84	1.32	0.08
CP 7-2-2 to 7-2	uPVC SN16	15.02	225	0.04	0.5	0.07944	0.07531	17.6	17.6	17.6	47.9	0.37	0.44	1.11	0.91	1.21	0.09
DCP 1-31-1 to 1-3	uPVC SN16	1.6	300	0.07	7	0.10922	0.10354	24.1	24.1	24.1	433.2	0.06	0.34	3.35	0.93	6.13	0.05
DCP 1-32-1 to 1-3	uPVC SN16	8.18	300	0.07	1.5	0.08508	0.08066	18.8	18.8	18.8	188.6	0.1	0.27	1.72	0.86	2.67	0.06
DCP 10-2 to 10-2	uPVC SN16	5.01	300	0.07	0.4	0.08994	0.08527	19.9	19.9	19.9	91	0.22	0.28	1.03	0.88	1.29	0.1
DCP 29-3-2 to 29-3	uPVC SN16	15.54	300	0.07	0.5	0.14065	0.13334	31.1	31.1	31.1	107.3	0.29	0.44	1.32	1.01	1.52	0.11
DCP 34-1 to 37-2	uPVC SN16	2.3	300	0.07	1	0.06279	0.05952	13.9	13.9	13.9	150.2	0.09	0.2	1.33	0.79	2.12	0.06
DCP 35-1 to 33-2	uPVC SN16	9.15	300	0.07	0.4	0.14499	0.13745	32	32	32	91	0.35	0.45	1.18	1.02	1.29	0.12
DCP 40-3 to 40-3	uPVC SN16	9.71	300	0.07	1.8	0.13593	0.12887	30	30	30	205.4	0.15	0.42	2.09	1	2.91	0.08
DCP 40-4 to 40-4	uPVC SN16	8.72	300	0.07	0.4	0.13628	0.12919	30.1	30.1	30.1	91	0.33	0.43	1.16	1	1.29	0.12

e) Appendix E – Subject Site Wastewater Calculations



MCKENZIE & CO.

PROJECT NAME Simplicity Living, Frankton, Queenstown

PROJECT No: 4163

Created by: BS

Checked by: BTH

Date: 8/07/2026

Date: 8/07/2026

Average Day Demand 700 l/p/day
Peak factor 4
People per dwelling: 3 people

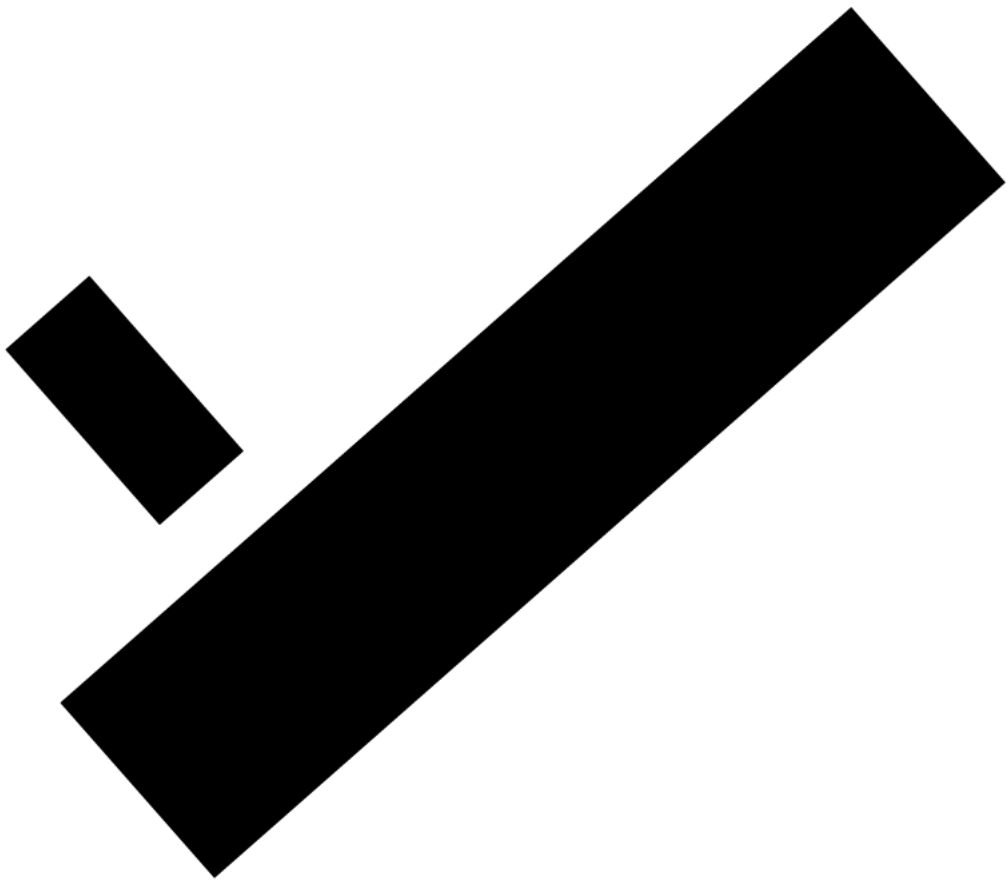
QLDC CoP - Section 6.3.5.6

QLDC CoP - Section 6.3.5.6

Block	Number of Dwellings	People per Dwelling	Design Population	Average Daily Demand (L/day)	Average Demand Flow (L/s)	Peak Daily Demand (L/day)	Peak Demand Flow (L/s)
1	18	3	54	37800	0.4375	151200	1.75
2	18	3	54	37800	0.4375	151200	1.75
3	18	3	54	37800	0.4375	151200	1.75
4	18	3	54	37800	0.4375	151200	1.75
5	18	3	54	37800	0.4375	151200	1.75
6	12	3	36	25200	0.291666667	100800	1.166666667
7	18	3	54	37800	0.4375	151200	1.75
8	12	3	36	25200	0.291666667	100800	1.166666667
9	18	3	54	37800	0.4375	151200	1.75
10	18	3	54	37800	0.4375	151200	1.75
11	18	3	54	37800	0.4375	151200	1.75
12	12	3	36	25200	0.291666667	100800	1.166666667
13	66	3	198	138600	1.604166667	554400	6.416666667
14	12	3	36	25200	0.291666667	100800	1.166666667
15	12	3	36	25200	0.291666667	100800	1.166666667
16	12	3	36	25200	0.291666667	100800	1.166666667
17	12	3	36	25200	0.291666667	100800	1.166666667
18	12	3	36	25200	0.291666667	100800	1.166666667
19	97	3	291	203700	2.357638889	814800	9.430555556
20	12	3	36	25200	0.291666667	100800	1.166666667
21	12	3	36	25200	0.291666667	100800	1.166666667
22	18	3	54	37800	0.4375	151200	1.75
23	18	3	54	37800	0.4375	151200	1.75
24	18	3	54	37800	0.4375	151200	1.75
25	18	3	54	37800	0.4375	151200	1.75
26	12	3	36	25200	0.291666667	100800	1.166666667
27	93	3	279	195300	2.260416667	781200	9.041666667

Block	Number of Dwellings	People per Dwelling	Design Population	Average Daily Demand (L/day)	Average Demand Flow (L/s)	Peak Daily Demand (L/day)	Peak Demand Flow (L/s)
28	12	3	36	25200	0.291666667	100800	1.166666667
29	104	3	312	218400	2.527777778	873600	10.11111111
30	119	3	357	249900	2.892361111	999600	11.56944444
31	18	3	54	37800	0.4375	151200	1.75
32	24	3	72	50400	0.583333333	201600	2.333333333
33	12	3	36	25200	0.291666667	100800	1.166666667
34	72	3	216	151200	1.75	604800	7
35	18	3	54	37800	0.4375	151200	1.75
36	18	3	54	37800	0.4375	151200	1.75
37	18	3	54	37800	0.4375	151200	1.75
38	18	3	54	37800	0.4375	151200	1.75
39	12	3	36	25200	0.291666667	100800	1.166666667
40	18	3	54	37800	0.4375	151200	1.75

**f) Appendix F – Water Acumen Ladies Mile Public Wastewater
Memo**



g) Appendix G – Subject Site Water Calculations



MCKENZIE & CO.

PROJECT NAME Simplicity Living, Frankton, Queenstown

PROJECT No: 4163

Created by: BS

Checked by: BTH

Date: 8/07/2026

Date: 8/07/2026

Average Day Demand 700 l/p/day
Peak factor 4
People per dwelling: 3 people

QLDC CoP - Section 6.3.5.6

QLDC CoP - Section 6.3.5.6

Block	Number of Dwellings	People per Dwelling	Design Population	Average Daily Demand (L/day)	Average Demand Flow (L/s)	Peak Daily Demand (L/day)	Peak Demand Flow (L/s)
1	18	3	54	37800	0.4375	151200	1.75
2	18	3	54	37800	0.4375	151200	1.75
3	18	3	54	37800	0.4375	151200	1.75
4	18	3	54	37800	0.4375	151200	1.75
5	18	3	54	37800	0.4375	151200	1.75
6	12	3	36	25200	0.291666667	100800	1.166666667
7	18	3	54	37800	0.4375	151200	1.75
8	12	3	36	25200	0.291666667	100800	1.166666667
9	18	3	54	37800	0.4375	151200	1.75
10	18	3	54	37800	0.4375	151200	1.75
11	18	3	54	37800	0.4375	151200	1.75
12	12	3	36	25200	0.291666667	100800	1.166666667
13	66	3	198	138600	1.604166667	554400	6.416666667
14	12	3	36	25200	0.291666667	100800	1.166666667
15	12	3	36	25200	0.291666667	100800	1.166666667
16	12	3	36	25200	0.291666667	100800	1.166666667
17	12	3	36	25200	0.291666667	100800	1.166666667
18	12	3	36	25200	0.291666667	100800	1.166666667
19	97	3	291	203700	2.357638889	814800	9.430555556
20	12	3	36	25200	0.291666667	100800	1.166666667
21	12	3	36	25200	0.291666667	100800	1.166666667
22	18	3	54	37800	0.4375	151200	1.75
23	18	3	54	37800	0.4375	151200	1.75
24	18	3	54	37800	0.4375	151200	1.75
25	18	3	54	37800	0.4375	151200	1.75
26	12	3	36	25200	0.291666667	100800	1.166666667
27	93	3	279	195300	2.260416667	781200	9.041666667

Block	Number of Dwellings	People per Dwelling	Design Population	Average Daily Demand (L/day)	Average Demand Flow (L/s)	Peak Daily Demand (L/day)	Peak Demand Flow (L/s)
28	12	3	36	25200	0.291666667	100800	1.166666667
29	104	3	312	218400	2.527777778	873600	10.11111111
30	119	3	357	249900	2.892361111	999600	11.56944444
31	18	3	54	37800	0.4375	151200	1.75
32	24	3	72	50400	0.583333333	201600	2.333333333
33	12	3	36	25200	0.291666667	100800	1.166666667
34	72	3	216	151200	1.75	604800	7
35	18	3	54	37800	0.4375	151200	1.75
36	18	3	54	37800	0.4375	151200	1.75
37	18	3	54	37800	0.4375	151200	1.75
38	18	3	54	37800	0.4375	151200	1.75
39	12	3	36	25200	0.291666667	100800	1.166666667
40	18	3	54	37800	0.4375	151200	1.75

h) Appendix H – Utilities Plan (beforeUdig)

Caller Details

Contact: Morgan Brown
Company: MCKENZIE & CO CONSULTANTS LIMITED
Address: Frankton Frankton 9300

Caller Id:
Mobile: Not Supplied
Email:
Phone: [REDACTED]
Fax: Not Supplied

Dig Site and Enquiry Details

WARNING: The map below only displays the location of the proposed dig site and does not display any asset owners' pipe or cables. The area highlighted has been used only to identify the participating asset owners, who will send information to you directly.



User Reference: Simplicity
Working on Behalf of: Private
Enquiry Date: 18/05/2026
Start Date: 21/05/2026
End Date: 08/07/2027
Address: 12 Lower Shotover Rd, Queenstown, Queenstown, 9371
For Planning: Yes
Onsite Activity: Major Earthworks Cutting/Filling
Plans Requested: Yes
Workplace Location: Both
Location in Road: Berm, Carriage Way
Locate Requested: No
Preferred Locate Date:

- Check that the location of the dig site is correct. If not you must submit a new enquiry.
- Should the scope of works change, or plan validity dates expire, you must submit a new enquiry.
- Do NOT dig without plans. Safe excavation is your responsibility. If you do not understand the plans or how to proceed safely, please contact the relevant asset owners.

Notes/Description of Works:

Your Responsibilities and Duty of Care

- If plans are **NOT** received within **TWO WORKING DAYS**, do not start work, contact the asset owner(s) directly & quote their Sequence No.
- ALWAYS perform an onsite inspection for the presence of assets. Should you require an onsite location, contact the asset owners directly. Please remember, plans do not detail the exact location of assets.
- Pothole to establish the exact location of all underground assets using a hand shovel, before using heavy machinery.
- Ensure you adhere to any legislative requirements regarding Duty of Care and safe digging requirements.
- If you damage an underground asset you MUST advise the asset owner immediately.
- By using the beforeUdig service, you agree to our privacy policy and the terms and conditions set out at www.beforeudig.co.nz
- For more information about the beforeUdig service, visit www.beforeudig.co.nz

Asset Owner Details

The assets owners listed below have been requested to contact you with information about their asset locations within 2 working days. Additional time should be allowed for information issued by post. It is **your responsibility** to identify the presence of any underground assets in and around your proposed dig site. Please be aware, that not all asset owners are registered with the beforeUdig service, this confirmation will not provide details of those asset owners so it is **your responsibility** to identify and contact directly any asset owners not listed here. Any asset owner name listed below with the status 'Not Notified' is an associate member of beforeUdig, which ONLY NOTIFIES YOU they may have assets present. You will need to contact them directly to obtain information about the location of their assets.

Where an Asset Locate has been requested, asset owners who provide Locate services will endeavour to respond to your preferred locate date, where possible. However, asset owners may complete the Locate at their convenience.

Locates are supplied by individual asset owners, NOT beforeUdig. EACH asset owner may charge a fee for Location services – it is your responsibility to discuss this directly with EACH utility, prior to the service being provided.

Asset owners highlighted by asterisks ** Do Not supply plans and/or information regarding the existence of underground assets on private property.

Asset owners highlighted with a hash request you reference their attachment for further instructions on how to obtain plans.

Seq. No.	Authority Name	Phone	Status
18070156	Aurora Energy Limited	0800220005	Notification Sent
18070158	Chorus	0800822003	Notification Sent
18070159	Eon Fibre	05083696374	Notification Sent
18070160	LINZ	0800665463	Notification Sent
18070161	NZTA - Central Otago	034400500	CAR Not Required
18070157	Powernet	032111899	Notification Sent
18070155	Queenstown Lakes District Council	034410499	Notification Sent
18070154	Queenstown-Lakes District Council - CAR Only	034410499	CAR Not Required
18070162	Rockgas Ltd	034418490	Not Notified

beforeUDig NZ Certified Locators

The following is a list of beforeUDig NZ Certified Locators that provide services within the vicinity of your proposed work site, they have NOT been notified of your works. Please use their contact details if you wish to use their services to assist you in identifying underground assets at your site.

NOTE: Certified locators have been assessed by beforeUDig to confirm a high level of competency at locating underground utility infrastructure, these locators may not be approved to undertake locate works on all asset owner network infrastructure, please check with the asset owner first.

Locator Company	Phone	Email	Website URL	Status
Locate Services	08008722348	admin@locateservices.co.nz	https://www.locateservices.co.nz	Not Notified
Locator Guys	034218606	office@locatorguys.co.nz	https://locatorguys.co.nz/	Not Notified
Reveal	0800240340	admin@reveal.nz	https://www.reveal.nz	Not Notified
Underground Service Locators	0800425622	enquiries@undergroundlocators.co.nz	https://www.undergroundlocators.co.nz/	Not Notified
Radar Geophysical	0274404308	office@radar.kiwi	https://www.subsurface.co.nz/	Not Notified

END OF CERTIFIED LOCATORS LIST

18/05/2026

Morgan Brown
MCKENZIE & CO CONSULTANTS LIMITED
19 Grant Road
Frankton Not Supplied 9300

Dear Morgan Brown

BEFOREUDIG – ENQUIRY RESPONSE (CRITICAL INFRASTRUCTURE IMPACT)

Based on our records, your enquiry (as detailed below) will have an impact on critical infrastructure within our network. To ensure the activity can be completed without disrupting this infrastructure, please contact us on 03 441 0499 to discuss the work planned prior to commencement.

For further information, please review the documents included with this letter.

Sequence No: 18070155

Job No: 2782395

Location: 12 Lower Shotover Rd
Queenstown Otago 9371

If you have any questions, please contact our Customer Services team on 03 441 0499 or services@qldc.govt.nz, or alternatively please use our request form at www.qldc.govt.nz/contact.

Yours sincerely

Queenstown Lakes District Council
services@qldc.govt.nz

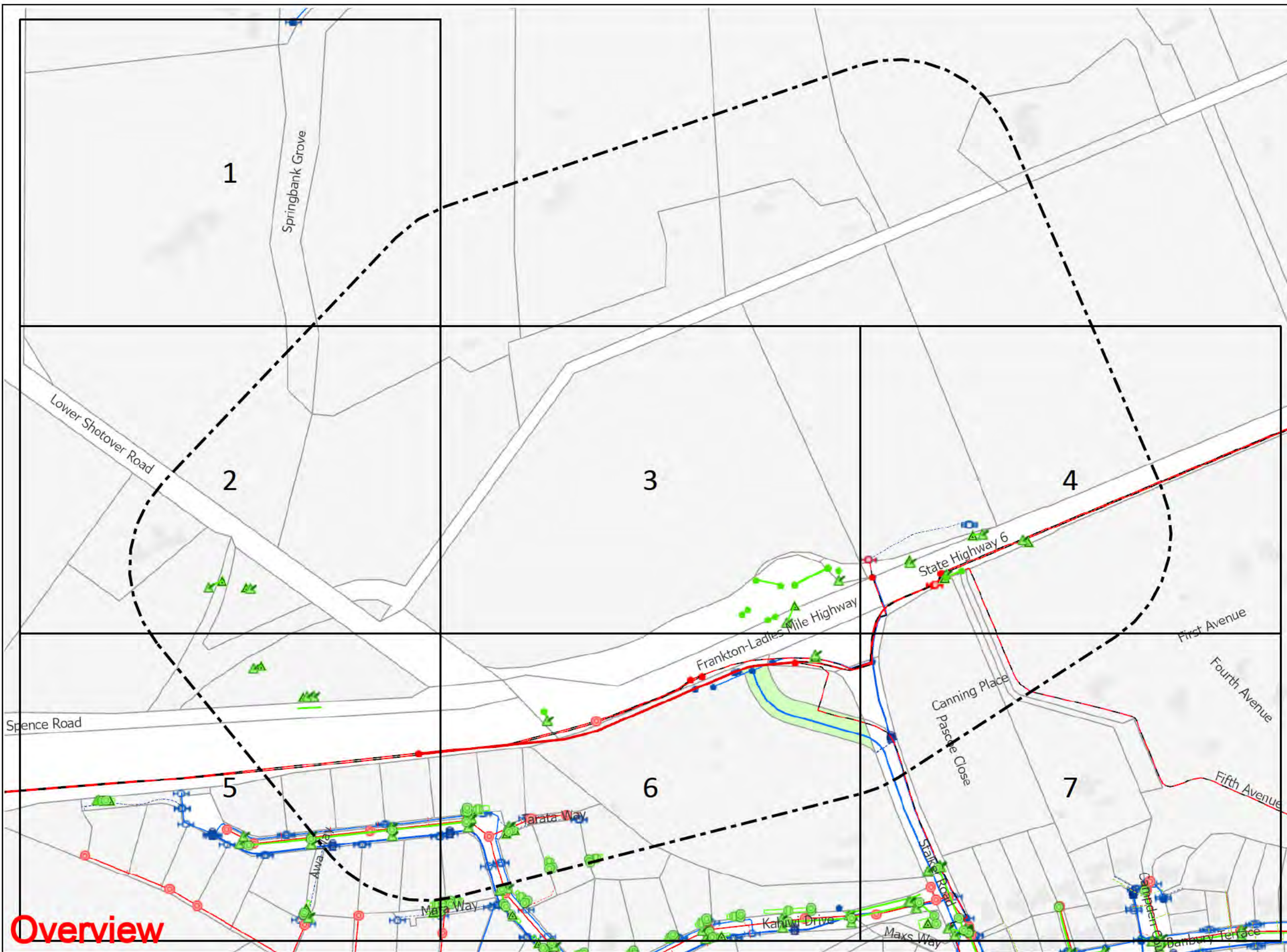
Important Notice: This enquiry response, including any associated documentation, has been assessed and compiled from the information detailed within the beforeUdig enquiry outlined above. Please ensure that the beforeUdig enquiry details and this response accurately reflect your proposed works.

This response is intended for use only by the addressee. If you have received the enquiry response in error, please let us know by telephone and delete all copies; you are advised that copying, distributing, disclosing or otherwise acting in reliance on the response is expressly prohibited.



beforeUdig™
.co.nz

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Legend

Stormwater

- Stormwater Manhole
- Abandoned Stormwater Manhole
- Stormwater Node
- Stormwater Structure
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- Stormwater Valve
- Stormwater Meter
- Stormwater Main
- Abandoned Stormwater Main
- Stormwater Lateral
- Stormwater Channel
- Stormwater Treatment Device
- Stormwater Treatment Device Area
- Stormwater Pumpstation

Wastewater

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Wastewater Main

- Outfall
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Watersupply

- Watersupply Valve
- Watersupply Meter
- Watersupply Hydrant
- Watersupply Node
- Watersupply Backflow

Watersupply Main

- Trunk Main
- Principal Supply Main
- Rider Main
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- Watersupply Pumpstation
- Watersupply Miscellaneous
- Watersupply Treatment Plant

Irrigation

- Irrigation Points

Irrigation Pipes

- Irrigation Pipes
- Services

Trees

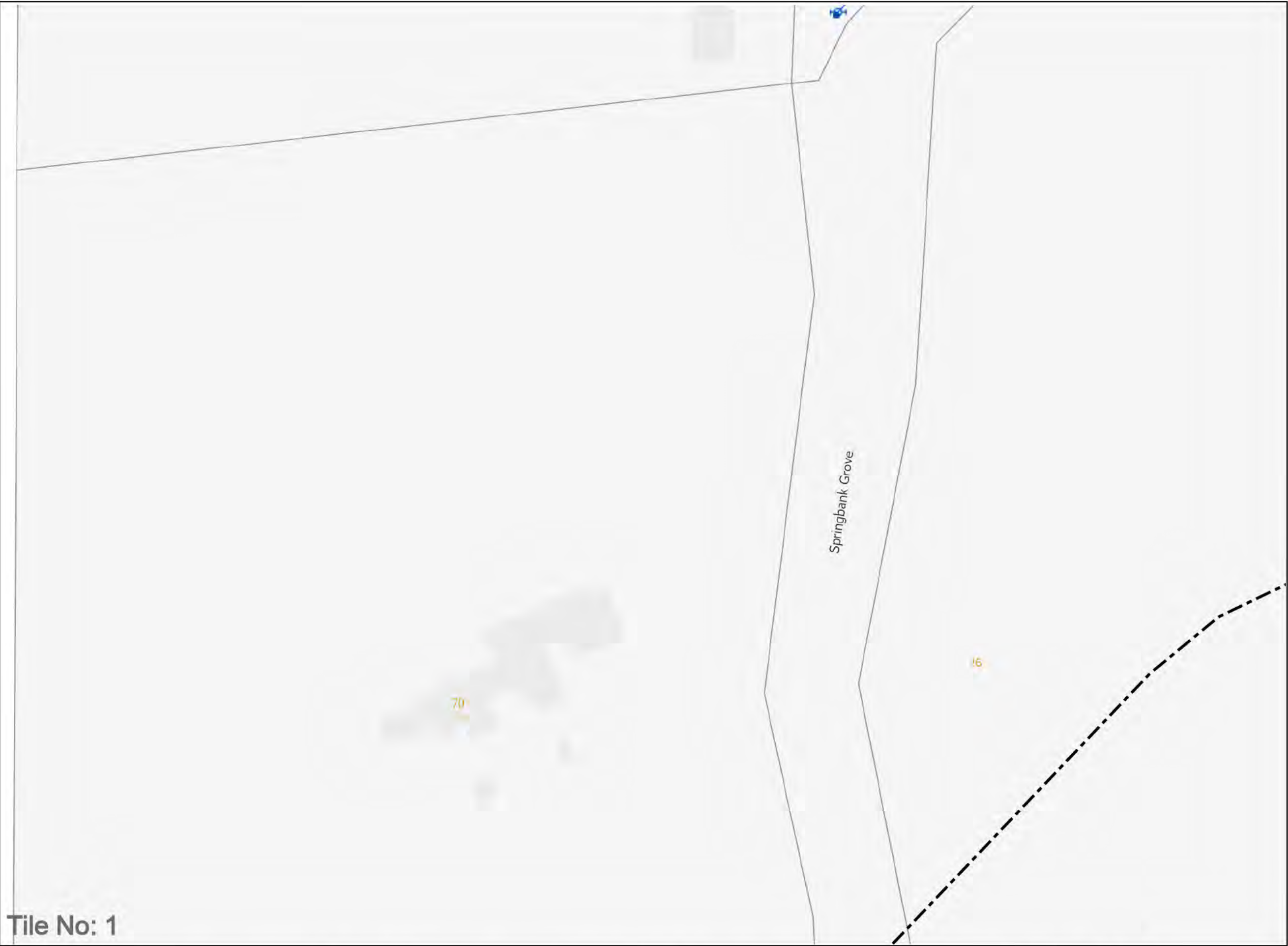
- Trees
- Protected Avenue of Trees
- Arrowtown Character Trees (Area)

Overview

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Map date: 18/05/2026





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Irrigation

- Irrigation Points

Irrigation Pipes

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- Services

Trees

- Trees
- Protected Avenue of Trees
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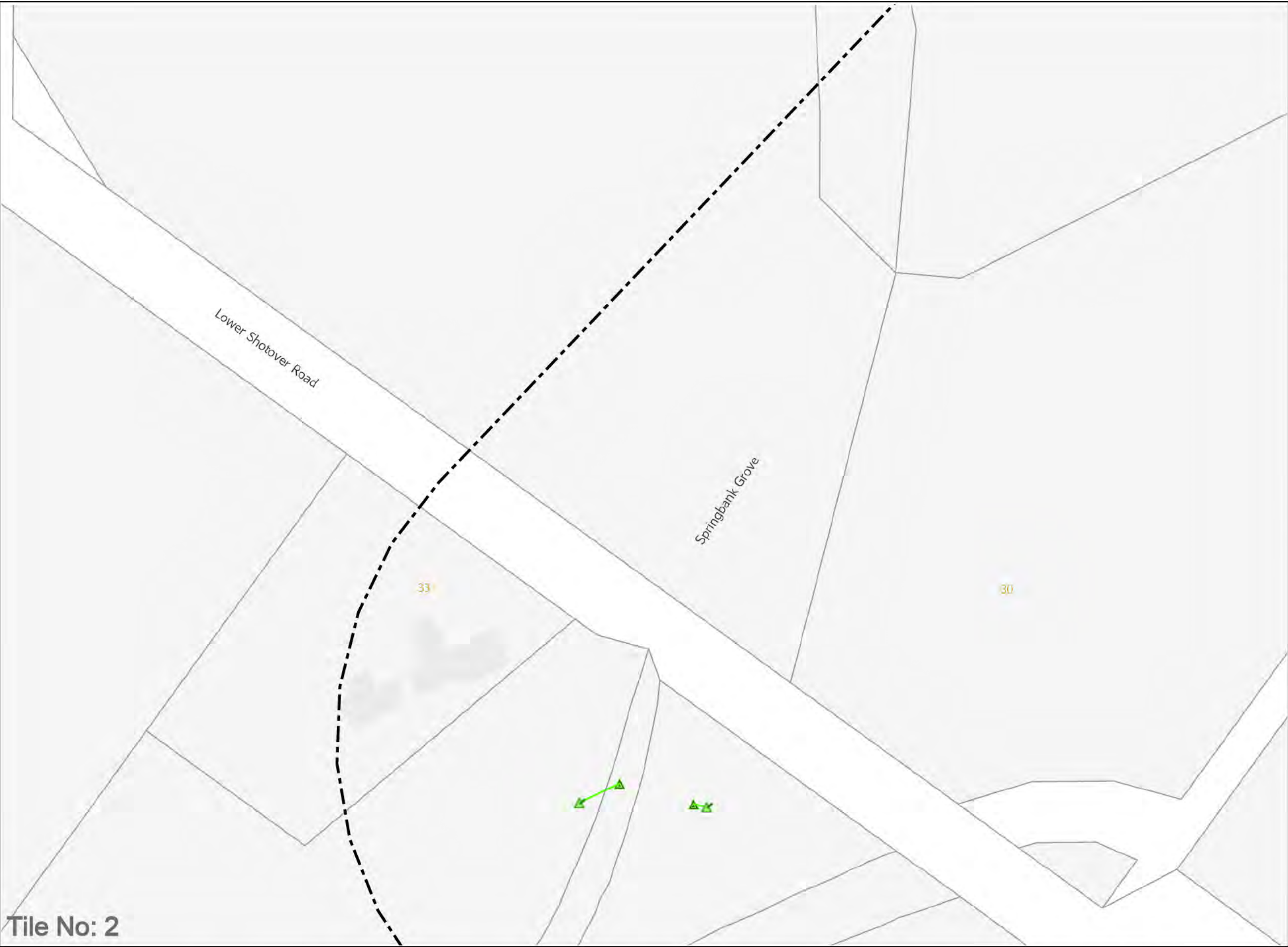


Scale @A3 paper size - 1:1000

Site Address: 12 Lower Shotover Rd, Queenstown, Otago 9371
Sequence Number: 18070155

Map produced by Queenstown Lakes District Council's GIS viewer





Legend

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Irrigation

- Irrigation Points

Irrigation Pipes

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- Services

Trees

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Tile No: 3

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Site Address: 12 Lower Shotover Rd, Queenstown, Otago 9371
Sequence Number: 18070155

Map produced by Queenstown Lakes District Council's GIS viewer



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Irrigation

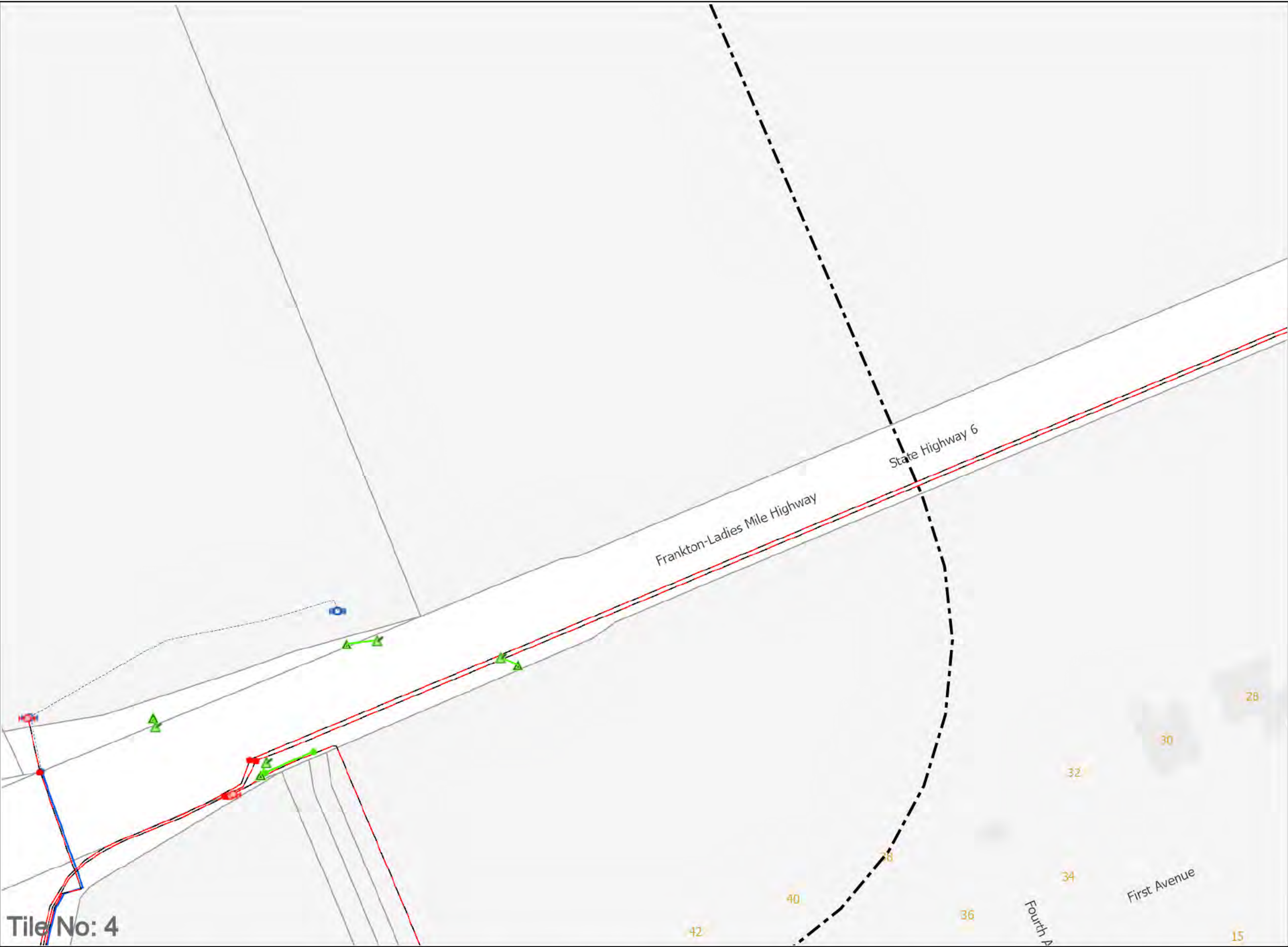
- Irrigation Points

Irrigation Pipes

- Irrigation Pipes
- Services

Trees

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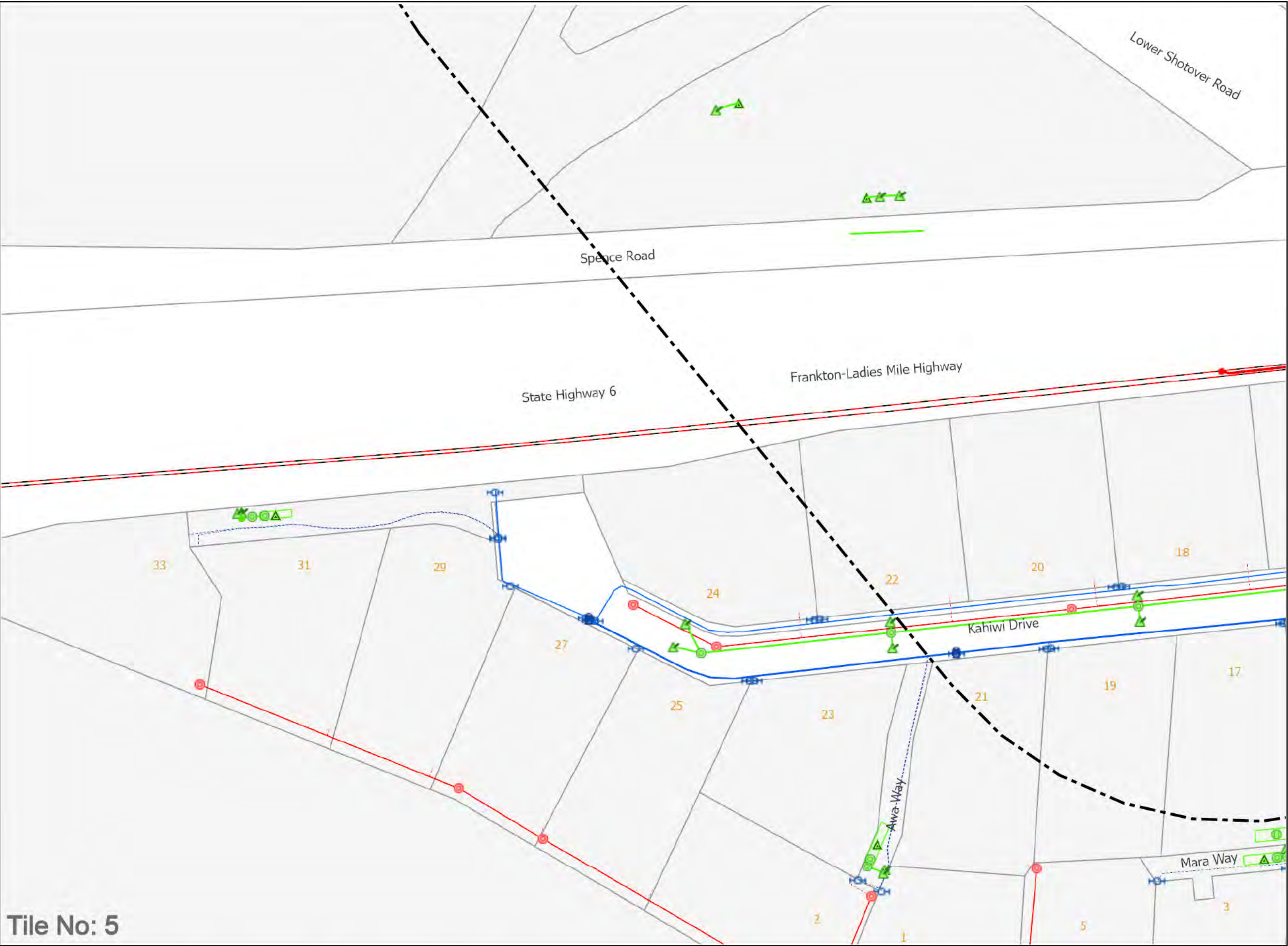


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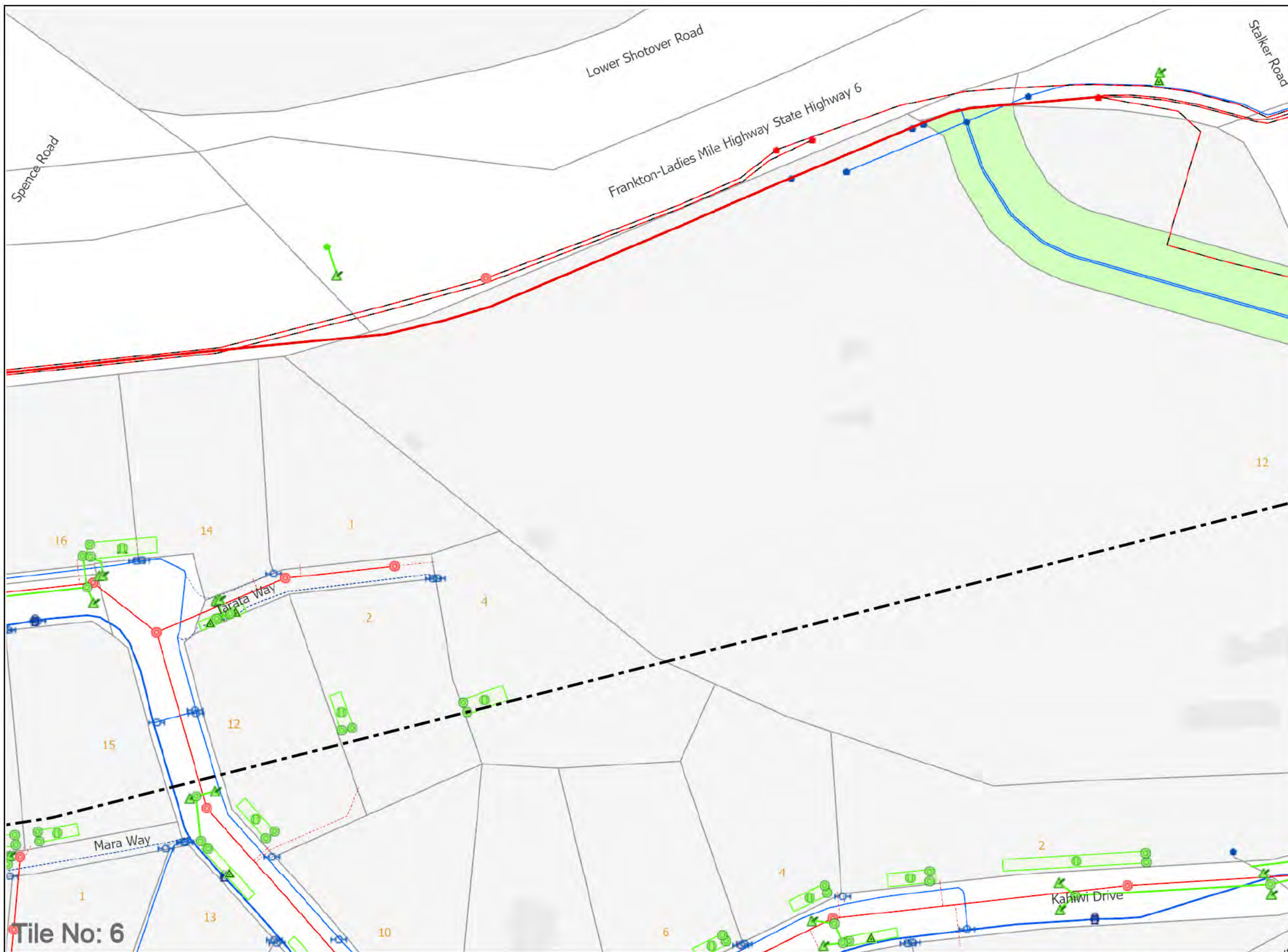


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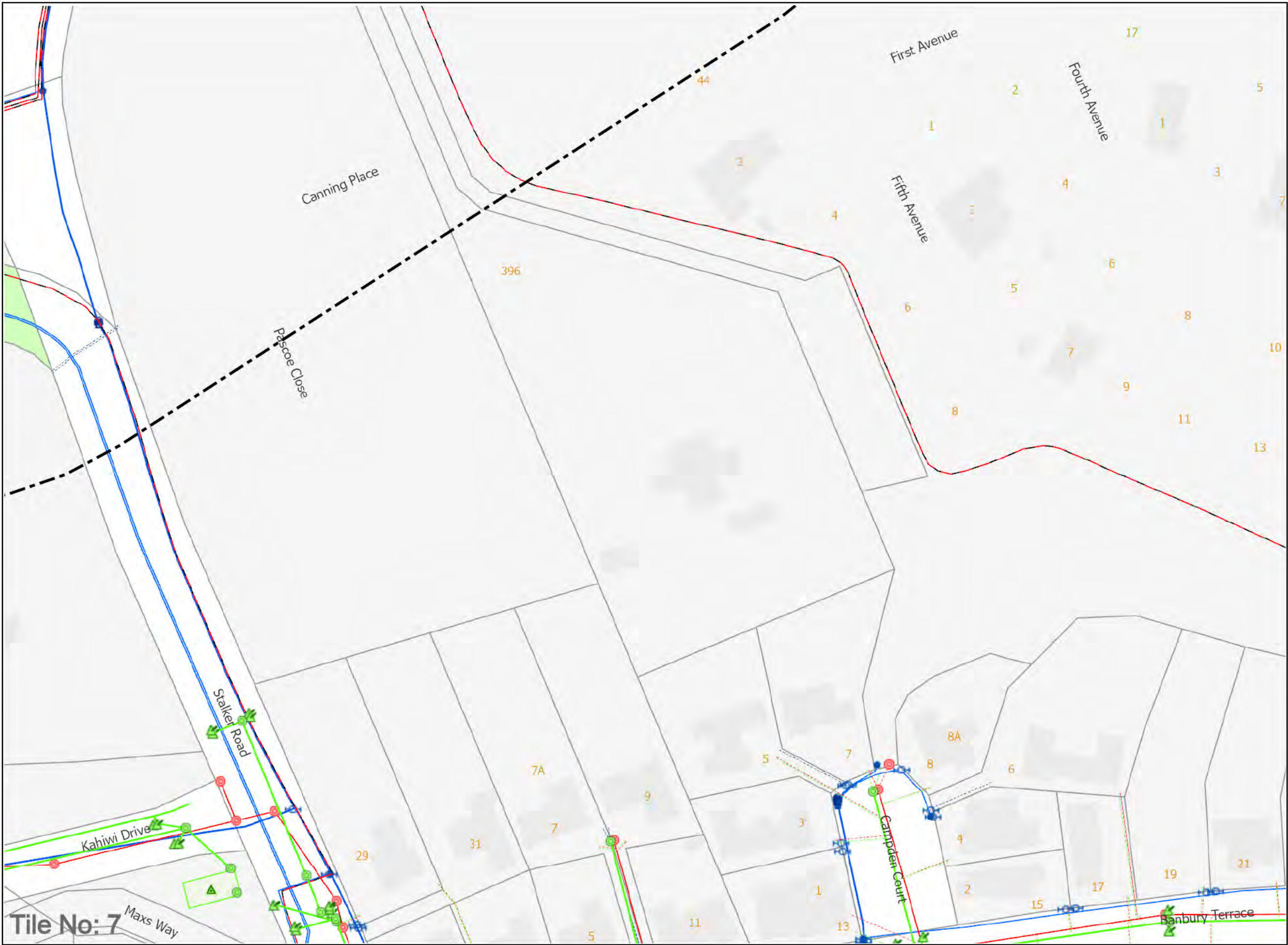
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Irrigation

- Irrigation Points

Irrigation Pipes

- Irrigation Pipes
- Services

Trees

- Trees
- Protected Avenue of Trees
- Arrowtown Character Trees (Area)

AURORA ENERGY LIMITED

PO Box 5140, Dunedin 9058

PH 0800 22 00 05

WEB www.auroraenergy.co.nz



Date: 18/05/2026

To:

Morgan Brown

MCKENZIE & CO CONSULTANTS LIMITED

19 Grant Road

Frankton Not Supplied 9300

Thank you for your enquiry.

According to our records your proposed works with the below details impacts our infrastructure. Please review other documents included with this response for additional details on how to work safely around our infrastructure.

Sequence No: 18070156

Job No: 2782395

Location: 12 Lower Shotover Rd
Queenstown Otago 9371

If you require further information, please contact Aurora Energy on 0800 22 00 05 or by emailing info@auroraenergy.co.nz.

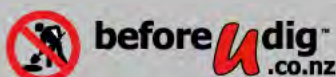
Follow this link for [advice on safety requirements](#) when working around power lines and cables.

If you need to work closer than 4 metres to our overhead power lines, you will need to complete the [Overhead Line Close Approach Request](#) Form and contact us before starting work.

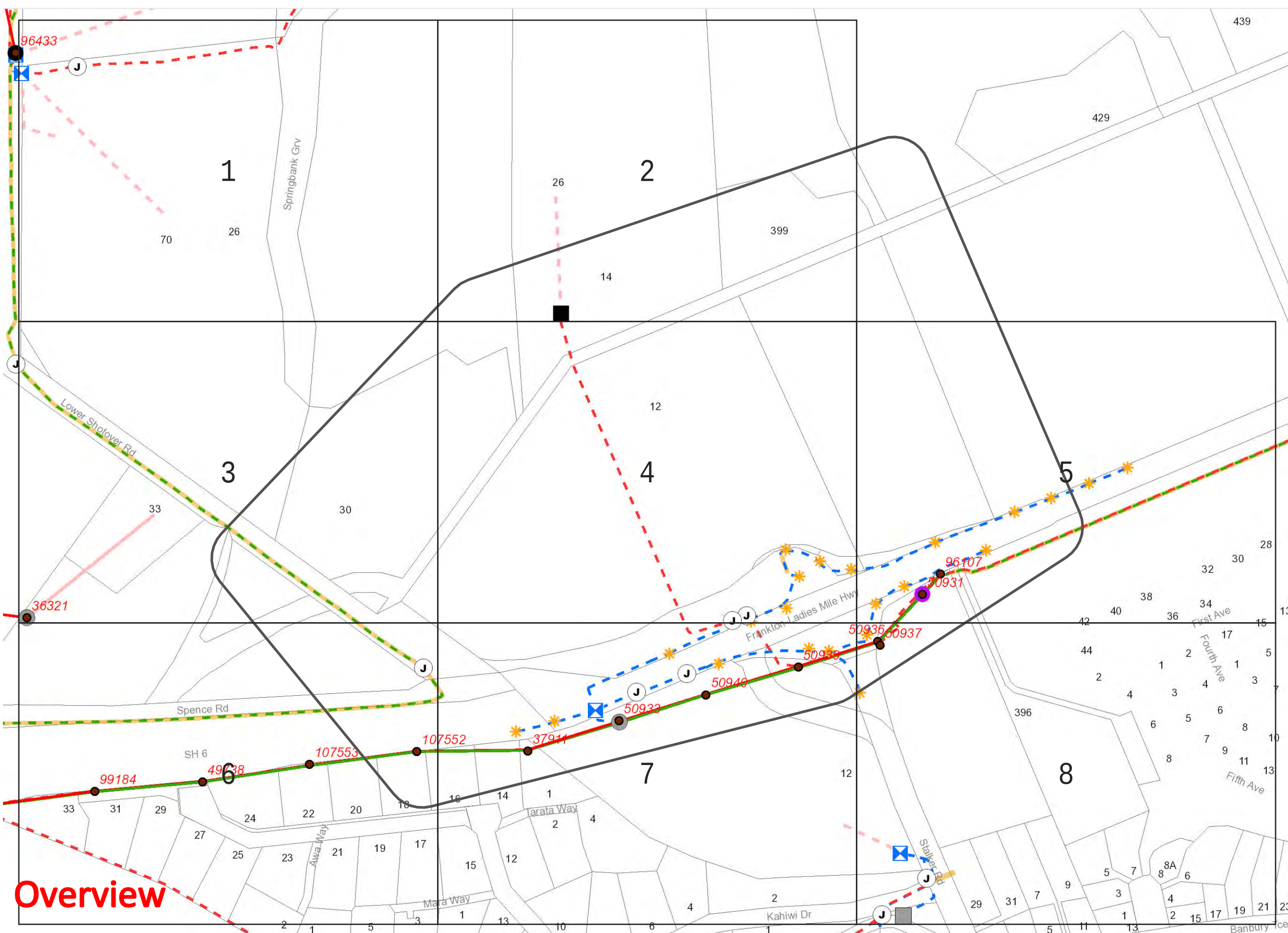
Before you dig near poles and cables or install stakes in the ground always check the location of underground cables and network equipment first. [Contact one of our Contractors](#) before digging to arrange marking out of cables. Then complete the [Underground Cable Close Approach Request Form](#) and contact us before digging commences.

Important Notice: This enquiry response, including any associated documentation, has been assessed and compiled from the information detailed within the beforeUdig enquiry outlined above. Please ensure that the beforeUdig enquiry details and this response accurately reflect your proposed works.

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Legend

- Power Poles
- Enclosures**
 - Other
 - Enclosure HV
 - Enclosure LV
 - Pole Mount Switches
 - Ground Mount Switches
 - Fuse Switches
 - Generators
 - Reclosers
 - Cable Joints
 - Streetlights
- Distribution Transformers**
 - Unknown
 - Single Phase Ground Mount
 - Single Phase Pole Mount
 - Three Phase Ground Mount
 - Three Phase Pole Mount
- Overhead Conductors**
 - LV Line - 400/230V
 - HV Line - 11000/6600V
 - EHV Line - 33000V
 - EHV Line - 66000V
- Underground Cables**
 - LV Line - 400/230V
 - HV Line - 11000/6600V
 - EHV Line - 33000V
 - EHV Line - 66000V
 - Third Party Overhead
 - Third Party Underground
 - Electrical Ducts
 - OVERHEAD
 - UNDERGROUND
 - FIBRE DUCT
 - Fibre Pilot
- Archeological Risk Zones**
 - Green
 - Yellow
 - Red

N
W E S
Scale: 1:3075

Overview

The accuracy of this drawing cannot be guaranteed. Road realignment, reconstruction, alterations to ground cover, road and property boundaries (supplied by LINZ) can all affect accuracy. Accordingly, all dimensions shown on this plan, along with any advice given verbally or in writing, including probable depth of cables, must be treated as indicative only. Recent works, work in progress, alternate distribution company cables and private electrical services may be shown but can be located upon request.

All cables within the proposed work area must be located by hand-digging and positively identified before work commences. Failure to do so may result in death or severe injury if a cable is struck. Persons damaging cables will be liable for the payment of repairs and any consequential damages arising from loss of supply to electricity consumers. A list of contractors who can provide cable location services can be found at <http://www.auroraenergy.co.nz/contact/beforeudig/>.

Sequence No: 18070156
Job No: 2782395
Location: 12 Lower Shotover Rd, Queenstown, Otago 9371



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Tile No: 1

Legend

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 - Enclosure LV
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- Underground Cables**
 - LV Line - 400/230V
 - HV Line -11000/6600V
 - EHV Line - 33000V
 - EHV Line - 66000V
 - Third Party Overhead
 - Third Party Underground
 - Electrical Ducts
 - OVERHEAD
 - UNDERGROUND
 - FIBRE DUCT
 - Fibre Pilot
- Archeological Risk Zones**
 - Green
 - Yellow
 - Red

N

W

E

S

Scale: 1:1000

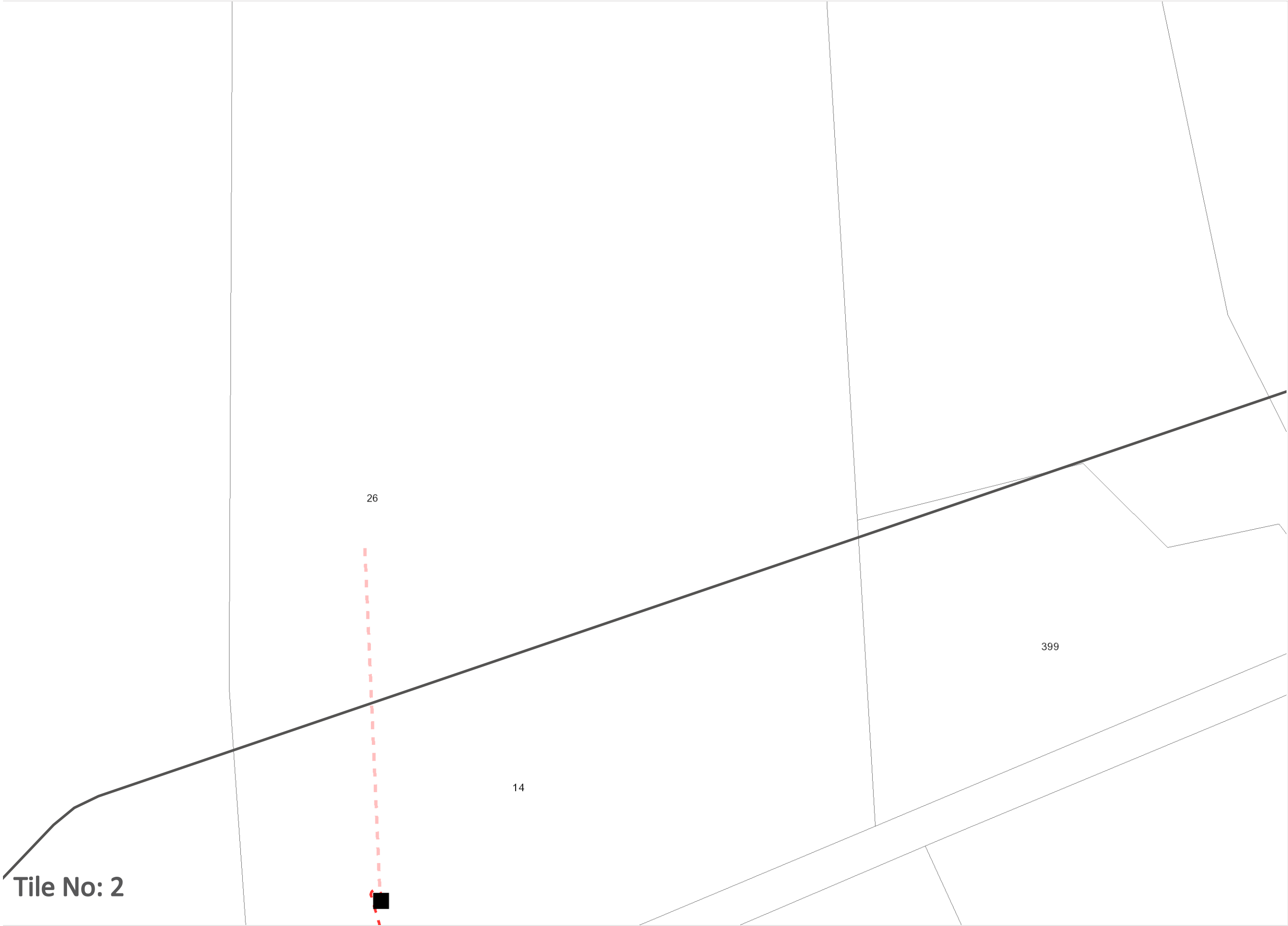
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Sequence No: 18070156
Job No: 2782395
Location: 12 Lower Shotover Rd, Queenstown, Otago 9371



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Legend

- Power Poles
- Enclosures**
 - Other
 - Enclosure HV
 - Enclosure LV
 - Pole Mount Switches
 - Ground Mount Switches
 - Fuse Switches
 - Generators
 - Reclosers
 - Cable Joints
 - Streetlights
- Distribution Transformers**
 - Unknown
 - Single Phase Ground Mount
 - Single Phase Pole Mount
 - Three Phase Ground Mount
 - Three Phase Pole Mount
- Overhead Conductors**
 - LV Line - 400/230V
 - HV Line -11000/6600V
 - EHV Line - 33000V
 - EHV Line - 66000V
- Underground Cables**
 - LV Line - 400/230V
 - HV Line -11000/6600V
 - EHV Line - 33000V
 - EHV Line - 66000V
 - Third Party Overhead
 - Third Party Underground
 - Electrical Ducts
 - OVERHEAD
 - UNDERGROUND
 - FIBRE DUCT
 - Fibre Pilot
- Archeological Risk Zones**
 - Green
 - Yellow
 - Red

N

W

E

S

Scale: 1:1000

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Sequence No: 18070156
Job No: 2782395
Location: 12 Lower Shotover Rd, Queenstown, Otago 9371



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Legend

- Power Poles
- Enclosures**
 - Other
 - Enclosure HV
 - Enclosure LV
 - Pole Mount Switches
 - Ground Mount Switches
 - Fuse Switches
 - Generators
 - Reclosers
 - Cable Joints
 - Streetlights
- Distribution Transformers**
 - Unknown
 - Single Phase Ground Mount
 - Single Phase Pole Mount
 - Three Phase Ground Mount
 - Three Phase Pole Mount
- Overhead Conductors**
 - LV Line - 400/230V
 - HV Line -11000/6600V
 - EHV Line - 33000V
 - EHV Line - 66000V
- Underground Cables**
 - LV Line - 400/230V
 - HV Line -11000/6600V
 - EHV Line - 33000V
 - EHV Line - 66000V
 - Third Party Overhead
 - Third Party Underground
 - Electrical Ducts
 - OVERHEAD
 - UNDERGROUND
 - FIBRE DUCT
 - Fibre Pilot
- Archeological Risk Zones**
 - Green
 - Yellow
 - Red

N
W E S Scale: 1:1000

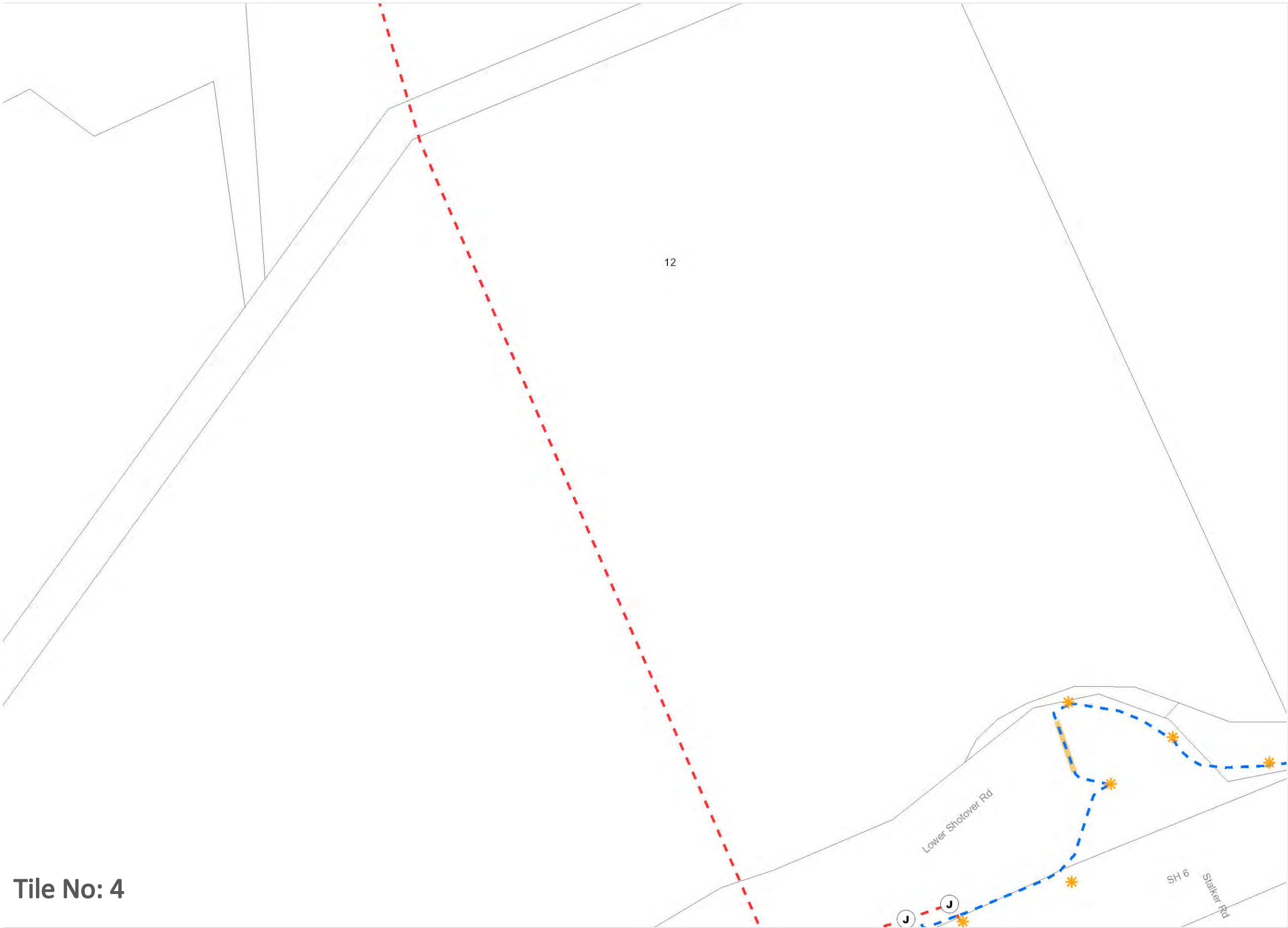
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Sequence No: 18070156
Job No: 2782395
Location: 12 Lower Shotover Rd, Queenstown, Otago 9371



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Tile No: 4

Legend

- Power Poles
- Enclosures**
 - Other
 - Enclosure HV
 - Enclosure LV
 - Pole Mount Switches
 - Ground Mount Switches
 - Fuse Switches
 - Generators
 - Reclosers
 - Cable Joints
 - Streetlights
- Distribution Transformers**
 - Unknown
 - Single Phase Ground Mount
 - Single Phase Pole Mount
 - Three Phase Ground Mount
 - Three Phase Pole Mount
- Overhead Conductors**
 - LV Line - 400/230V
 - HV Line -11000/6600V
 - EHV Line - 33000V
 - EHV Line - 66000V
- Underground Cables**
 - LV Line - 400/230V
 - HV Line -11000/6600V
 - EHV Line - 33000V
 - EHV Line - 66000V
 - Third Party Overhead
 - Third Party Underground
 - Electrical Ducts
 - OVERHEAD
 - UNDERGROUND
 - FIBRE DUCT
 - Fibre Pilot
- Archeological Risk Zones**
 - Green
 - Yellow
 - Red

N

W

S

E

Scale: 1:1000

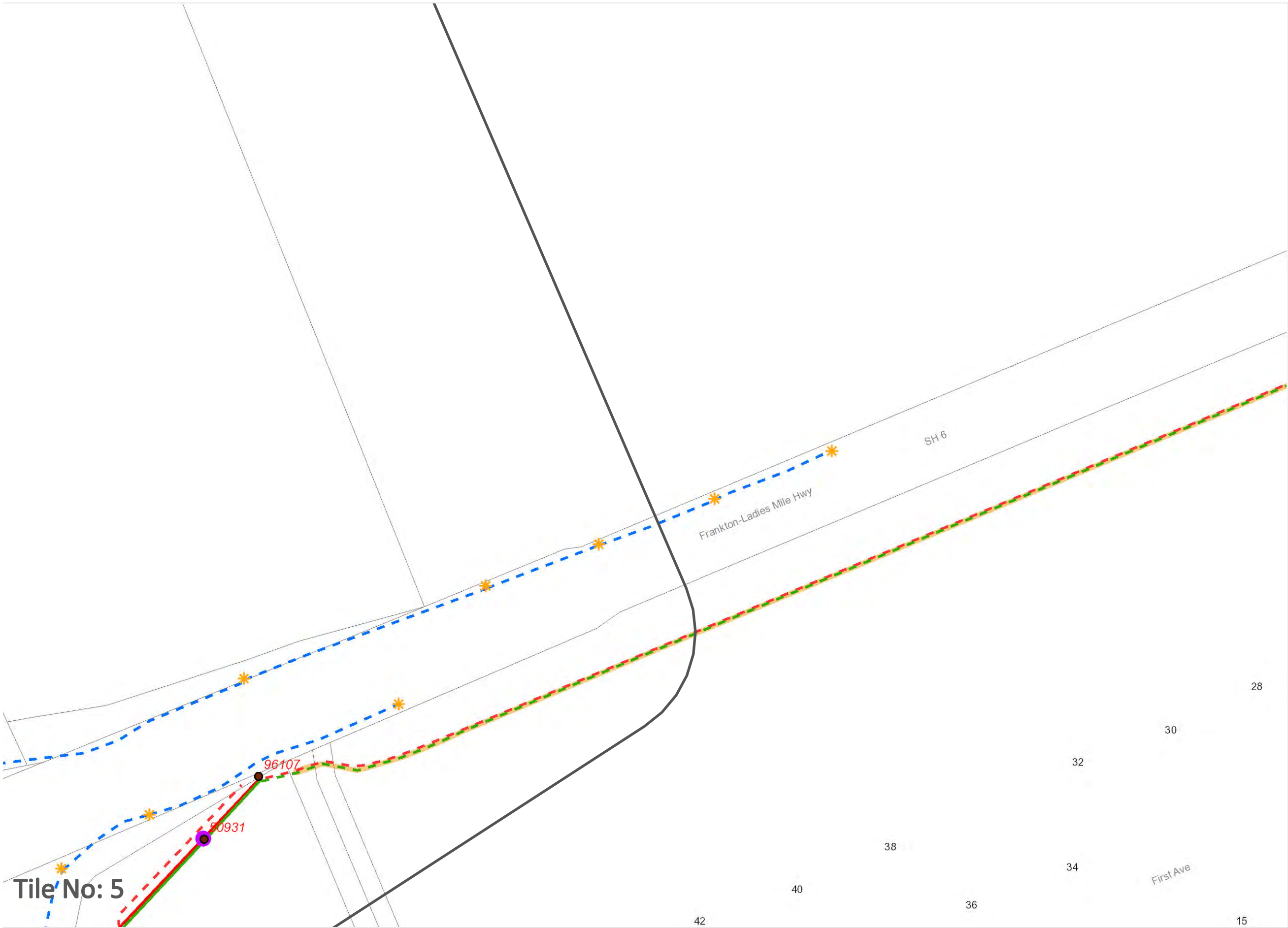
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Sequence No: 18070156
Job No: 2782395
Location: 12 Lower Shotover Rd, Queenstown, Otago 9371



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Legend

- Power Poles
- Enclosures**
 - Other
 - Enclosure HV
 - Enclosure LV
 - Pole Mount Switches
 - Ground Mount Switches
 - Fuse Switches
 - Generators
 - Reclosers
 - Cable Joints
 - Streetlights
- Distribution Transformers**
 - Unknown
 - Single Phase Ground Mount
 - Single Phase Pole Mount
 - Three Phase Ground Mount
 - Three Phase Pole Mount
- Overhead Conductors**
 - LV Line - 400/230V
 - HV Line - 11000/6600V
 - EHV Line - 33000V
 - EHV Line - 66000V
- Underground Cables**
 - LV Line - 400/230V
 - HV Line - 11000/6600V
 - EHV Line - 33000V
 - EHV Line - 66000V
 - Third Party Overhead
 - Third Party Underground
 - Electrical Ducts
 - OVERHEAD
 - UNDERGROUND
 - FIBRE DUCT
 - Fibre Pilot
- Archeological Risk Zones**
 - Green
 - Yellow
 - Red

N
W E S
Scale: 1:1000

Tile No: 5

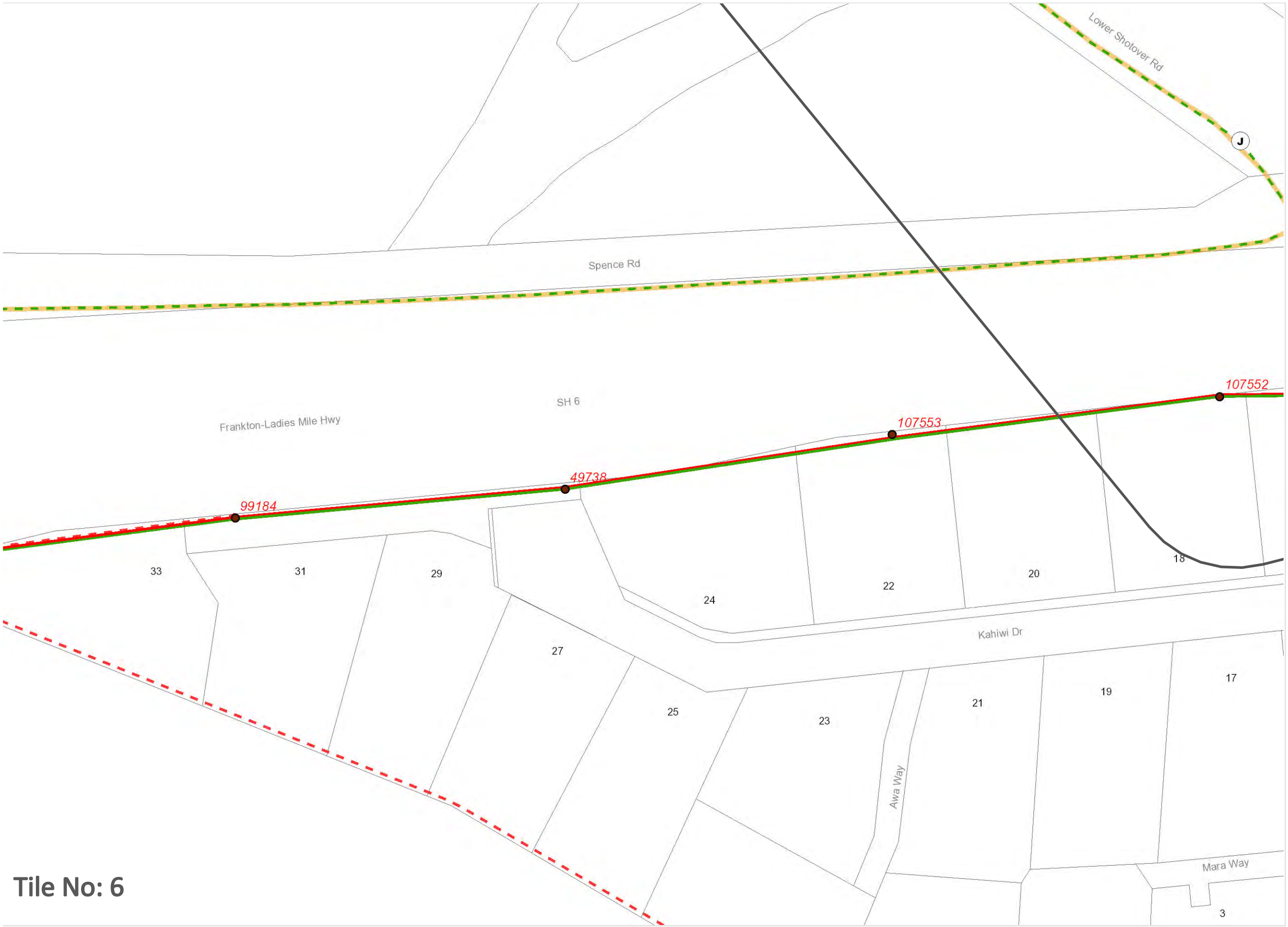
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Sequence No: 18070156
Job No: 2782395
Location: 12 Lower Shotover Rd, Queenstown, Otago 9371



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Legend

- Power Poles
- Enclosures**
 - Other
 - Enclosure HV
 - Enclosure LV
 - Pole Mount Switches
 - Ground Mount Switches
 - Fuse Switches
 - Generators
 - Reclosers
 - Cable Joints
 - Streetlights
- Distribution Transformers**
 - Unknown
 - Single Phase Ground Mount
 - Single Phase Pole Mount
 - Three Phase Ground Mount
 - Three Phase Pole Mount
- Overhead Conductors**
 - LV Line - 400/230V
 - HV Line - 11000/6600V
 - EHV Line - 33000V
 - EHV Line - 66000V
- Underground Cables**
 - LV Line - 400/230V
 - HV Line - 11000/6600V
 - EHV Line - 33000V
 - EHV Line - 66000V
 - Third Party Overhead
 - Third Party Underground
 - Electrical Ducts
 - OVERHEAD
 - UNDERGROUND
 - FIBRE DUCT
 - Fibre Pilot
- Archeological Risk Zones**
 - Green
 - Yellow
 - Red

N

W

E

S

Scale: 1:1000

Tile No: 6

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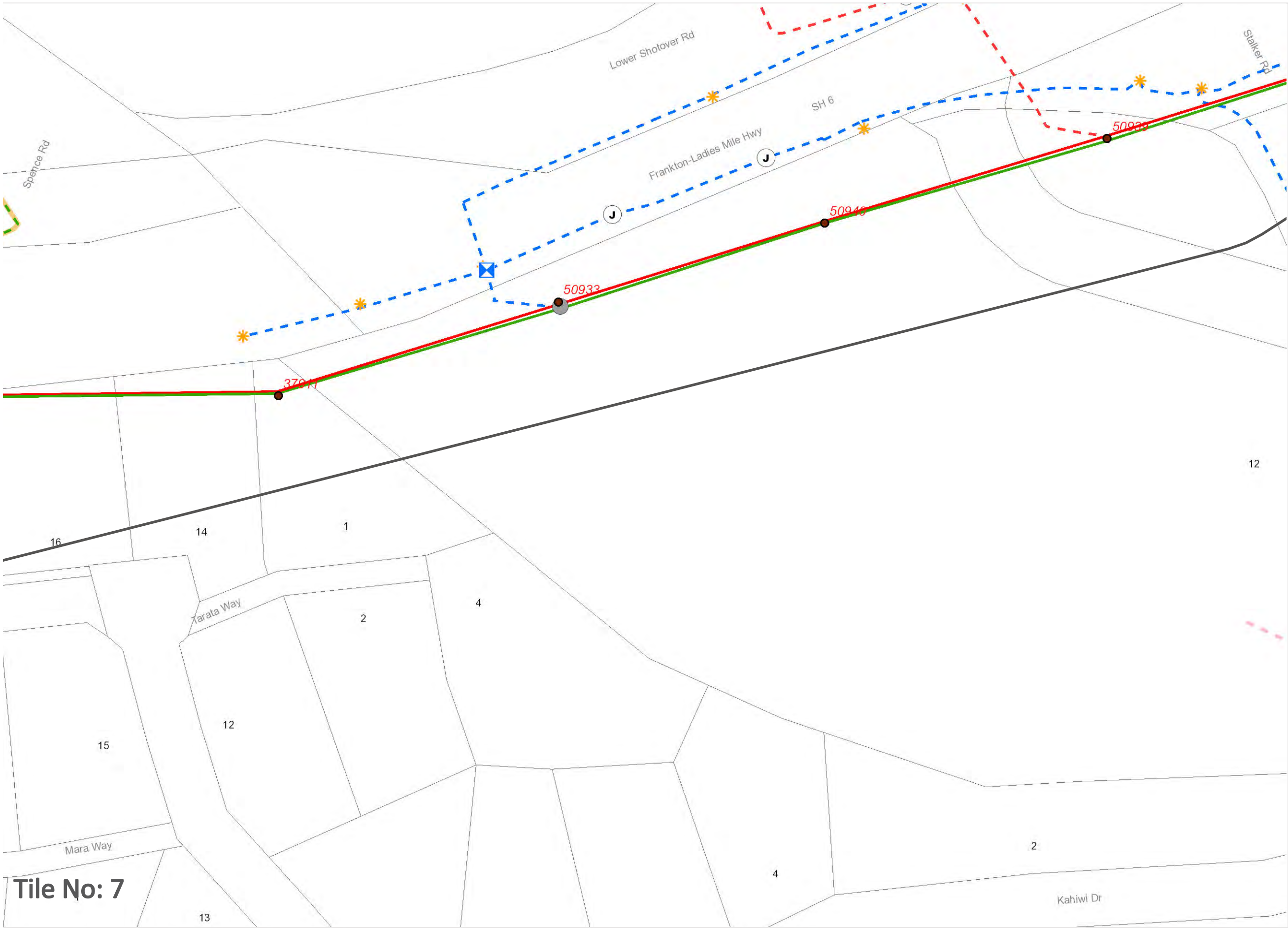
Sequence No: 18070156
Job No: 2782395
Location: 12 Lower Shotover Rd, Queenstown, Otago 9371

beforeudig

Aurora

ENERGY

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Tile No: 7

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Sequence No: 18070156
Job No: 2782395
Location: 12 Lower Shotover Rd, Queenstown, Otago 9371



Legend

- Power Poles
- Enclosures**
 - Other
 - Enclosure HV
 - Enclosure LV
- Pole Mount Switches
- Ground Mount Switches
- Fuse Switches
- Generators
- Reclosers
- Cable Joints
- Streetlights
- Distribution Transformers**
 - Unknown
 - Single Phase Ground Mount
 - Single Phase Pole Mount
 - Three Phase Ground Mount
 - Three Phase Pole Mount
- Overhead Conductors**
 - LV Line - 400/230V
 - HV Line - 11000/6600V
 - EHV Line - 33000V
 - EHV Line - 66000V
- Underground Cables**
 - LV Line - 400/230V
 - HV Line - 11000/6600V
 - EHV Line - 33000V
 - EHV Line - 66000V
 - Third Party Overhead
 - Third Party Underground
 - Electrical Ducts
 - OVERHEAD
 - UNDERGROUND
 - FIBRE DUCT
 - Fibre Pilot
- Archeological Risk Zones**
 - Green
 - Yellow
 - Red

N
W E S
Scale: 1:1000

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Tile No: 8

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Sequence No: 18070156
Job No: 2782395
Location: 12 Lower Shotover Rd, Queenstown, Otago 9371



Legend

- Power Poles
- Enclosures**
 - Other
 - Enclosure HV
 - Enclosure LV
 - Pole Mount Switches
 - Ground Mount Switches
 - Fuse Switches
 - Generators
 - Reclosers
 - Cable Joints
 - Streetlights
- Distribution Transformers**
 - Unknown
 - Single Phase Ground Mount
 - Single Phase Pole Mount
 - Three Phase Ground Mount
 - Three Phase Pole Mount
- Overhead Conductors**
 - LV Line - 400/230V
 - HV Line - 11000/6600V
 - EHV Line - 33000V
 - EHV Line - 66000V
- Underground Cables**
 - LV Line - 400/230V
 - HV Line - 11000/6600V
 - EHV Line - 33000V
 - EHV Line - 66000V
 - Third Party Overhead
 - Third Party Underground
 - Electrical Ducts
 - OVERHEAD
 - UNDERGROUND
 - FIBRE DUCT
 - Fibre Pilot
- Archeological Risk Zones**
 - Green
 - Yellow
 - Red

N
W E S

Scale: 1:1000

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Legend

- Overhead Lines**
- 240V Streetlight
 - 400V Network
 - 400V Service
 - 6,350-6,600V
 - 11,000V
 - 22,000V
 - 33,000V
 - 66,000V
 - Comms/Fibre
 - Running Earth
- Underground Cables**
- 240V Streetlight
 - 400V Network
 - 400V Service
 - 6,350-6,600V
 - 11,000V
 - 22,000V
 - 33,000V
 - 66,000V
 - Comms/Fibre
 - Running Earth
- Feature Symbols**
- Towers and Pylons
 - Poles
 - Stay/Guy
 - Pillars/Link boxes
 - Comms Pillars/Pits
 - Earth in vicinity
 - Substation
 - Duct
 - Streetlight
 - Switch Board
 - Premises
- Other**
- Customer Request
 - Select Area

Important Information
Please ensure that your plans are printed in colour and A3 page size

READ THE OBSTRUCTION PLANS TERMS OF USE

If you notice damage to Cables, Lines, Line Supports or Bare Earth wires, keep well clear and notify PowerNet immediately on
0800 808 587

N
SCALE: 1:2563 on A3

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Overview

Legend

- Overhead Lines**
- 240V Streetlight
 - 400V Network
 - 400V Service
 - 6,350-6,600V
 - 11,000V
 - 22,000V
 - 33,000V
 - 66,000V
 - Comms/Fibre
 - Running Earth
- Underground Cables**
- 240V Streetlight
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 - 6,350-6,600V
 - 11,000V
 - 22,000V
 - 33,000V
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 - Comms/Fibre
 - Running Earth
- Feature Symbols**
- Towers and Pylons
 - Poles
 - Stay/Guy
 - Pillars/Link boxes
 - Comms Pillars/Pits
 - Earth in vicinity
 - Substation
 - Duct
 - Streetlight
 - Switch Board
 - Premises
- Other**
- Customer Request
 - Select Area

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0800 808 587

N
 SCALE: 1:500 on A3

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Tile No: 1

Legend

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 - 6,350-6,600V
 - 11,000V
 - 22,000V
 - 33,000V
 - 66,000V
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 - Running Earth
- Underground Cables**
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 - 6,350-6,600V
 - 11,000V
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 - 33,000V
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 - Comms/Fibre
 - Running Earth
- Feature Symbols**
- Towers and Pylons
 - Poles
 - Stay/Guy
 - Pillars/Link boxes
 - Comms Pillars/Pits
 - Earth in vicinity
 - Substation
 - Duct
 - Streetlight
 - Switch Board
 - Premises
- Other**
- Customer Request
 - Select Area

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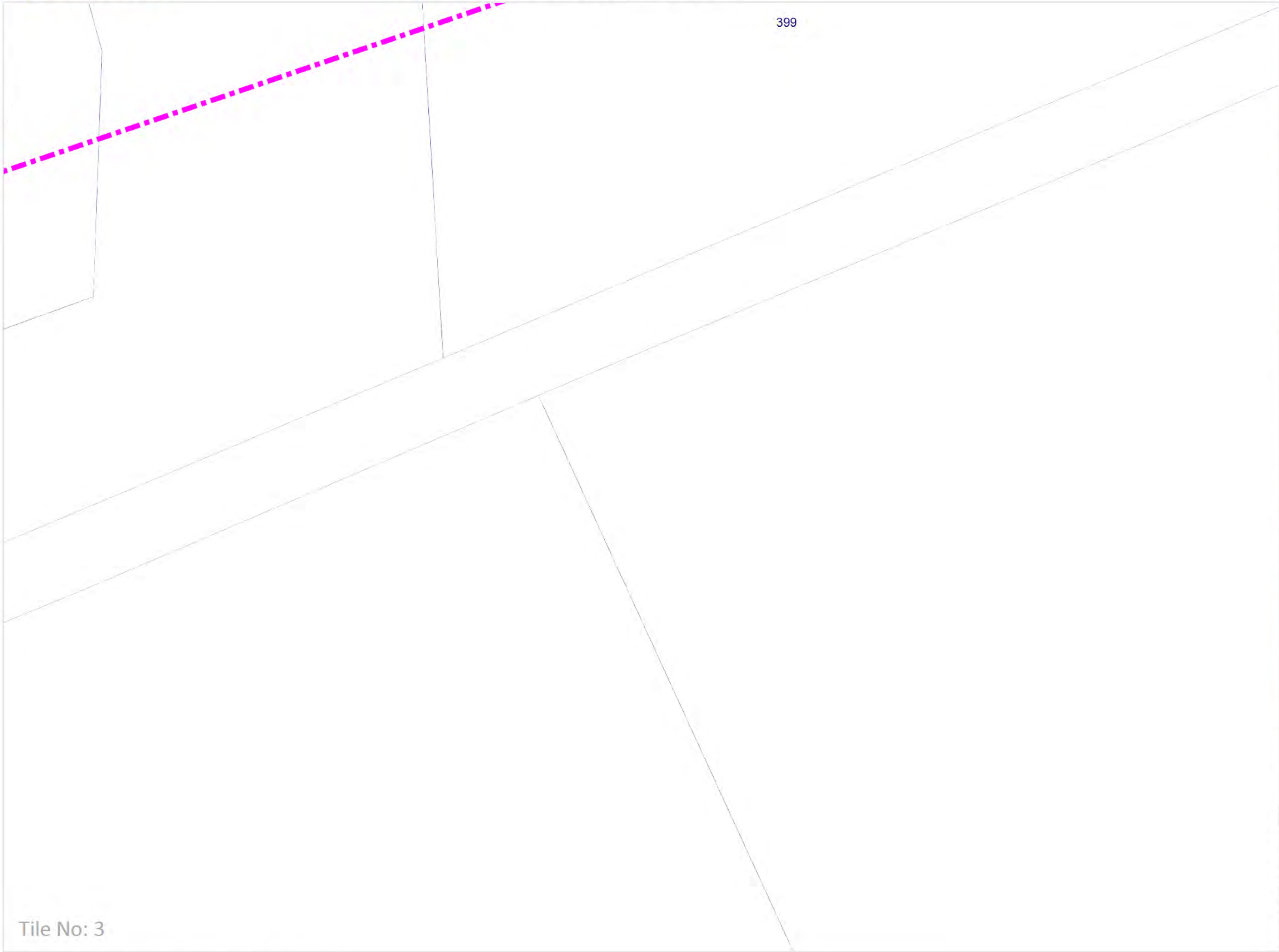
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N
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Tile No: 2



Legend

- Overhead Lines**
- 240V Streetlight
 - 400V Network
 - 400V Service
 - 6,350-6,600V
 - 11,000V
 - 22,000V
 - 33,000V
 - 66,000V
 - Comms/Fibre
 - Running Earth
- Underground Cables**
- 240V Streetlight
 - 400V Network
 - 400V Service
 - 6,350-6,600V
 - 11,000V
 - 22,000V
 - 33,000V
 - 66,000V
 - Comms/Fibre
 - Running Earth
- Feature Symbols**
- Towers and Pylons
 - Poles
 - Stay/Guy
 - Pillars/Link boxes
 - Comms Pillars/Pits
 - Earth in vicinity
 - Substation
 - Duct
 - Streetlight
 - Switch Board
 - Premises
- Other**
- Customer Request
 - Select Area

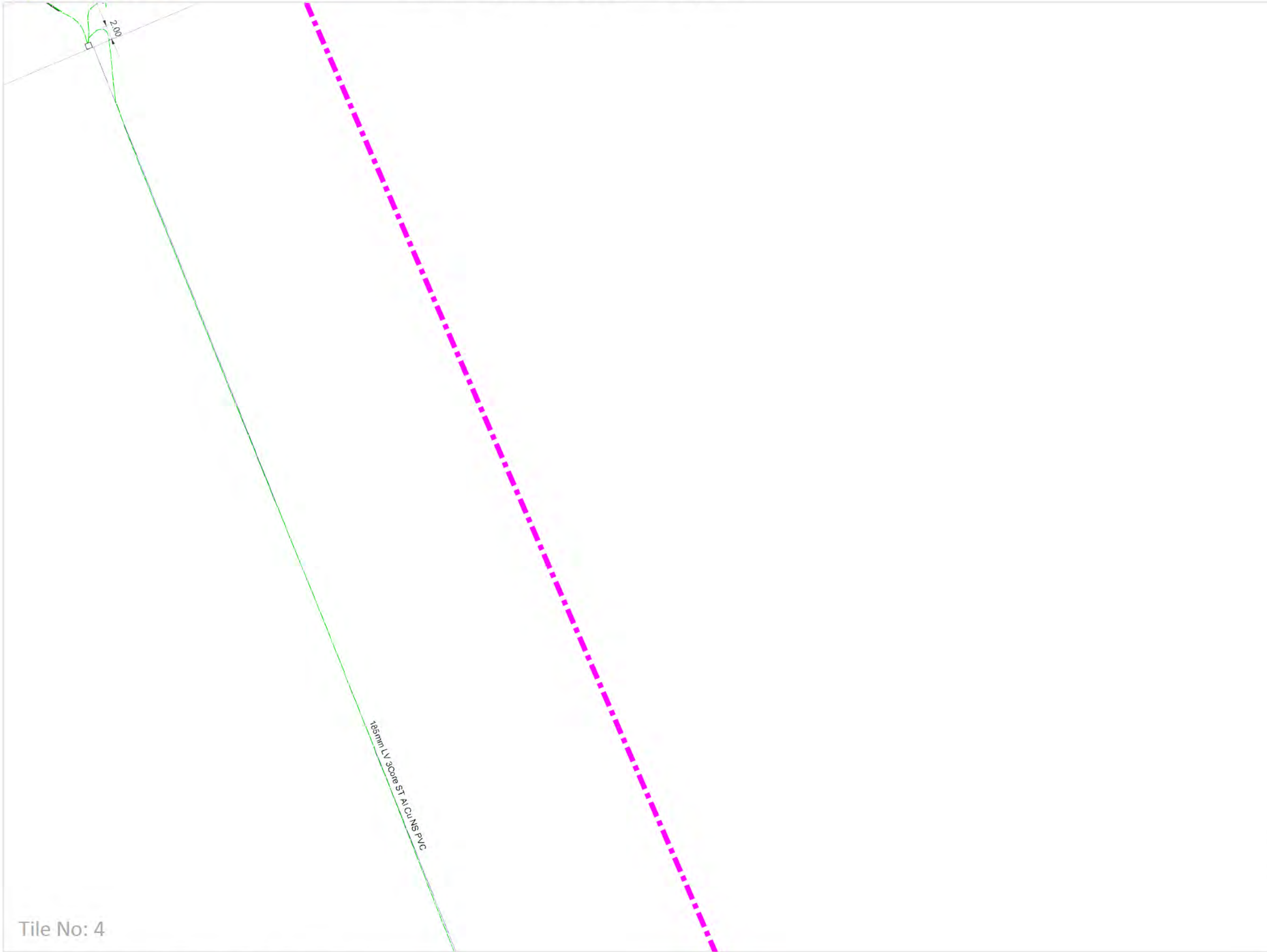
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N
SCALE: 1:500 on A3

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Legend

- Overhead Lines**
- 240V Streetlight
 - 400V Network
 - 400V Service
 - 6,350-6,600V
 - 11,000V
 - 22,000V
 - 33,000V
 - 66,000V
 - Comms/Fibre
 - Running Earth
- Underground Cables**
- 240V Streetlight
 - 400V Network
 - 400V Service
 - 6,350-6,600V
 - 11,000V
 - 22,000V
 - 33,000V
 - 66,000V
 - Comms/Fibre
 - Running Earth
- Feature Symbols**
- Towers and Pylons
 - Poles
 - Stay/Guy
 - Pillars/Link boxes
 - Comms Pillars/Pits
 - Earth in vicinity
 - Substation
 - Duct
 - Streetlight
 - Switch Board
 - Premises
- Other**
- Customer Request Select Area

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N
 SCALE: 1:500 on A3

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12

Legend

- Overhead Lines**
- 240V Streetlight
 - 400V Network
 - 400V Service
 - 6,350-6,600V
 - 11,000V
 - 22,000V
 - 33,000V
 - 66,000V
 - Comms/Fibre
 - Running Earth
- Underground Cables**
- 240V Streetlight
 - 400V Network
 - 400V Service
 - 6,350-6,600V
 - 11,000V
 - 22,000V
 - 33,000V
 - 66,000V
 - Comms/Fibre
 - Running Earth
- Feature Symbols**
- Towers and Pylons
 - Poles
 - Stay/Guy
 - Pillars/Link boxes
 - Comms Pillars/Pits
 - Earth in vicinity
 - Substation
 - Duct
 - Streetlight
 - Switch Board
 - Premises
- Other**
- Customer Request
 - Select Area

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0800 808 587

N
 SCALE: 1:500 on A3

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Tile No: 5

Legend

- Overhead Lines**
- 240V Streetlight
 - 400V Network
 - 400V Service
 - 6,350-6,600V
 - 11,000V
 - 22,000V
 - 33,000V
 - 66,000V
 - Comms/Fibre
 - Running Earth
- Underground Cables**
- 240V Streetlight
 - 400V Network
 - 400V Service
 - 6,350-6,600V
 - 11,000V
 - 22,000V
 - 33,000V
 - 66,000V
 - Comms/Fibre
 - Running Earth
- Feature Symbols**
- Towers and Pylons
 - Poles
 - Stay/Guy
 - Pillars/Link boxes
 - Comms Pillars/Pits
 - Earth in vicinity
 - Substation
 - Duct
 - Streetlight
 - Switch Board
 - Premises
- Other**
- Customer Request
 - Select Area

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0800 808 587

N
SCALE: 1:500 on A3

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Legend

- Overhead Lines**
- 240V Streetlight
 - 400V Network
 - 400V Service
 - 6,350-6,600V
 - 11,000V
 - 22,000V
 - 33,000V
 - 66,000V
 - Comms/Fibre
 - Running Earth
- Underground Cables**
- 240V Streetlight
 - 400V Network
 - 400V Service
 - 6,350-6,600V
 - 11,000V
 - 22,000V
 - 33,000V
 - 66,000V
 - Comms/Fibre
 - Running Earth
- Feature Symbols**
- Towers and Pylons
 - Poles
 - Stay/Guy
 - Pillars/Link boxes
 - Comms Pillars/Pits
 - Earth in vicinity
 - Substation
 - Duct
 - Streetlight
 - Switch Board
 - Premises
- Other**
- Customer Request Select Area

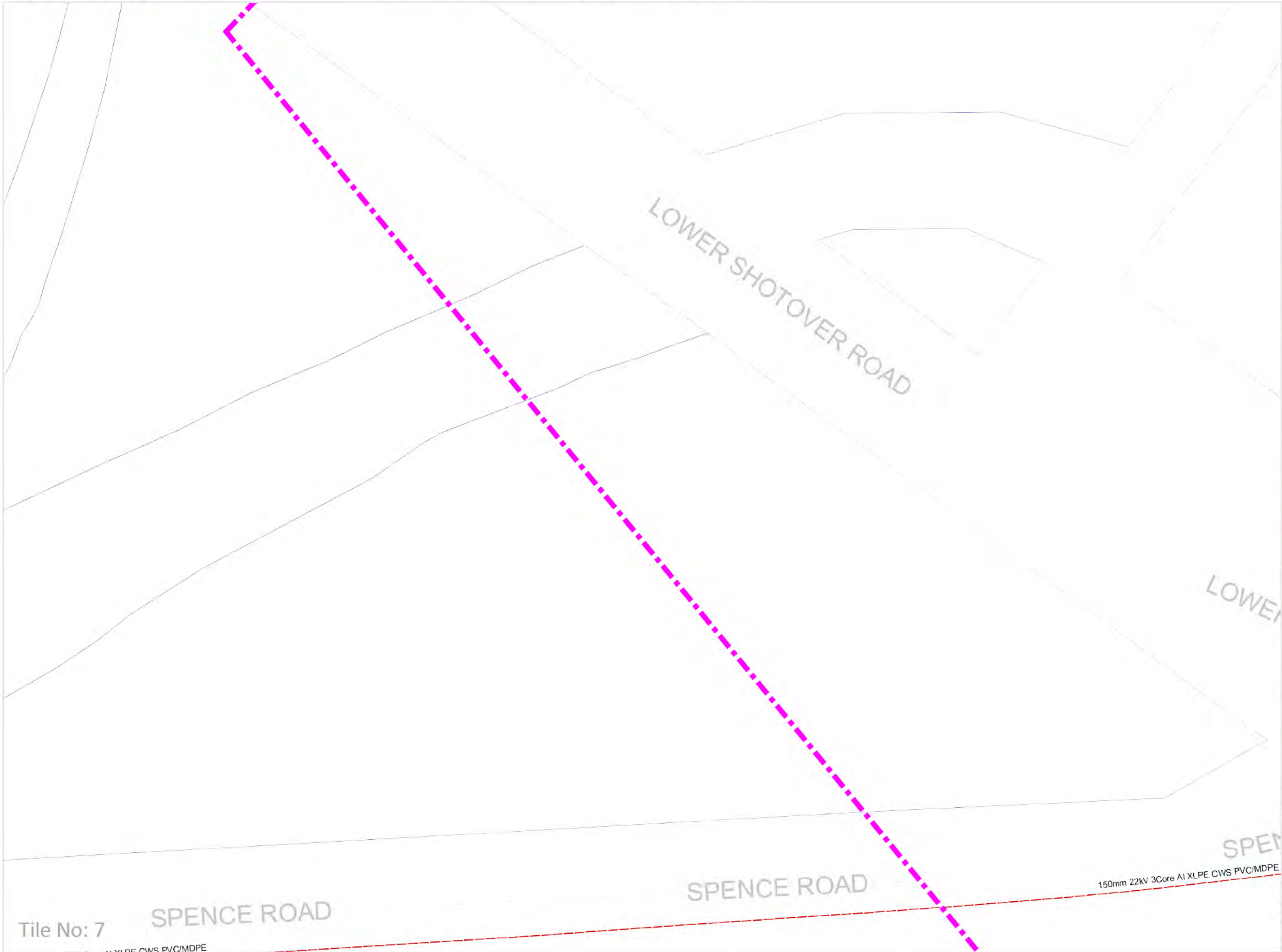
Important Information
Please ensure that your plans are printed in colour and A3 page size

READ THE OBSTRUCTION PLANS TERMS OF USE

If you notice damage to Cables, Lines, Line Supports or Bare Earth wires, keep well clear and notify PowerNet immediately on
0800 808 587

N
SCALE: 1:500 on A3

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Tile No: 8

Legend

- Overhead Lines**
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 - Comms Pillars/Pits
 - Earth in vicinity
 - Substation
 - Duct
 - Streetlight
 - Switch Board
 - Premises
- Other**
- Customer Request
 - Select Area

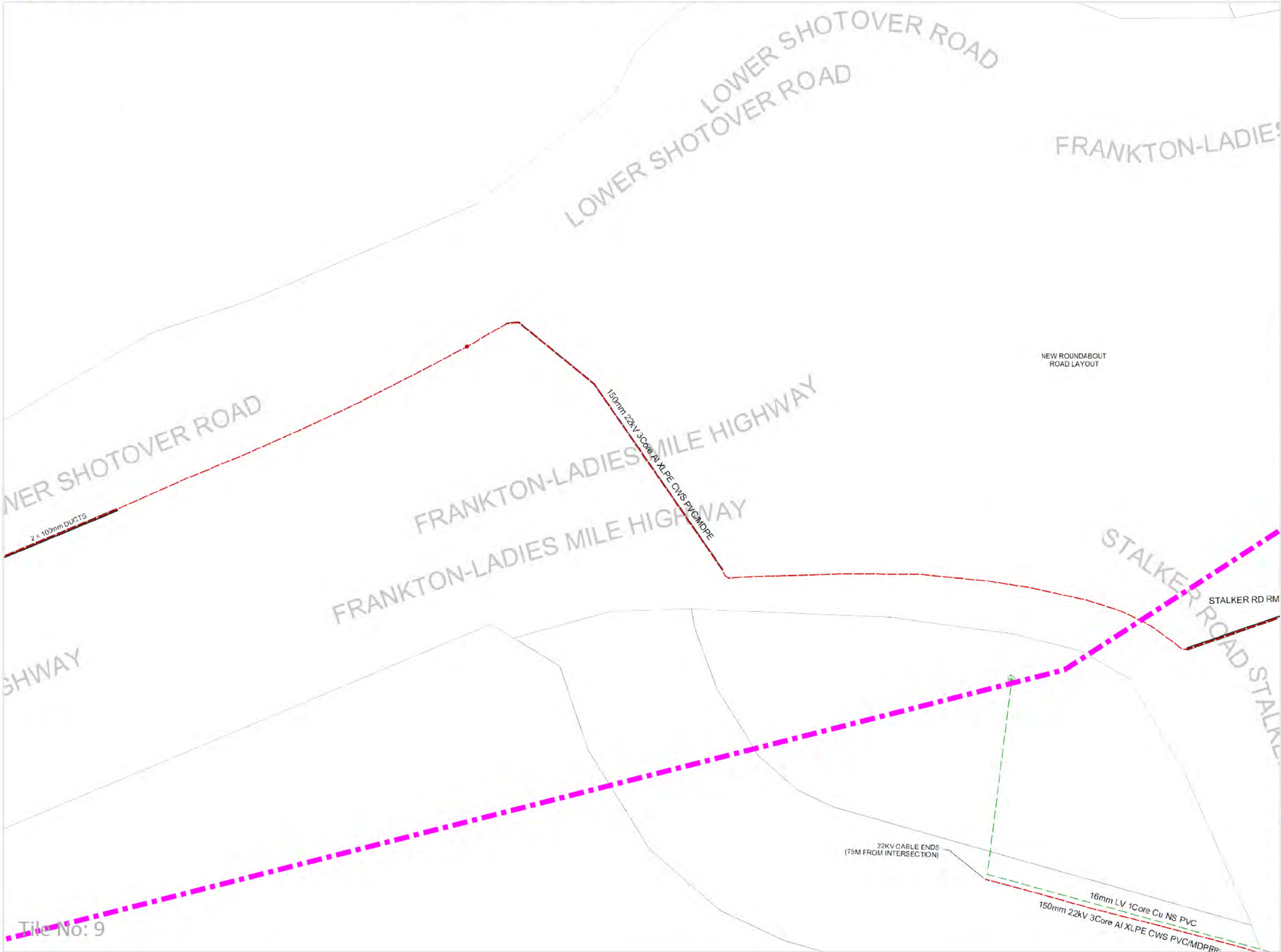
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 - Pillars/Link boxes
 - Comms Pillars/Pits
 - Earth in vicinity
 - Substation
 - Duct
 - Streetlight
 - Switch Board
 - Premises

- Other**
- Customer Request
 - Select Area

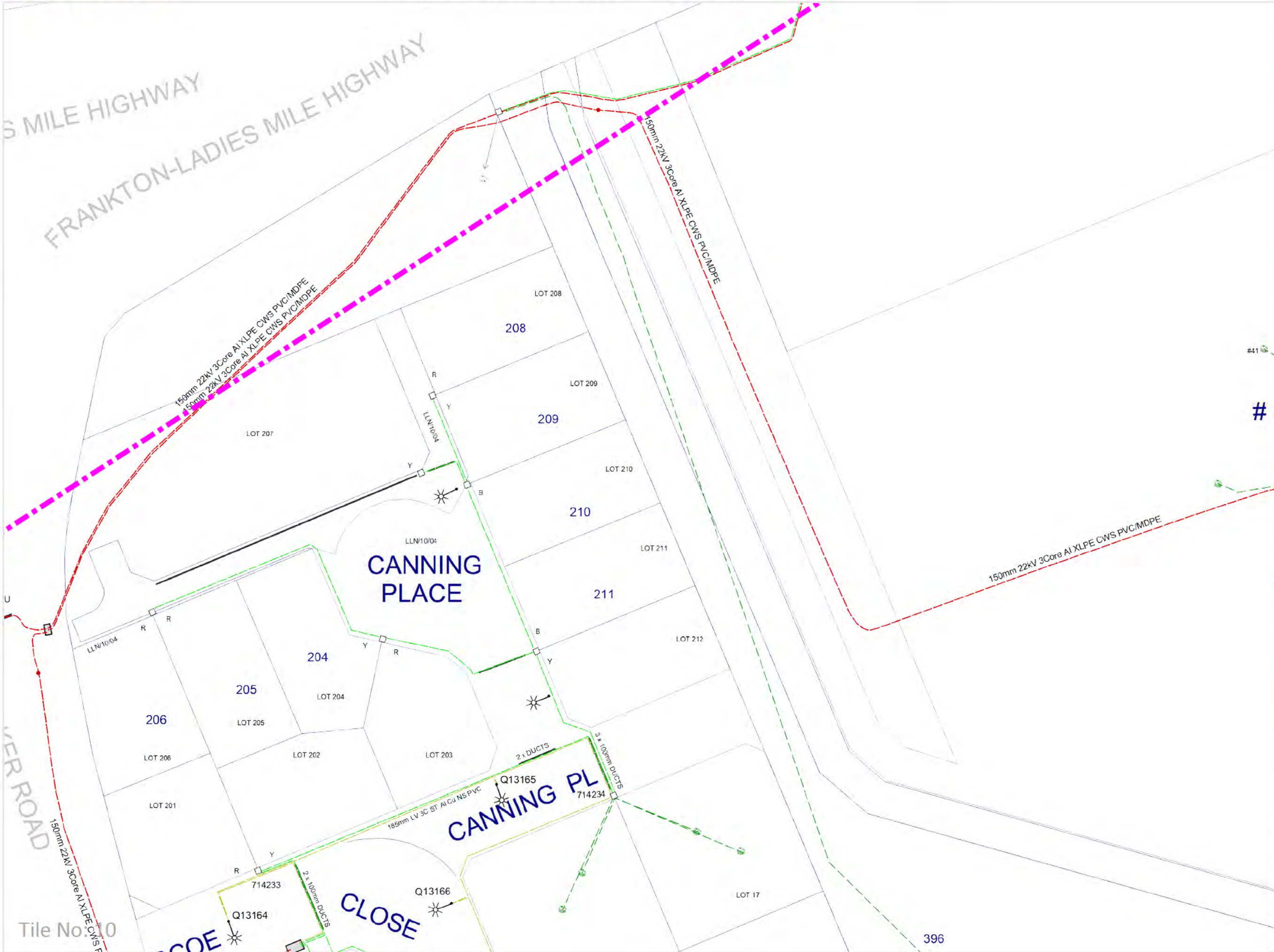
Important Information
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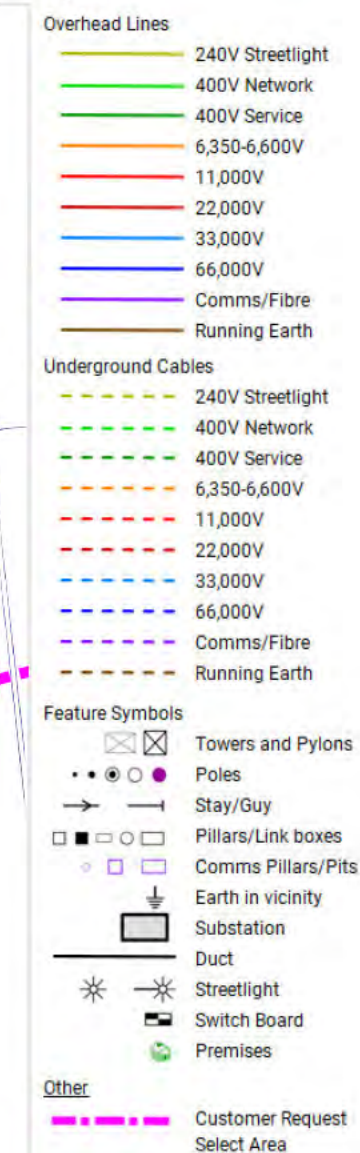
READ THE OBSTRUCTION PLANS TERMS OF USE

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SCALE: 1:500 on A3

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N
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Legend

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 - Comms Pillars/Pits
 - Earth in vicinity
 - Substation
 - Duct
 - Streetlight
 - Switch Board
 - Premises
- Other**
- Customer Request
 - Select Area

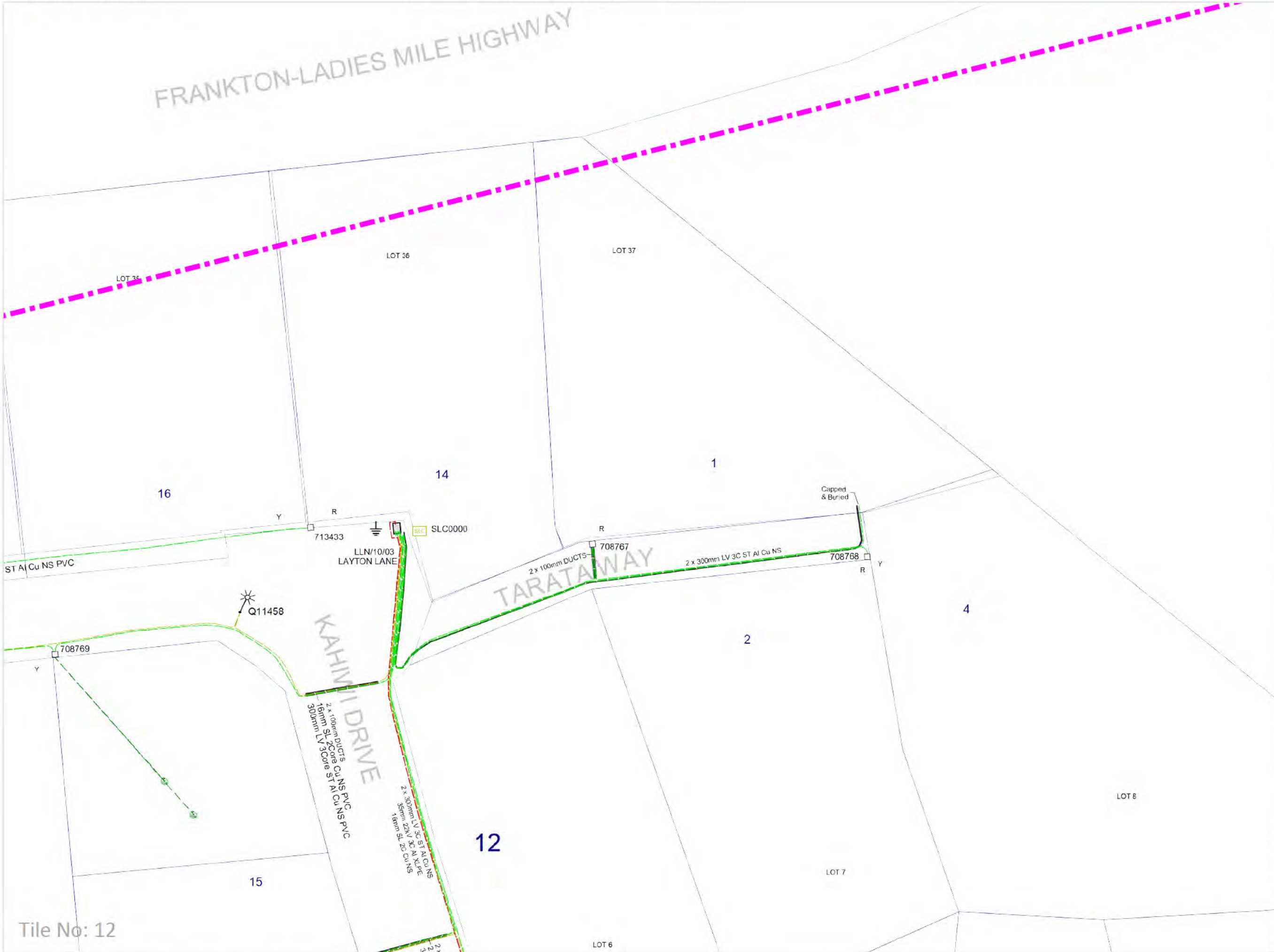
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READ THE OBSTRUCTION PLANS TERMS OF USE

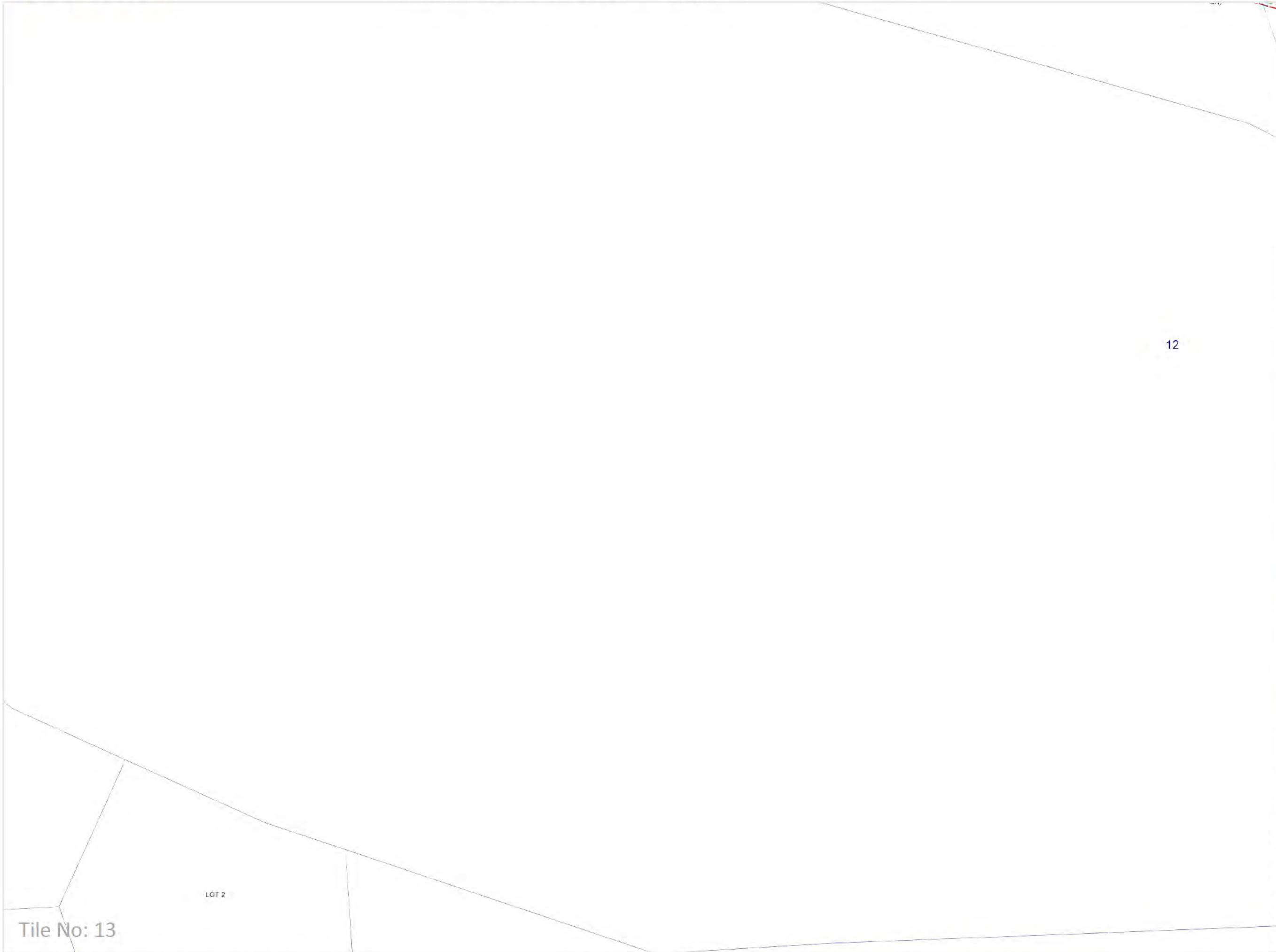
If you notice damage to Cables, Lines, Line Supports or Bare Earth wires, keep well clear and notify PowerNet immediately on
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N
SCALE: 1:500 on A3

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Tile No: 12



Legend

Overhead Lines

- 240V Streetlight
- 400V Network
- 400V Service
- 6,350-6,600V
- 11,000V
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Underground Cables

- 240V Streetlight
- 400V Network
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Feature Symbols

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- Pillars/Link boxes
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- Earth in vicinity
- Substation
- Duct
- Streetlight
- Switch Board
- Premises

Other

- Customer Request
- Select Area

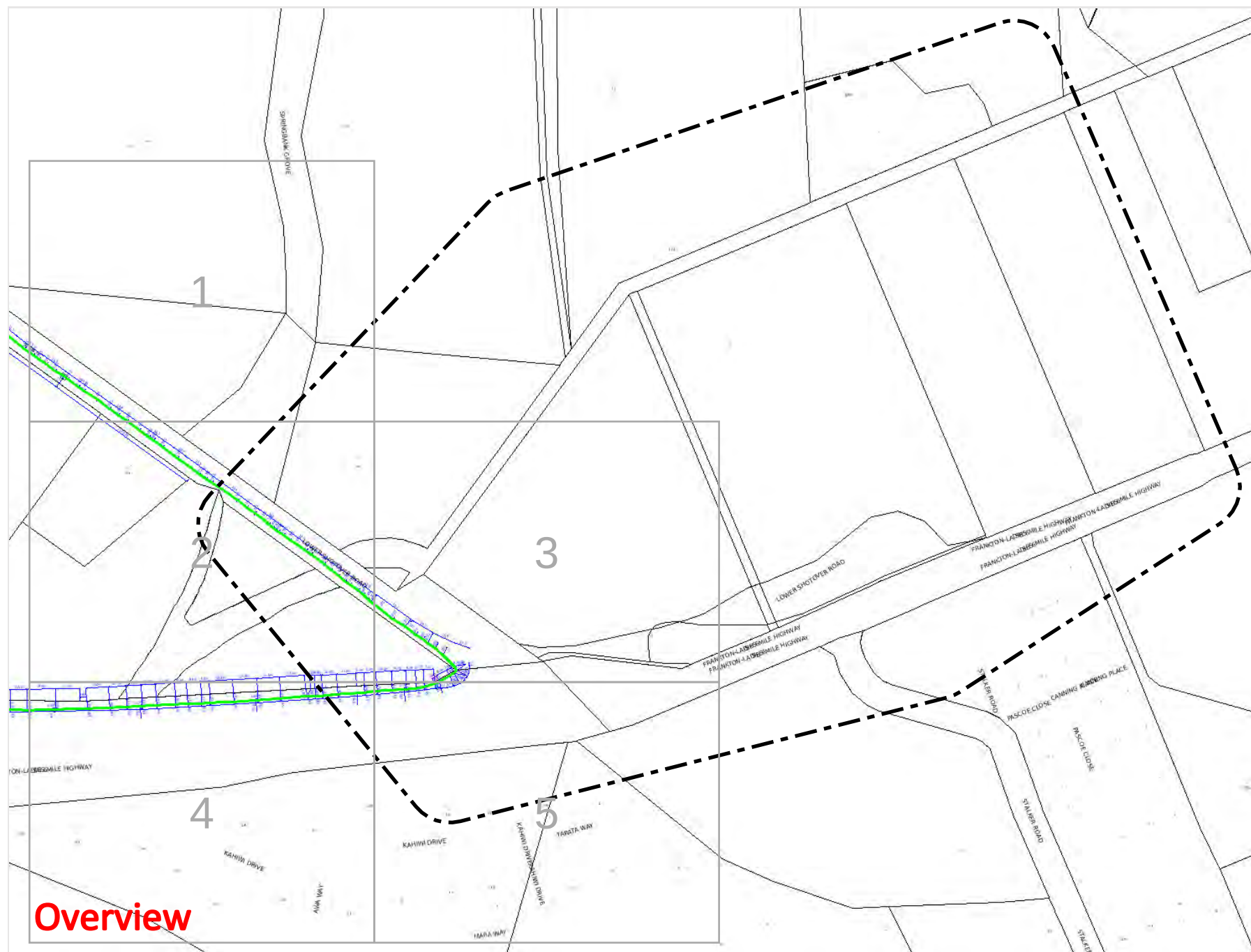
Important Information
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READ THE OBSTRUCTION PLANS TERMS OF USE

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0800 808 587

N
SCALE: 1:500 on A3

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Legend

Underground Routes

- Existing EonFibre network, marked as:
ONENZ, EONFIBRE,
Vodafone, TelstraClear,
TelstraSaturn, Saturn, Clear
- Proposed, or as stated
- Infrastructure owned by others

Aboveground Routes

- Overhead infrastructure

Other Network Features

- CHR1310 MH Vault/Chambers
- C104-123 Pedestals / Cabinets
- HH Service Drop Pits/ Hand holes
- Poles
- Pipe Branching Junction

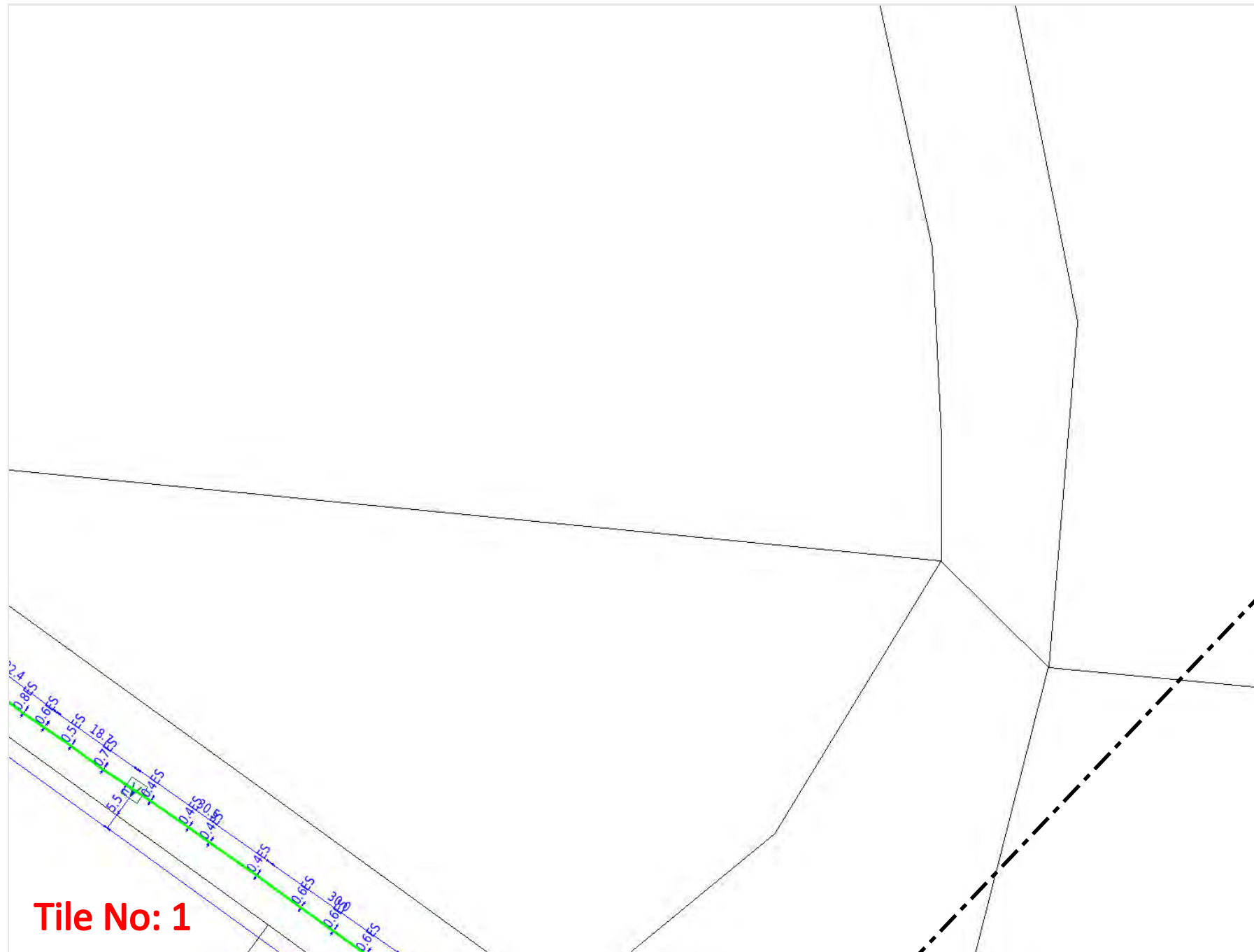
Abbreviations Key

- ES/EOS Edge of Seal
- PP Power Pole
- K Kerb
- F/L Fence line
- D/Deep Depth at time of install

Scale: 1:3627
Expires: 15 Jun 2026

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Overview



Legend

Underground Routes

- Existing EonFibre network, marked as:
ONENZ, EONFIBRE,
 Vodafone, TelstraClear,
 TelstraSaturn, Saturn, Clear
- Proposed, or as stated
- Infrastructure owned by others

Aboveground Routes

- Overhead infrastructure

Other Network Features

- CHR1310 MH Vaults/Chambers
- C10A-123 Pedestals / Cabinets
- HH Service Drop Pits/ Hand holes
- Poles
- Pipe Branching Junction

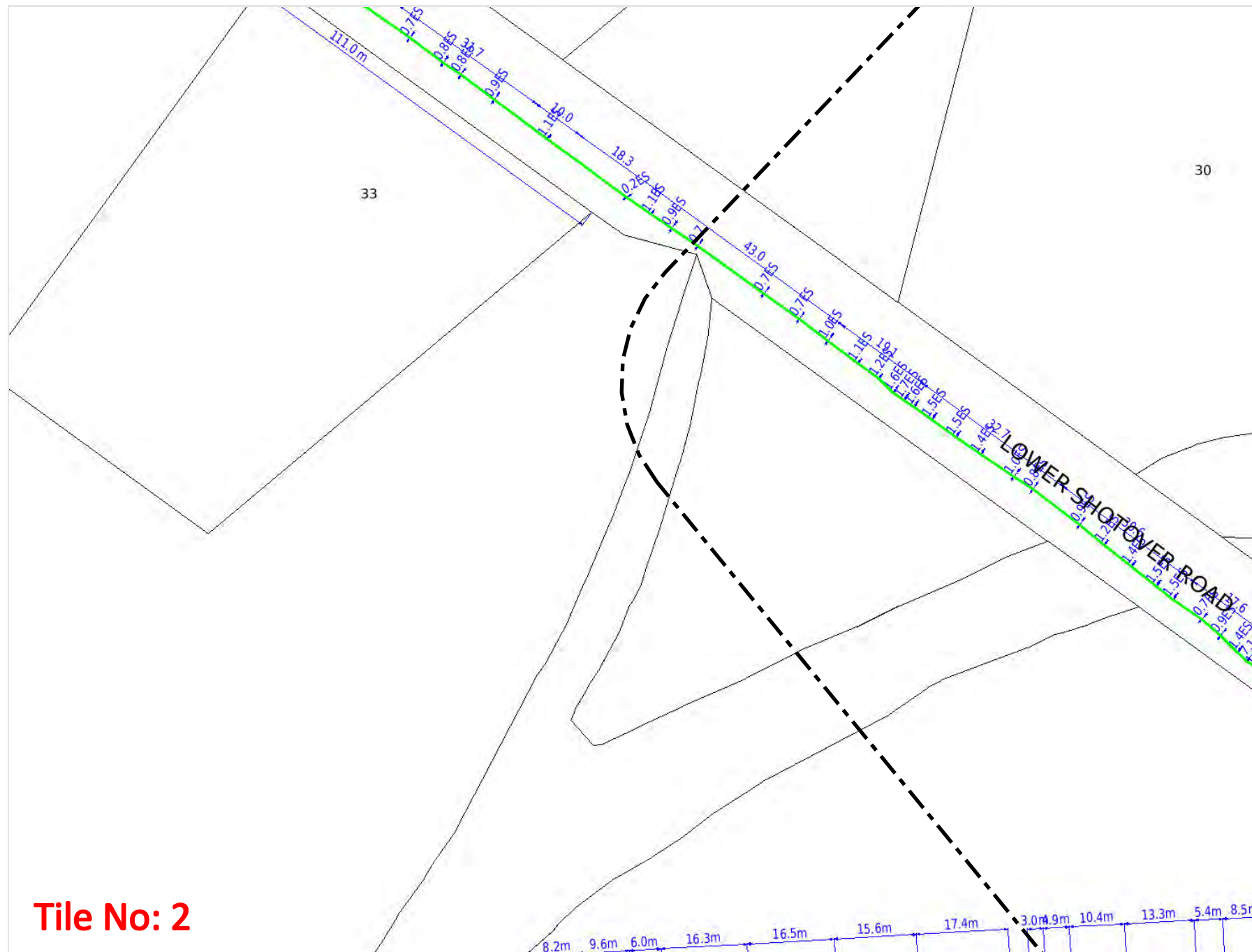
Abbreviations Key

- ES/EOS Edge of Seal
- PP Power Pole
- K Kerb
- F/L Fence line
- D/Deep Depth at time of install

N

Scale: 1:1000
 Expires: 15 Jun 2026

Tile No: 1



Legend

Underground Routes

Existing EonFibre network, marked as:

- ONENZ, EONFIBRE, Vodafone, TelstraClear, TelstraSaturn, Saturn, Clear

Proposed, or as stated

Infrastructure owned by others

Aboveground Routes

Overhead infrastructure

Other Network Features

- CHR1310 MH Vaults/Chambers
- C10A-123 Pedestals / Cabinets
- HH Service Drop Pits/ Hand holes
- Poles
- Pipe Branching Junction

Abbreviations Key

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- PP Power Pole
- K Kerb
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Scale: 1:1000
 Expires: 15 Jun 2026

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Legend

Underground Routes

Existing EonFibre network, marked as:
ONENZ, EONFIBRE,
 Vodafone, TelstraClear,
 TelstraSaturn, Saturn, Clear

Proposed, or as stated

Infrastructure owned by others

Aboveground Routes

Overhead infrastructure

Other Network Features

- CHR1310 MH Vaults/Chambers
- C10A-123 Pedestals / Cabinets
- HH Service Drop Pits/ Hand holes
- Poles
- Pipe Branching Junction

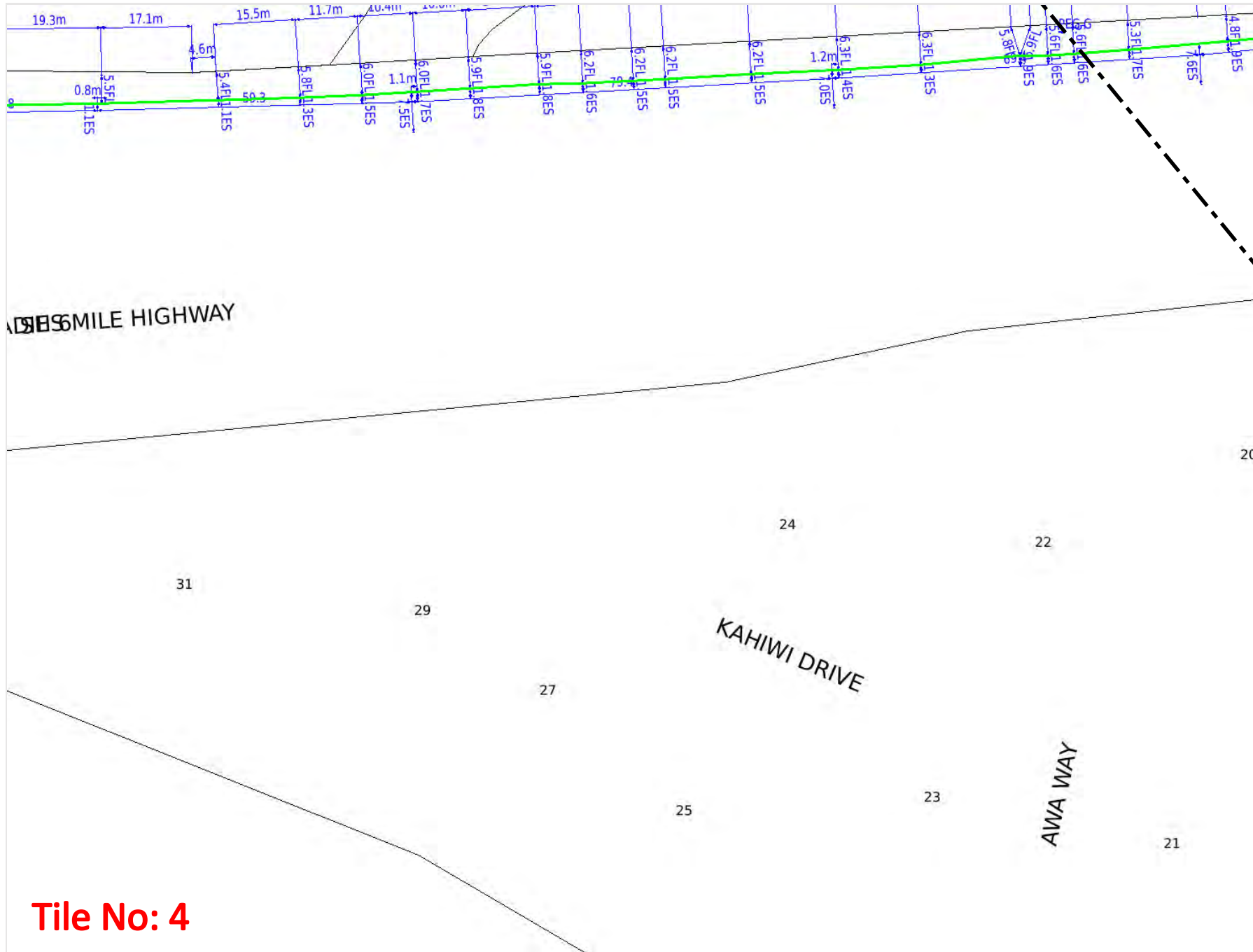
Abbreviations Key

- ES/EOS Edge of Seal
- PP Power Pole
- K Kerb
- F/L Fence line
- D/Deep Depth at time of install



Scale: 1:1000
 Expires: 15 Jun 2026

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Legend

Underground Routes

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- Proposed, or as stated
- Infrastructure owned by others

Aboveground Routes

- Overhead infrastructure

Other Network Features

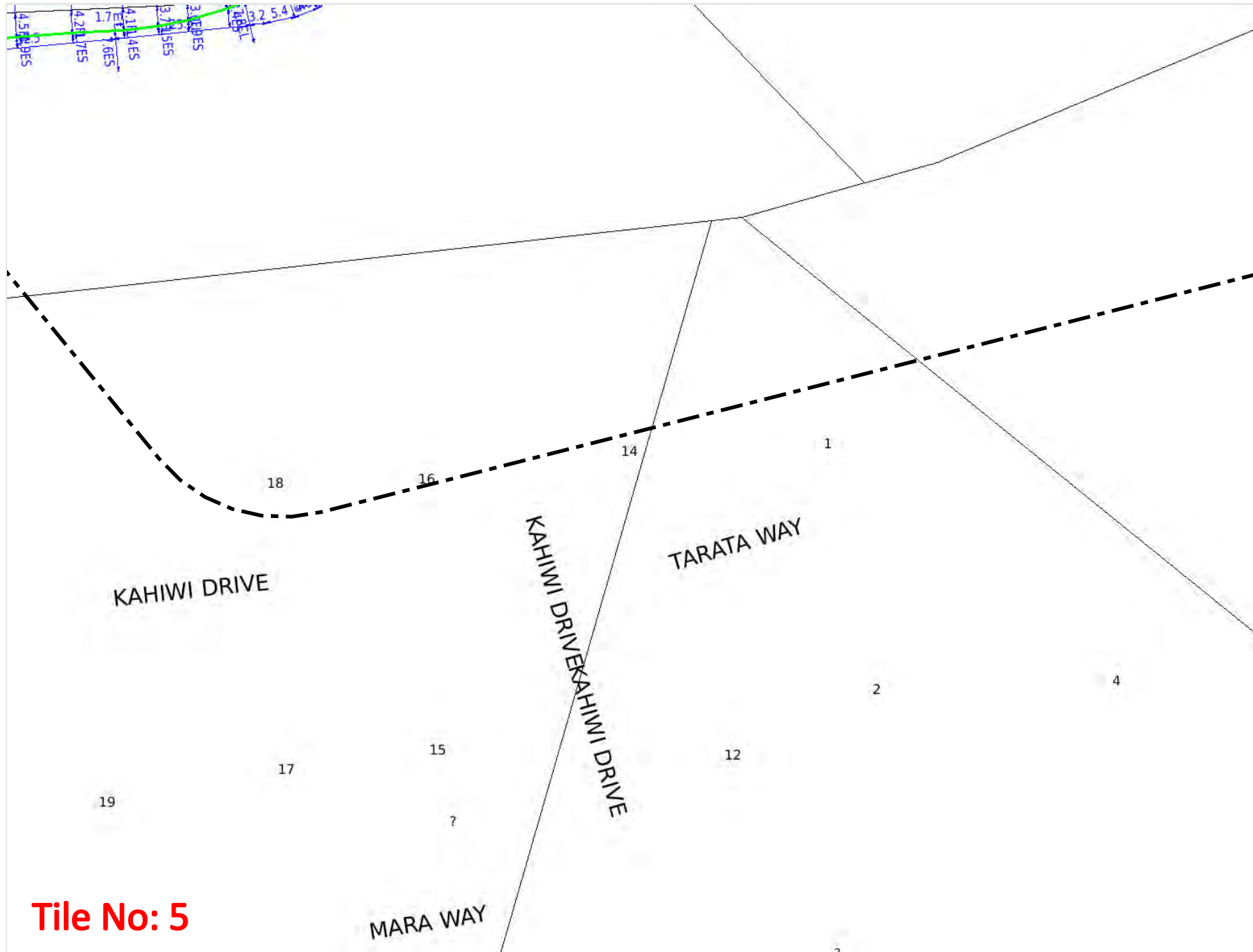
- CHR1310 MH Vault/Chambers
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- HH Service Drop Pits/ Hand holes
- Poles
- Pipe Branching Junction

Abbreviations Key

- ES/EOS Edge of Seal
- PP Power Pole
- K Kerb
- F/L Fence line
- D/Deep Depth at time of install

Scale: 1:1000
 Expires: 15 Jun 2026

Tile No: 4



Legend

Underground Routes

- Existing EonFibre network, marked as:
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 Vodafone, TelstraClear,
 TelstraSaturn, Saturn, Clear
- Proposed, or as stated
- Infrastructure owned by others

Aboveground Routes

- Overhead infrastructure

Other Network Features

- CHR1310 MH Vaults/Chambers
- C10A-123 Pedestals / Cabinets
- HH Service Drop Pits/ Hand holes
- Poles
- Pipe Branching Junction

Abbreviations Key

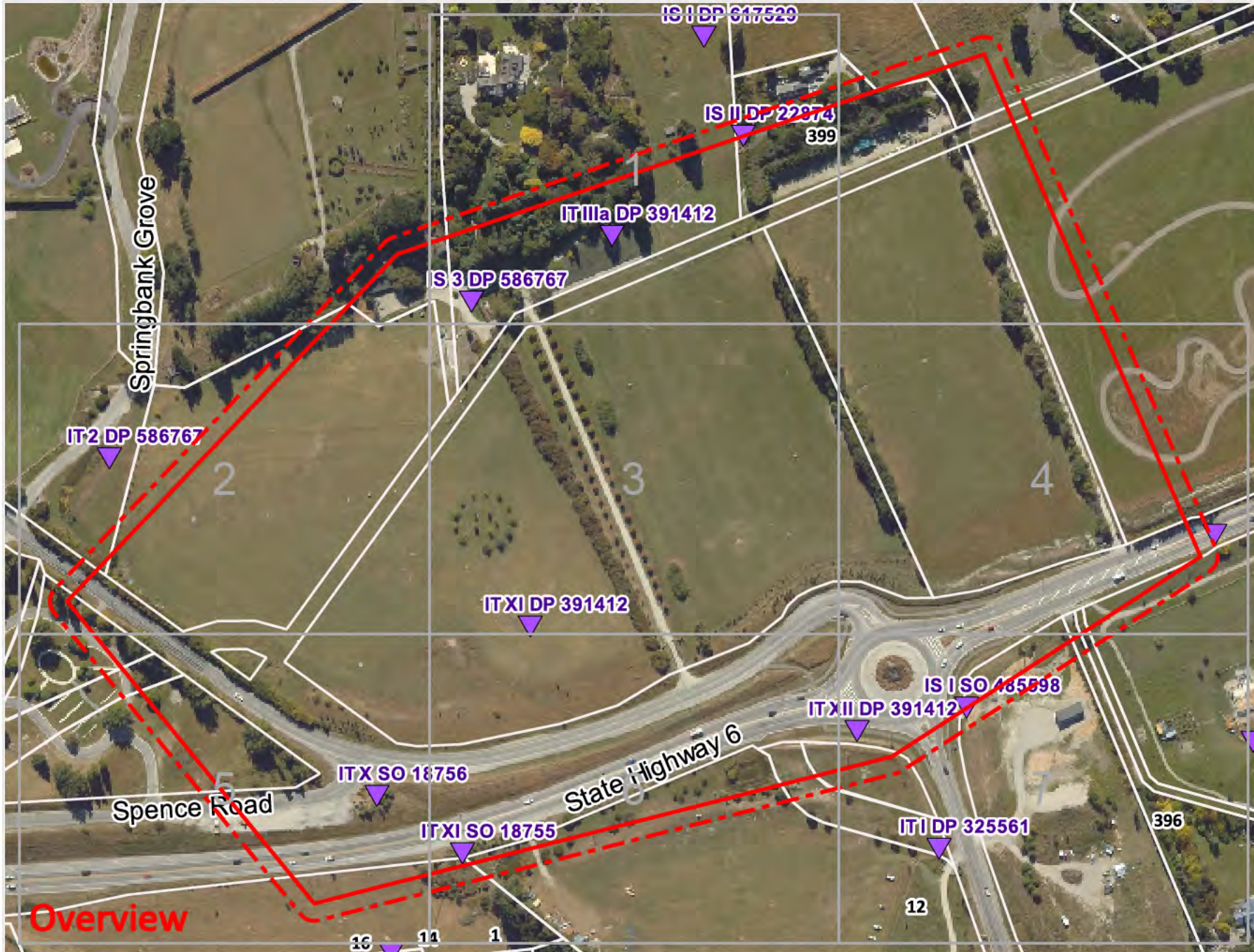
- ES/EOS Edge of Seal
- PP Power Pole
- K Kerb
- F/L Fence line
- D/Deep Depth at time of install



Scale: 1:1000
 Expires: 15 Jun 2026

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Tile No: 5



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Tile No: 3

ITXI DP 391412



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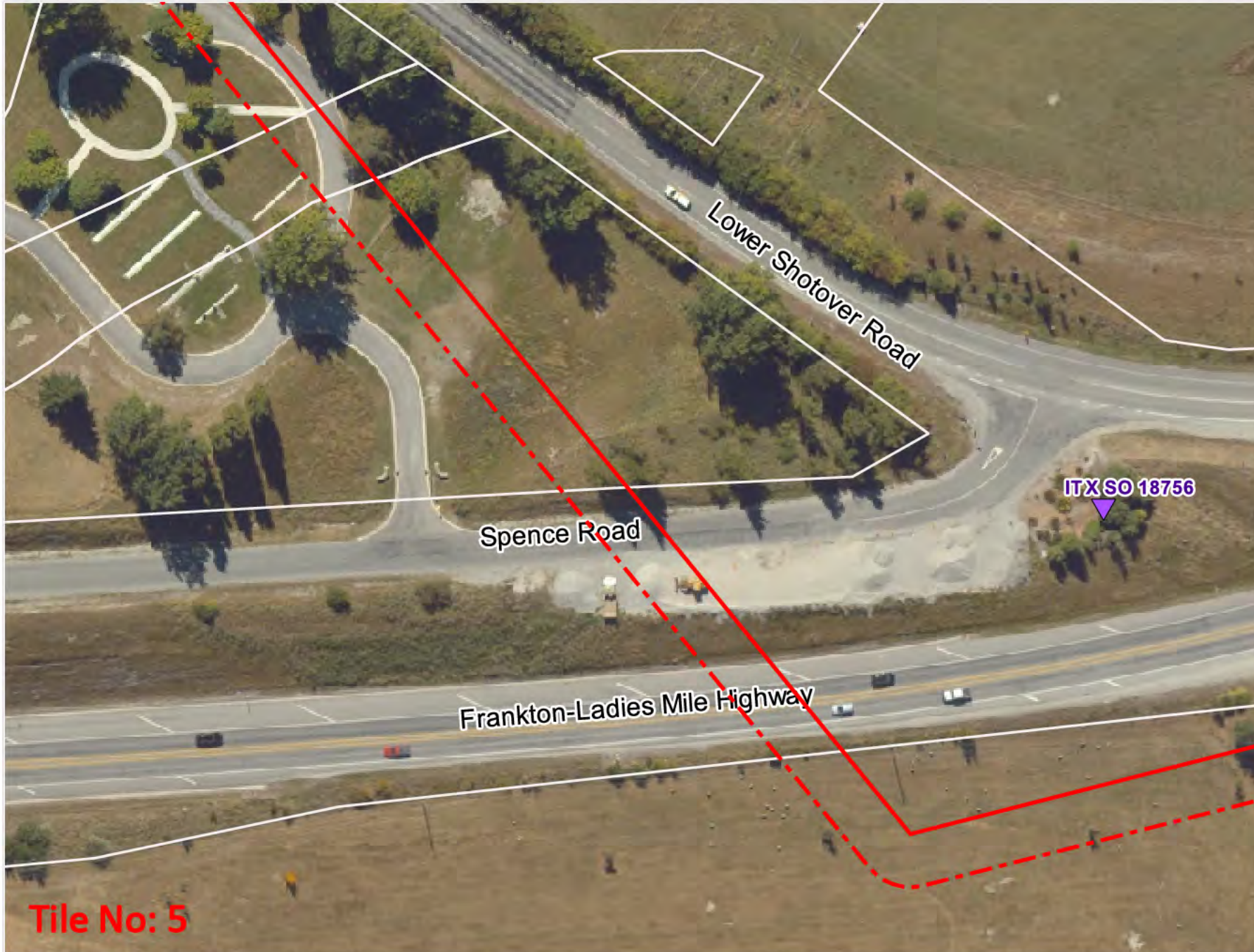
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Tile No: 5



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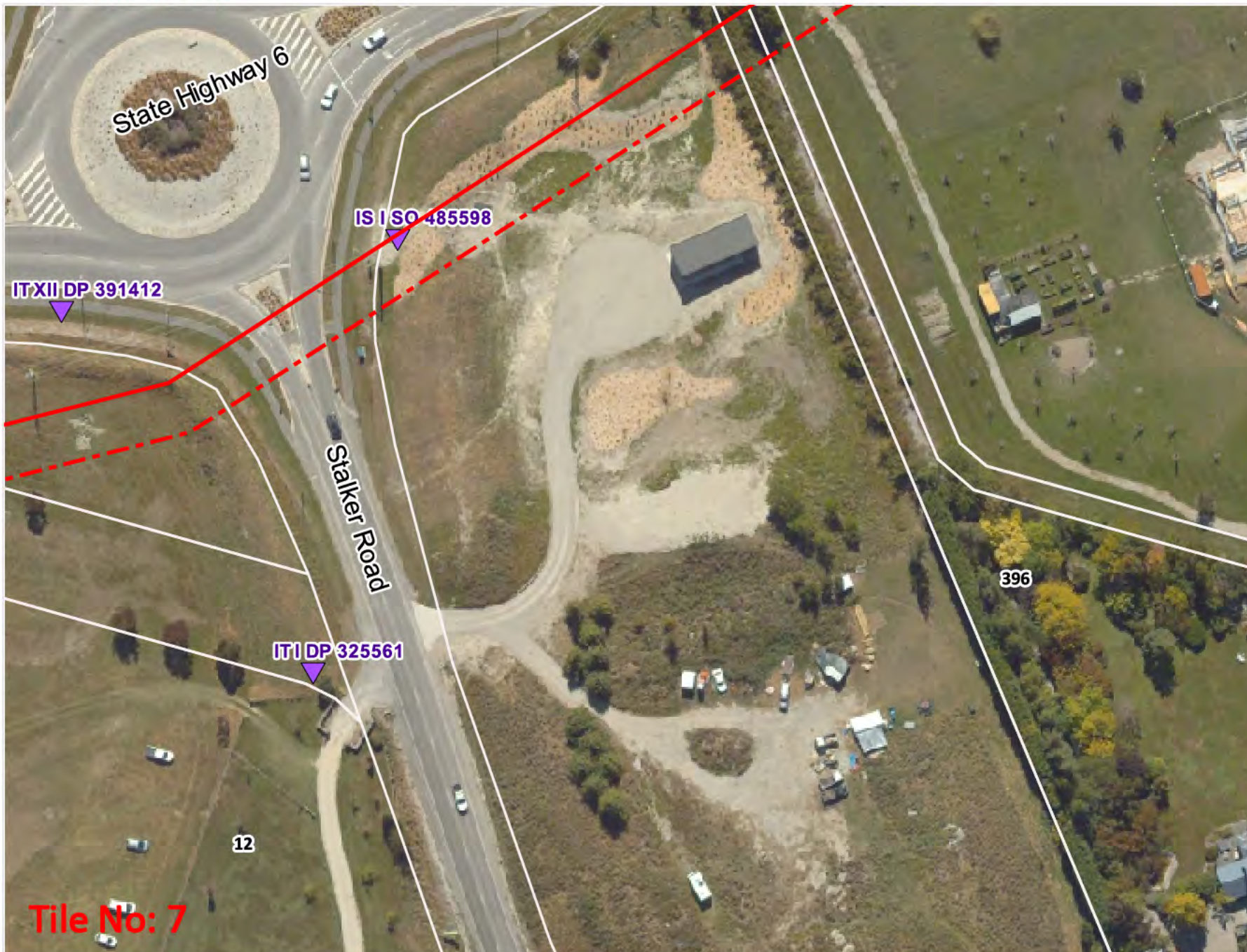
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Underground Electricity Distribution Obstruction Plan Terms of Use

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This plan indicates the approximate location of PowerNet underground electricity assets only. PowerNet is continually altering its networks meaning that the attached information may become out of date. It is essential that any plan used is current at the time of excavation. Measurements and depths shown on the plan are an indication only. In some cases equipment is shown diagrammatically only. In order to avoid interpretation difficulties, use only the original plans which must be printed in colour and in a legible format. Plans are valid for 28 days, after that period, new plans must be sought.

When working around electrical cables you must...

1. Treat all cables as live at all times.
2. Hold current plans and permits on your worksite for review.
3. Determine the position of cables by supplied measurements or by using a cable locator, then determine the true position of the cables by hand digging or hydro excavating.
4. Obtain permission to Excavate closer than the described Minimum Approach Distances from the known location of any electricity cable by submitting a Close Approach Permit (see link below).
5. Private electric cables are shown in the general location on the plan.
6. Under no circumstances are you allowed to interfere with PowerNet plant and equipment.
7. **Warning** – In the case of sub-transmission feeder cables, there may be a number of cables and oil lines not shown on the plan. Seek advice when working near these cables.

20 working days' notice will be required for PowerNet field services to arrange a shutdown with PowerNet System Control. This is from the time you have contacted and made arrangement with PowerNet.

Two full working days' notice is required to organise stand-over prior to any excavation in the vicinity of the cables.

A Close Approach Permit can be found by clicking the link below and downloading the Application form

<https://powernet.co.nz/contractors-information/working-near-cables-and-lines/application-forms-for-working-near-cables-and-lines/>

The procedure for obtaining permission and the use of a Site Observer is on the form.

If you wish to discuss your obligations and the dangers of working around PowerNet managed assets, you can contact PowerNet on (03) 211 1899 and ask for System Control

PowerNet reminds you of your responsibilities under the health and safety at Work Act 2015, whereby you must establish the location of underground services before commencing excavation. If you fail to do so, you will be held liable for any loss or damage that you may cause.

If you notice damage to Cables, Lines, Line Supports or Bare Earth wires, keep well clear and notify PowerNet immediately on 0800 808 587

Your Legal Requirements

The Ministry of Business, Innovation and Employment (MBIE) has set down minimum safe work practices for carrying out any work near Electricity, gas and communications networks. See their 'Guide for Safety with Underground Services' which is available online.

There are also government laws and regulations that specify safe working practices which must be followed. These include:

Electricity Act 1992 and amendments.

Health and Safety at Work Act 2015 and Amendments

NZECF 34:2001 Electrical Safe Distances

Working near Cables

If you need to excavate near Power cables you must use at least one of 2 methods of establishing the approximate position of those cables. The initial step is to determine whether any cables are within the vicinity of your work zone by reviewing the attached plans. If the plans have dimensions, this is a good indication that the cables are where they are described and potholing should commence. If there are no references or dimensions to describe the position of cables, then a cable location service provider should be sought. Once the approximate position has been determined, potholing should commence to determine the cables exact position.

Potholing

A cables true position can only be confirmed by visually sighting and identifying the cables. This is done by potholing. This can be done with a shovel or hydro excavation.

CAUTION! Cable depths may vary. Over time the ground levels may have changed or where cables exit the ground to enter a building or go up supporting structures. Cables may also be buried directly under concrete drives and footpaths.

Important Information: When excavating around poles, pillars, transformers and other ground mounted plant, you may require permission and a Safety Observer. Permission should be sought where your excavation may require assets to be supported during the course of the job. Submit a Close Approach application form and wait for approval, instruction and contact details.

The **Guide for Safety with Underground Services** provides important information about working around underground utilities, available from: www.business.govt.nz/worksafe

Working near Lines

Everyone working on building sites or anywhere near overhead lines has a legal requirement to maintain the minimum safe distance from power lines as set down by New Zealand Electrical Code of Practice – NZECP 34:2001 Electrical Safe Distances.

Depending on the distances from Lines and Line Supports you may also need to fill out a Close Approach Permit

A Close Approach Permit can be found by clicking this link and downloading the Application form

<https://powernet.co.nz/contractors-information/working-near-cables-and-lines/application-forms-for-working-near-cables-and-lines/>

Permissions and Consents

The recipient is to comply with the following documents for any investigations or intended works near PowerNet underground or overhead assets.

National code of practice for Utility Operators' Access to Transport Corridors provides mandatory requirements and supporting guidance to assist Utility Operators and Corridor Managers in exercising these rights and complying with the Utilities Access Act, available from: www.nzuaq.org.nz

Guide for Safety with Underground Services provides important information about working around underground utilities, available from: www.business.govt.nz/worksafe

NZ Electrical Code of Practice 34:2001 outlines the requirements for minimum safe approach distance limits for persons working near exposed live parts or excavation near poles and stay wires, available from www.med.govt.nz Prior written consent shall be obtained from PowerNet for any excavation or other interference with the land near any pole or stay wire of an overhead electric line.

No trenching, directional drilling or thrusting shall take place within Minimum Approach Distance of any cable.

When crossing within Minimum Approach Distance of the cable(s) location, a mark-out must be completed. The cables must be physically located by careful potholing before any trenching, drilling or thrusting can take place.

When drilling or thrusting, cables must be exposed on the side that the drill or thruster will appear, in order that the machine head location can be observed.

i) Appendix I – Service Provider Letters

AURORA ENERGY LIMITED
PO Box 5140, Dunedin 9058
PH 0800 22 00 05
WEB www.auroraenergy.co.nz



20/01/2026

Morgan Brown
McKenzie & Co.

Sent via email only: [REDACTED]

Dear Morgan,

**ELECTRICITY SUPPLY AVAILABILITY FOR A PROPOSED APPROXIMATELY 700 LOT SUBDIVISION.
12 LOWER SHOTOVER ROAD, QUEENSTOWN. LOT 3 DP 606744.**

Thank you for your inquiry outlining the above proposed development.

Subject to technical, legal and commercial requirements, Aurora Energy can make a Point of Supply¹ (PoS) available for this development.

Disclaimer

This letter confirms that a PoS **can** be made available. This letter **does not** imply that a PoS is available now, or that Aurora Energy will make a PoS available at its cost.

Next Steps

To arrange an electricity connection to the Aurora Energy network, a connection application will be required. General and technical requirements for electricity connections are contained in Aurora Energy's Network Connection Standard. Connection application forms and the Network Connection Standard are available from www.auroraenergy.co.nz.

Yours sincerely

A handwritten signature in black ink, appearing to read "E. Dickson".

Evan Dickson
CUSTOMER SOLUTIONS MANAGER

¹ Point of Supply is defined in section 2(3) of the Electricity Act 1993.

Chorus NZ Ltd
4 Graham Street
Auckland CBD
Auckland

Mitchell Holyoake
Simplicity Living
Level 11, 5-7 Byron Avenue
Takapuna, Auckland, 0622

18/08/2025

Hi Mitchell,

Thank you for providing an indication of your development plans in the Queenstown area. I can confirm that we have infrastructure in the general land area that you are proposing to develop at 12 Lower Shotover Road, Queenstown. Chorus will be able to extend our network to provide connection availability. However, please note that this undertaking would of course be subject to Chorus understanding the final total property connections that we would be providing, roll-out of property releases/dates and what investment may or may not be required from yourselves and Chorus to deliver the infrastructure to and throughout the site in as seamless and practical way as possible.

The cost can only be finalised at the time that you are ready to proceed.

Chorus is happy to work with you on this project as the network infrastructure provider of choice. What this ultimately means is that the end customers (business and homeowners) will have their choice of any retail service providers to take their end use services from once we work with you to provide the physical infrastructure.

Please reapply with a detailed site plan once you are ready to proceed.

Kind Regards,



Merita Tagaloa
Group Account Manager
Chorus NZ Ltd