9 Novmeber 2026

Simplicity Living Limited

C/- The Property Group
PO Box 349
Queenstown, 9348

Attention: Jo Skuse

Dear Jo,

Simplicity Living – Te Pūtahi Ladies Mile Integrated Multi-Unit Residential Development

Transport Additional Information

The purpose of this letter is to provide additional transport information with respect to changes to the car parking provision at the Simplicity Living Limited (**SLL**) Fast-track Application for an integrated multi-unit residential development at Lower Shotover Road, Frankton-Ladies Mile Highway (SH6) (**Project**).

1 Design Changes

There have been minor amendments to the overall Project, with respect to traffic and transport this includes:

- Residential buildings (Buildings 19 & 29) have been amended reducing the total number of onsite residential apartments, and
- The car park buildings have been amended and an additional level has been added to each of the two car park building, this has increased the number of onsite car park spaces.

The effects of these changes are discussed below.

2 Residential Development and Travel Demand

The traffic modelling undertaken is based on the number of proposed residential apartments. The changes will reduce the number of residential apartments to 1,083 apartments (from 1,085) which is a reduction of 2 residential apartments. In theory this means that there will be a corresponding reduction in traffic and transport demand.

However, this change is minimal and will not result in any noticeable changes within the overall traffic modelling undertaken or in my findings outlined in my transport assessment[1].

[1] Refer Bartlett Consulting, Simplicity Living Limited, Lower Shotover Road & Frankton-Ladies Mile Highway, Integrated Transport Assessment (July 2026).

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3 Onsite Car Parking

The onsite design provides two car park buildings, both of these have been amended to include an additional level. This means that the car park buildings (combined) will include a total of 652 car park spaces, an increase of 52 additional car park spaces which are to be allocated as resident parking spaces.

The internal road network has not changed although there are 6 less at grade and roadside car parking spaces. The are now 499 at grade and roadside car park spaces which will be allocated to residents.

These changes mean that there will now be a total of 1,151 car park spaces onsite which will be allocated to residents. In addition, there will be:

- 51 public car park spaces as parallel roadside parking within the east west collector road (Collector Type A) which will be vested as local road,
- 22 visitor car parks,
- 12 disability car park spaces, and
- 39 café/office car park spaces in the northern part of the site, to the north of the east west collector road.

The development will include a total of 1,275 car park spaces located throughout the site for different users. This will update my transport Assessment[2] at Section 3.4.3.

As identified in my transport assessment the design of the at grade and roadside parking is design based on the QLDC District Plan requirements. The design of the car park buildings will be in accordance with the NZ Standard.

The increased onsite car parking provision will not result in any noticeable changes within the overall assessment of transport effects outlined in my transport assessment.

4 Summary

I have reviewed the minor amendments to the Project, with respect to traffic and transport. I note that while the changes will change the traffic and transport demand and provide more onsite car parking to allocated to residents, I consider that any transport changes will not be noticeable. Importantly, the minor amendments do not fundamentally change my transport assessment or any of the transport findings presented in my transport assessment.

Should you require any further information please contact me.

Yours sincerely,

Jason Bartlett
CEng MICE, MEngNZ
Transport Engineer

[2] Refer Bartlett Consulting, Simplicity Living Limited, Lower Shotover Road & Frankton-Ladies Mile Highway, Integrated Transport Assessment (July 2026).