Reference - **251661** Cover Sheet - **EL - 0001** Issue Date - **20.10.26**

Drawing & Issue Register

Sheet #	Sheet Name	Issue	Issue Date
EL - 0101	Legends & Schedules	C	20.10.26
EL - 0201	Luminaire Schedule	C	20.10.26
EL - 0301	Power System Diagram	C	20.10.26
EL - 0401	Schematics & Details Sheet 1	C	20.10.26
EL - 0501	Staging Plan	C	20.10.26
EL - 0601	Site Reticulation Layout East	C	20.10.26
EL - 0602	Site Reticulation Layout West	C	20.10.26
EL - 0603	Site Lighting Layout East	C	20.10.26
EL - 0604	Site Lighting Layout West	C	20.10.26

Otaihanga Retirement Village

73 Ratanui Road, Otaihanga

Electrical & Ancillary Drawings

Powell Fenwick

Lighting Symbol Legend:

All lighting circuits shall be cabled in Cu NS cabling, 3.2mm sheath

Pole light

Exterior bollard light or uplighter. Refer to Luminaire Schedule for details.

Switching line

Circuiting line - Indicates 2C 2.5mm^2 Cu NS from pole lighting TUD to bollard luminaire

Site Symbol Legend:

New Electra Networks Transformer
- Tx1: 300kVA transformer
- Tx2: 1000kVA transformer

New central supply switchboard

Indicates that ductwork is to be capped at the stage boundary of the earlier stage before proceeding during the latter stage. All ductwork is to be capped in-ground, protected and installed c/w draw ropes. Locations are to be marked and ducts are to be jointed to and extended into the next stage as required.

Reticulation Symbol Legend:

EV charger pedestal complete with dual chargers and pedestal pit (Refer Electrical specification). Pedestal dimension 1530mmH x 298mmW x 150mmD.

P1 — EV charger cable branch pit (Refer Electrical specification). Pit dimension 440mmØ(Top) x 330mmØ(Bottom) x 600mmD.

T.X/XX — TUDs (Total underground distribution box)
- T.(Circuit No.)/(No. Ref)

Denotes trafficable surface, all LV cable reticulation to be run with HD duct

LV Reticulation Circuit 1

LV Reticulation Circuit 2

LV Reticulation Circuit 3

LV Reticulation Circuit 4

LV Reticulation Circuit 5

LV Reticulation Circuit 6

LV Reticulation Circuit 7

LV Reticulation Circuit 8

Indicates electrical supplies to villas from the street TUD.
Refer to drawing EL-0402 for indicative details.

Incoming HV supply to site - HV circuits to Transformers 1 & 2.
Provision and installation of HV cabling by Electra Networks.

Large building LV reticulation in HD duct.
Quantity of ducts as noted on drawings.

Data Symbol Legend:

Electrical Contractor is to install all cable acces provisions associated with the ICT/Security for the site and the entrance gates. Conduits shown on or near pillars shall be cast into the pillar. The Electrical Contractor must liaise fully with the gate supplier and installer for all conduit presentations prior to installation. All conduits are to be installed with slow radius bends for ease of pulling.

ICT cable access pit, as ACO type 77 pit. Pits to be c/w Class A lids within pedestrian areas, and Class D trafficable lids within trafficable areas. All lids to have infill and shall be lockable.

1No. 50mmØ uPVC HD data/comms duct c/w draw wire (white or grey duct)

1No. 100mmØ uPVC HD data/comms duct c/w draw wire (white or grey duct)

Safety sensor (32mmØ conduit, white or grey c/w draw wire)

Gate motor (32mmØ conduit, white or grey c/w draw wire)

CCTV camera (32mmØ conduit, white or grey c/w draw wire)

Intercom/Access Control (32mmØ conduit, white or grey c/w draw wire)

Exit probe (32mmØ conduit, white or grey c/w draw wire)

Irrigation pipe footprint

Irrigation wire path one (32mmØ uPVC HD conduit, c/w draw wire)

Irrigation wire path two (32mmØ uPVC HD conduit, c/w draw wire)

Irrigation wire path three (32mmØ uPVC HD conduit, c/w draw wire)

Notes:

1. All drawings shall be read in conjunction with the Electrical and Associated Ancillary Services Specification, Architectural, Civil, Structural and other services documentation.

2. Refer to the architectural documentation for set out of services. Architectural set-outs will take precedence of services locations. If Architectural set-outs do not comply with AS/NZS3000, allow to confirm with the engineer prior to install.

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Issue	Date	Amendment
C	20.10.26	Concept
B	09.10.26	Concept
A	25.09.26	50% Concept Draft

Otaihanga Retirement Village
73 Ratanui Road, Otaihanga

Legends & Schedules

Powell Fenwick

Electrical & Ancillary
Scale at A1 - N.T.S
Designed - MIG Drawn - MIG Checked - EWM
Reference 251661
Reference 064_PFC_SW_DR _EL _ **0101** Sheet **C** Issue

Luminaire Schedule:

Code:	Indicative Image:	Luminaire Type:	Manufacturer:	Model:	Luminous Output (lm) / Wattage:	Colour Temperature / CRI:	Physical Colour:	IP / IK Rating:	Diffuser Type:	Control Type:	Fitting Dimensions:	Mounting Type:	Remarks:	Warranty:	Alternative Considered:
P1		Pole Light	AEC	Story - TP 2F2H1 S05 3.25-4M	2560lm / 28.5W	3000K / CRI70	Black	IP66 / IK08	S05 Optic	Photocell + Timeclock	415mm(L) x 415mm(W) x 588mm(H)	Pole Mounted (Post Top)	Luminaire to be mounted on 3500mm high and 89mm diam. round pole, c/w 150mm high and 60mm diam. Spigot. Pole to be ground planted c/w access panel for local pole fusing. Finish colours to be confirmed with the Architect and Landscape Architect prior to procurement. Provide shop drawings for review prior to procurement / manufacture.	5 years	No
P2		Pole Light	AEC	Story - TP 2F2H1 S05 3.15-4M	1570lm / 17W	3000K / CRI70	Black	IP66 / IK08	S05 Optic	Photocell + Timeclock	415mm(L) x 415mm(W) x 575mm(H)	Pole Mounted (Suspended)	Luminaire to be mounted on 5600mm high and 89mm diam. round pole, c/w 2no. outreach arms. Pole to be base flange mounted c/w foundation cage, access panel for local fusing. Finish colours to be confirmed with the Architect and Landscape Architect prior to procurement. Provide shop drawings for review prior to procurement / manufacture. Provide cover for base plate.	5 years	No
X1		Bollard	Signify - Lombardo	Tok H700	1860lm / 14W	3000K / CRI80	Black	IP66 / IK10	PMMA	Photocell + Timeclock	130mm(Ø) x 700mm(H)	Bollard	Luminaire to be mounted on 700mm high bollard installed adjacent to pathway. Finish colours to be confirmed with the Architect and Landscape Architect prior to procurement.	5 years	No
X2		Linear in-ground uplight	Halcyon	EX311 ASTSL Asymetric	570lm / 6x2.2W	2700K / CRI80	Stainless steel	IP67 / IK08	Assymetric	Photocell + Timeclock	328mm(W) x 58mm(D) x 120mm(H)	Inground	C/w standard ABS plastic installation sleeve, 24V 200W IP67 electronic driver to supply all six luminaires. IP67/IK08 rated. Step tempered glass. 316 stainless steel.	5 years	No

Notes:

1. Electrical contractor shall be responsible for engaging a structural engineer to design an adequate pole foundation system for all pole mounted luminaires. Design shall be site specific and shall be accompanied by all supporting documentation including PS1, PS3 and PS4.
2. All luminaires drivers shall have less than 10% THDi.
3. All fixings including luminaire diffusers shall be of a positive locking type designed to prevent disengagement under earthquake action.
4. Electrical contractor to confirm all luminaire finish colours, all accessories, with architect/engineer prior to procurement.
5. In multiple instances in the above schedule there are non DALI luminaires that must be integrated with the DALI network and controls system. Electrical contractor to allow for all associated cabling, relays etc to have all fittings appear and function on the DALI network.
6. Where poles are shown with external CCTV cameras adjacent (cameras provided and installed by others) allow to provide and install a custom CCTV mounting plate to be integrated with the pole. Mounting plate must be integral to the pole and not clamped to the pole. Plate must colour match the pole.

Issue	Date	Amendment
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A	25.09.26	50% Concept Draft

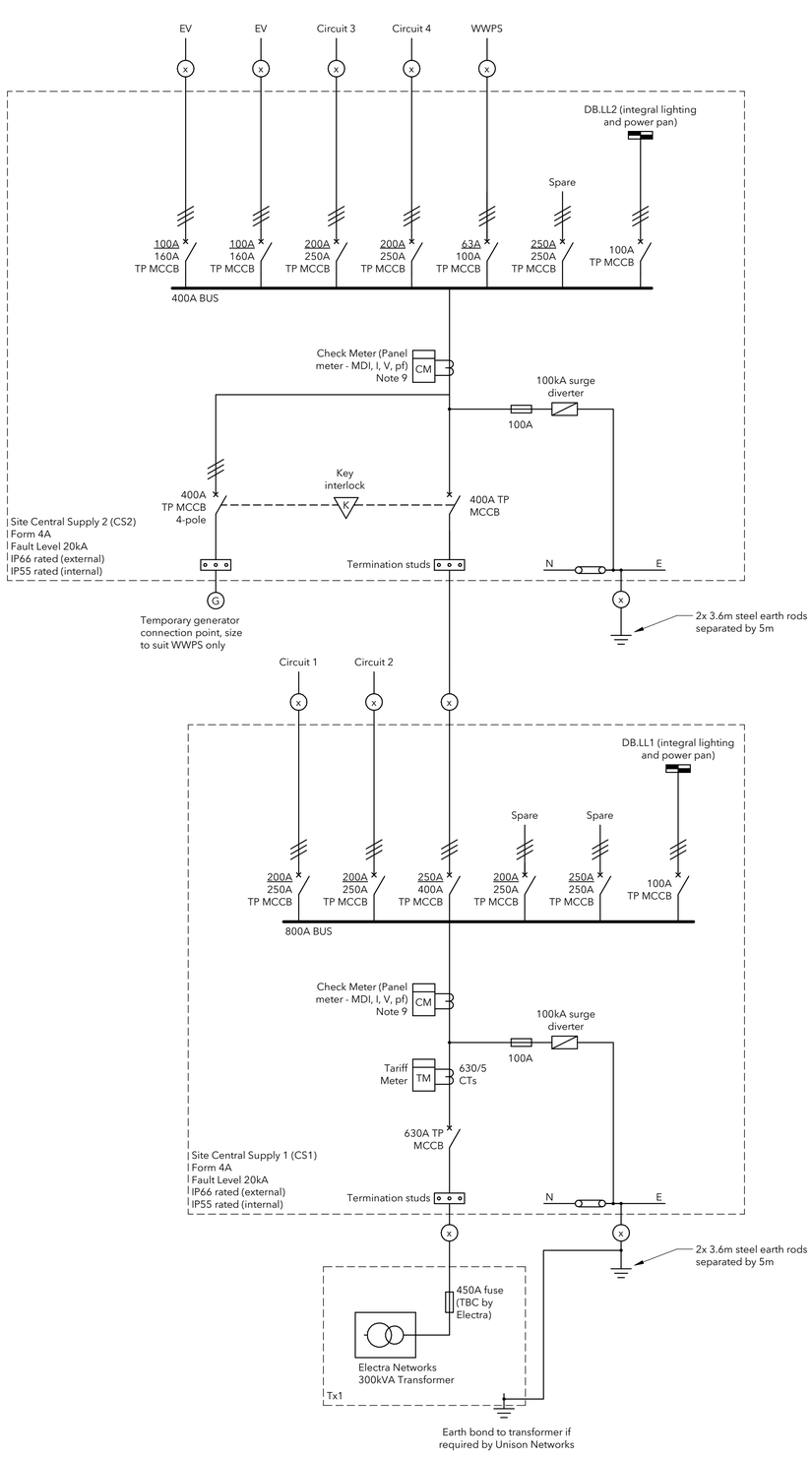
Otaihanga Retirement Village
73 Ratanui Road, Otaihanga

Luminaire Schedule

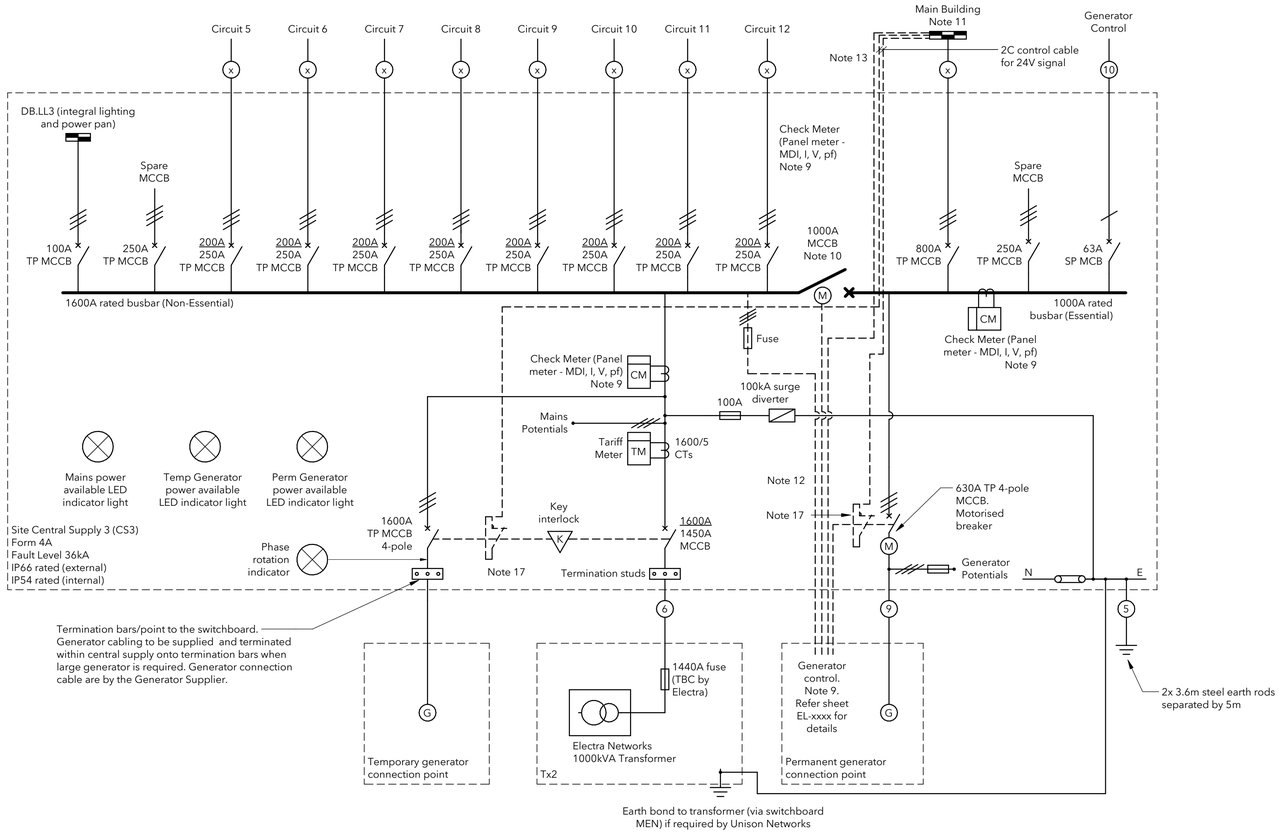
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Electrical & Ancillary
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Reference 251661
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Reference Sheet Issue
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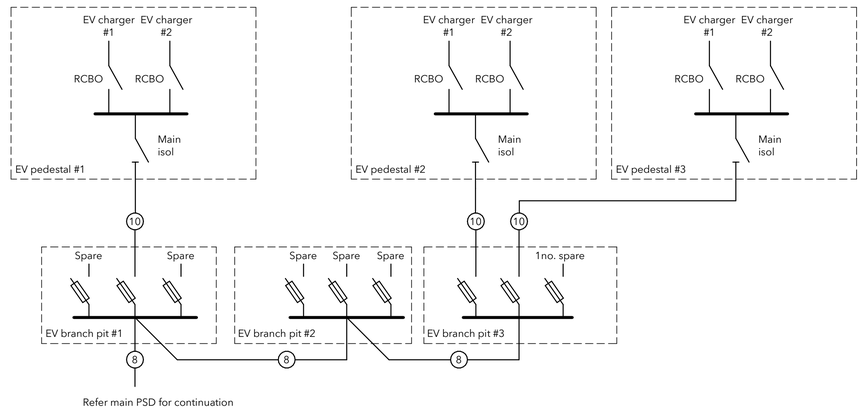
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Site Reticulation East Power System Diagram



Site Reticulation West Power System Diagram



EV Charger Diagram

Notes:

1. All MCCB's to be complete with electronic trip settings. Trip settings to be adjustable up to the frame size rating.
2. Three phase single core cables are to be laid in trefoil formation.
3. All internal busbars and cabling shall be fully rated for the protective device rating.
4. Unless identified otherwise, all MCCBs within all switchboards shall be manufactured as Form 4A segregation.
5. As a minimum, all isolators shall be rated to match the upstream MCCB that is supplying the isolator. All internal switchboard wiring shall be rated for the relevant protective device.
6. Surge diverter leads between phase and neutral as short as possible, not exceeding 100mm and as close together as possible, twisted if able.
7. All incoming and outgoing cables to be bottom entry.
8. The electrician shall provide bi-metal copper to aluminium termination lugs on both ends of mains cable. Provide copper tails for cable terminations onto MCCBs within central supply.
9. Provide RS485 controls cabling from equipment to be run back to the main building BMS controller. Cabling is to be run within dedicated duct and to be left neatly coiled and protected at both ends for termination by main building contractor.
10. Change-over contact/motorised breaker. Controlled via built-in generator controls such that the 'essential' busbar is disconnected from mains power in the event of a power failure.
11. Cable tails to be left neatly coiled and protected buried within the ground of the main building MSB room. Cabling to be left unterminated at both ends and to be terminated by the Main Building Contractor. Refer specification for details.
12. Controls cabling from the generator controls to the bus coupler within central supply.
13. Provide controls cabling from the generator controls for the indicator lights within the main building MSB.
14. Provide generator run contact within site central supply 1 for both permanent and emergency generator.
15. Refer adjacent EV charger schematic for details.
16. All switchboards to be c/w status indicator lights to indicate, mains availability, mains loss, generator availability.
17. Provide auxiliary contact on the generator breakers to disconnect / turn-off solar PV within the main building.

Power System Legend:

- Main distribution board
- Distribution board
- Moulded case circuit breaker (MCCB)
- Isolator switch
- Fuse
- Surge diverter
- TM — Tariff meter
- CM — Check meter c/w RS485 connectivity
- Transformer

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73 Ratanui Road, Otaihanga

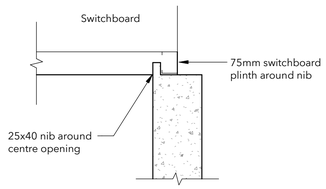
Power System Diagram

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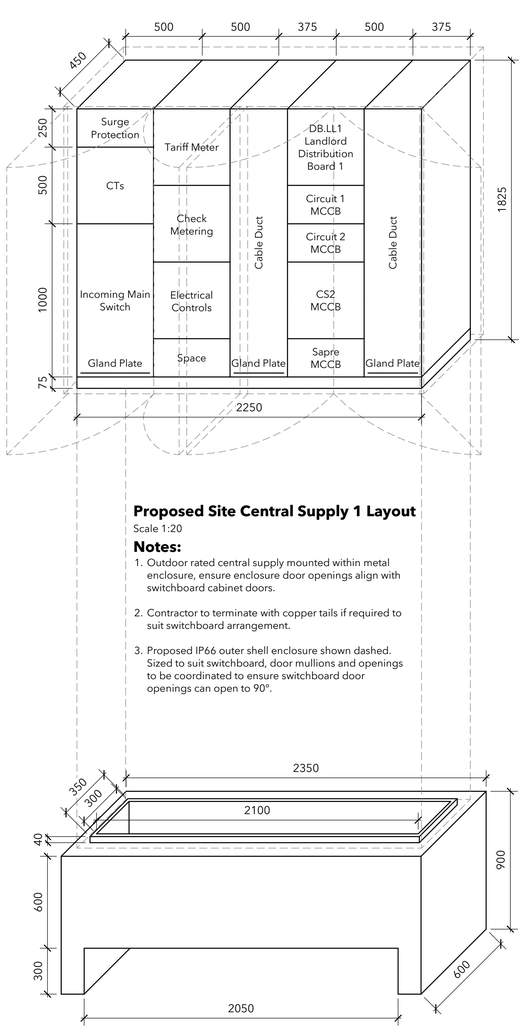
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Issue **C**

Notes:

1. All central supply switchboards are to be c/w LED indicator lights to indicate status of the Electrical mains connection, generator connection, mains availability etc.



Concrete NIB Typical Detail
Scale 1:10



Proposed Site Central Supply 1 Layout
Scale 1:20

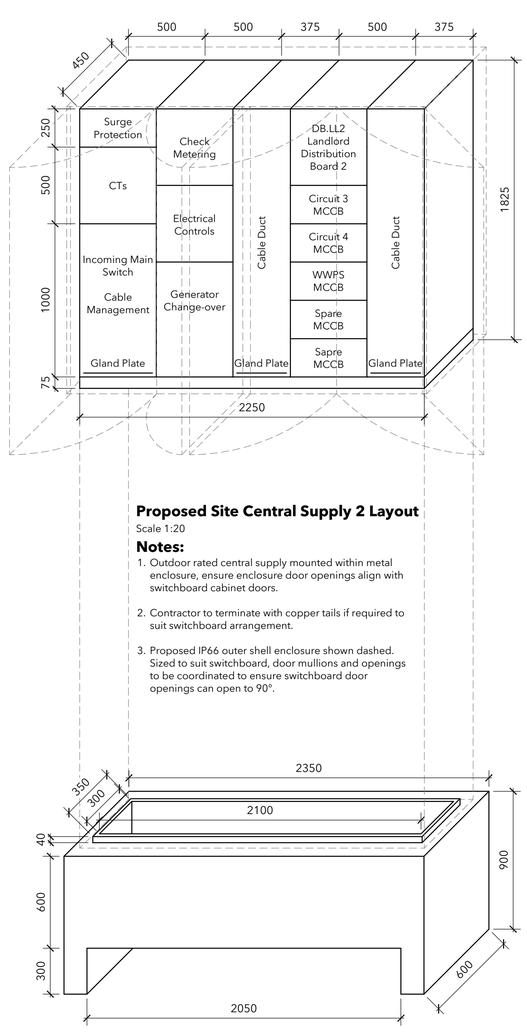
Notes:

1. Outdoor rated central supply mounted within metal enclosure, ensure enclosure door openings align with switchboard cabinet doors.
2. Contractor to terminate with copper tails if required to suit switchboard arrangement.
3. Proposed IP66 outer shell enclosure shown dashed. Sized to suit switchboard, door mullions and openings to be coordinated to ensure switchboard door openings can open to 90°.

Concrete Plinth Below Central Supply 2
Scale 1:20

Notes:

1. Dimensions to suit switchboard & enclosure size, plinth can be custom built on site or off the shelf if available.
2. Nib wall inside switchboard is crucial.
3. Reinforcing to suit.



Proposed Site Central Supply 2 Layout
Scale 1:20

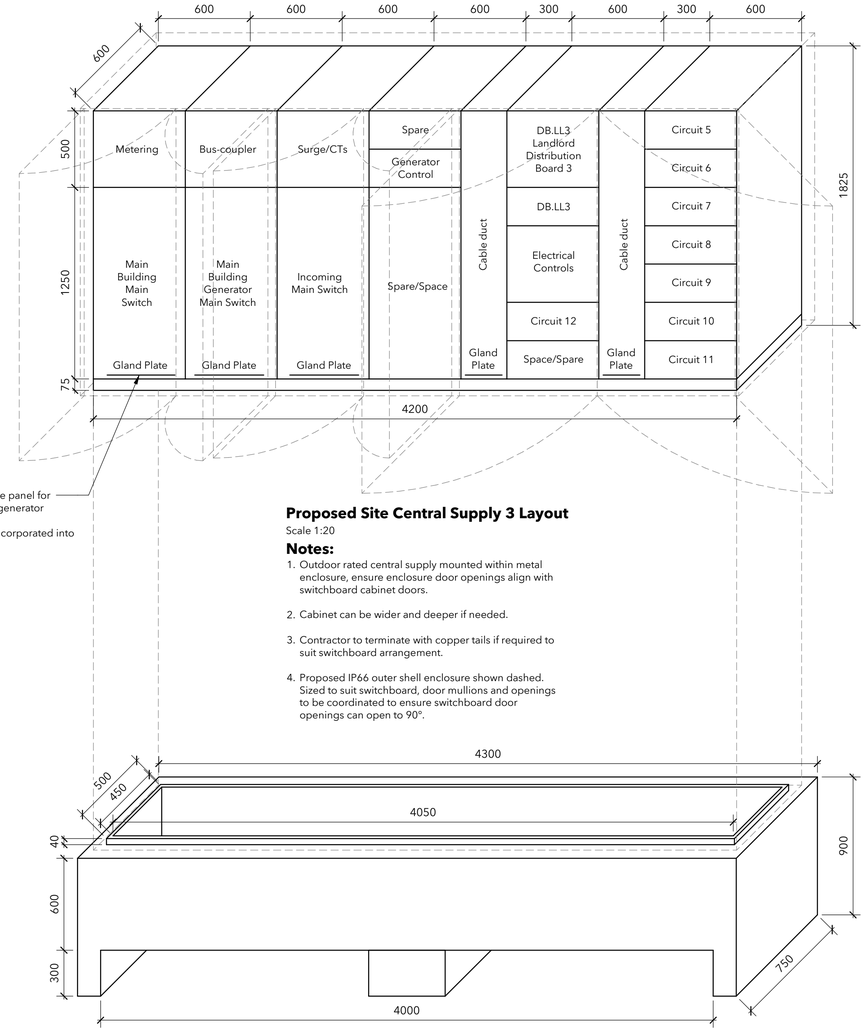
Notes:

1. Outdoor rated central supply mounted within metal enclosure, ensure enclosure door openings align with switchboard cabinet doors.
2. Contractor to terminate with copper tails if required to suit switchboard arrangement.
3. Proposed IP66 outer shell enclosure shown dashed. Sized to suit switchboard, door mullions and openings to be coordinated to ensure switchboard door openings can open to 90°.

Concrete Plinth Below Central Supply 2
Scale 1:20

Notes:

1. Dimensions to suit switchboard & enclosure size, plinth can be custom built on site or off the shelf if available.
2. Nib wall inside switchboard is crucial.
3. Reinforcing to suit.



Screw fixed removable panel for temporary incoming generator cabling.
Matching slot to be incorporated into external enclosure.

Proposed Site Central Supply 3 Layout
Scale 1:20

Notes:

1. Outdoor rated central supply mounted within metal enclosure, ensure enclosure door openings align with switchboard cabinet doors.
2. Cabinet can be wider and deeper if needed.
3. Contractor to terminate with copper tails if required to suit switchboard arrangement.
4. Proposed IP66 outer shell enclosure shown dashed. Sized to suit switchboard, door mullions and openings to be coordinated to ensure switchboard door openings can open to 90°.

Concrete Plinth Below Central Supply 3
Scale 1:20

Notes:

1. Dimensions to suit switchboard & enclosure size, plinth can be custom built on site or off the shelf if available.
2. Nib wall inside switchboard is crucial.
3. Reinforcing to suit.

Issue	Date	Amendment
C	20.10.26	Concept
B	09.10.26	Concept
A	25.09.26	50% Concept Draft

Otaihanga Retirement Village
73 Ratanui Road, Otaihanga

Schematics & Details Sheet 1

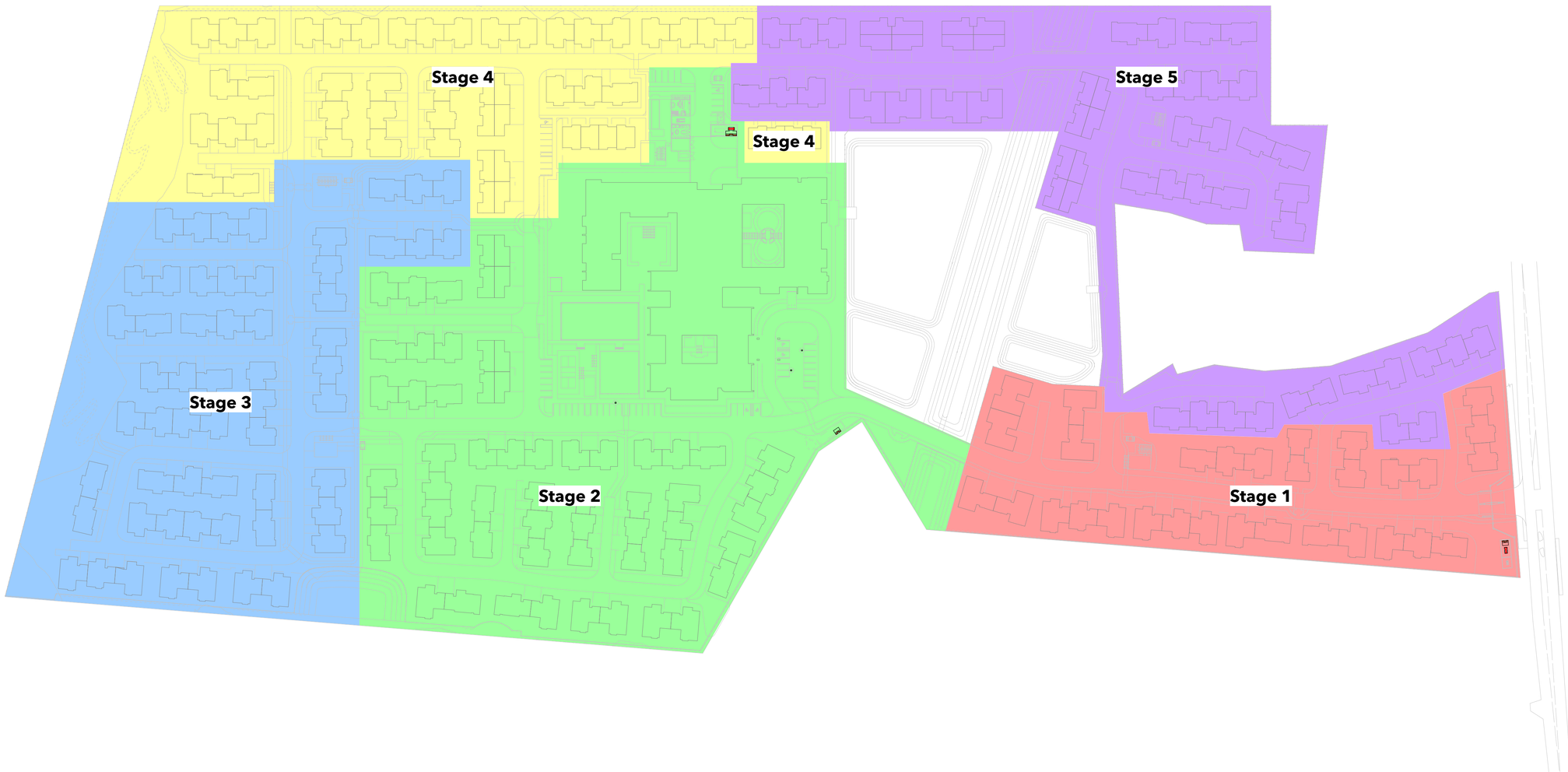
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Reference 251661
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Notes:

1. Staging plan is provided for information only. Refer to all official project documentation and Civil services drawings for all staging and separable portions plans for the project.



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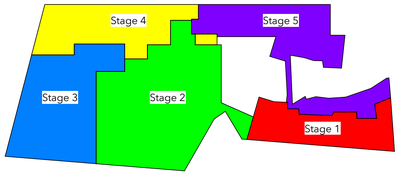
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Staging Plan

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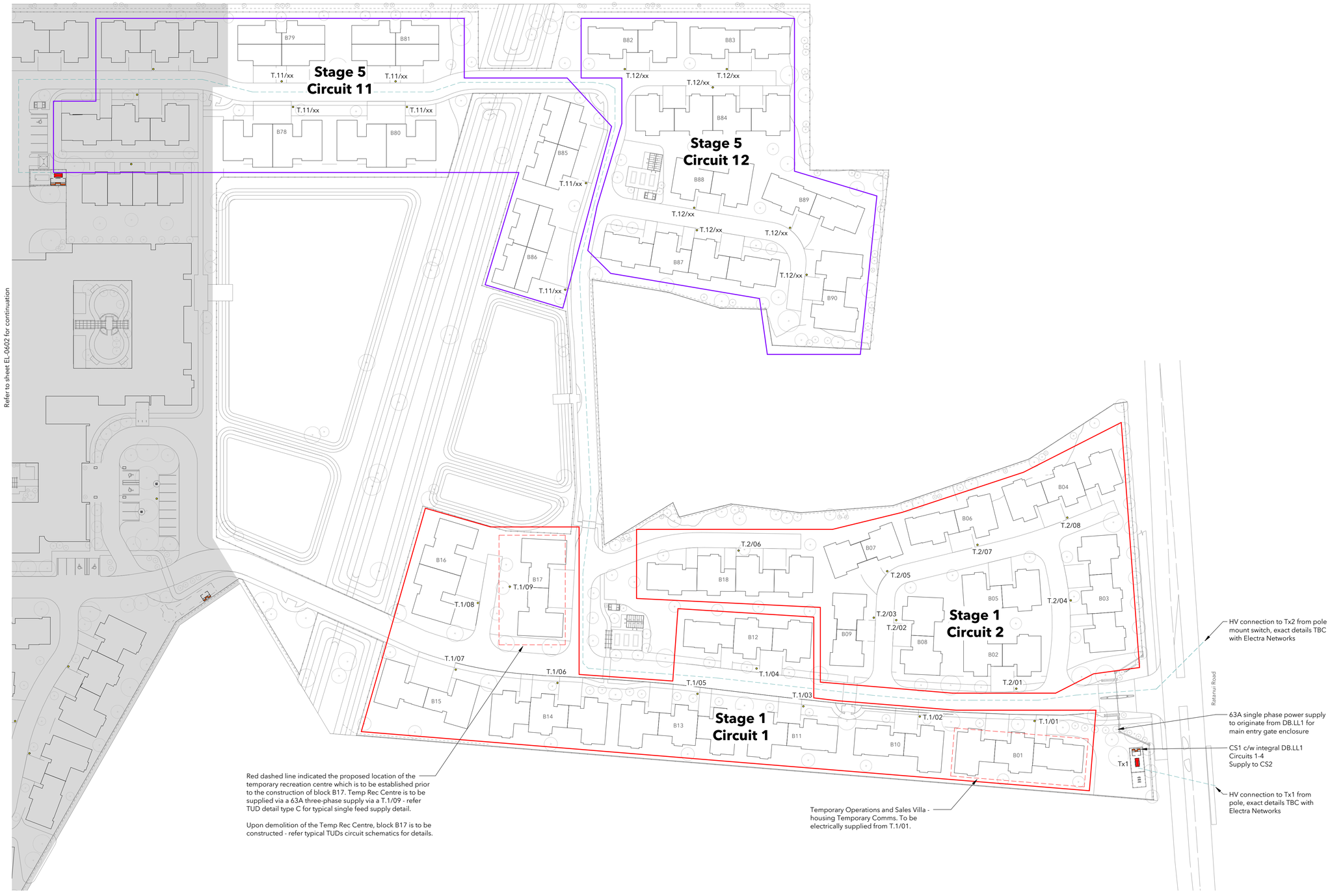
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Reference 251661
Reference 064_PFC_SW_DR _EL _ **0501**
Sheet
Issue **C**



Staging Plan

1 : 5000



Notes:

1. Location of new service cable/ducting routes are shown indicative only. Refer civil services drawings for exact duct layout positions, exact position of TUDs and separations from other services within the shared trenches. Shared trench by main civil contractor. TUDs shall be installed in coordination with all other services. TUDs and breach joints adjacent should be outside the roadway.
2. Prior to trenching, ensure to refer to the Utility Provider plans for positions of known underground services.
3. Where conduits and ducts enter under all buildings, provide engraved marker indicating the service entry point below. Refer to main building electrical documents for alignment of power and comms ducts exiting main building slab.
4. Refer to Summerset unit detail drawings for locations of power ducts exiting/entering each unit. All circuiting to be reviewed and coordinated in conjunction with the latest Summerset staging and SP plans.
5. All underground ducting and conduits for power cabling shall be rated as Heavy Duty as a category B installation. Refer electrical specification for further details and options. Generally, all cabling is to be protected within 100mmØ HD duct beneath all trafficable surfaces and additional 100mmØ spare ducts to be provided at all road crossing locations.
6. All duct bends shall be manufactured slow radius bends. Electrical ducts shall be installed with a nylon draw wires.
7. All electrical conduits and ducting shall be provided with a minimum of 600mm cover to the top of the conduit/duct. All conduits and ducts shall be installed with protective measures to prevent ingress of water, t-dux or similar product. All conduits and ducts shall be swabbed and cleaned prior to cable pull.
8. Pit locations shall be confirmed on site with the approval of the landscape architect. All pits to be leveled and sealed to the civil engineers satisfaction with a flush finish with the surrounding areas. Lids to be filled to match the landscape set-out c/w key locks. Pits to include engraved label markers indicating alignment of conduits leaving the pit and the destination.
9. The final position of all services and equipment shall be in accordance with the landscape architects set-out details.
10. The contractor is to ensure all in ground ducts are coordinated with MSB and DB locations to ensure cables are routed to the correct tier.

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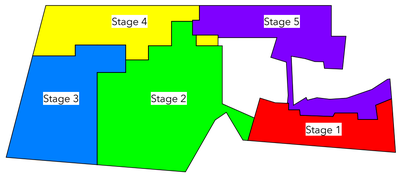
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A	25.09.26	50% Concept Draft

Otaihanga Retirement Village
73 Ratanui Road, Otaihanga

Site Reticulation Layout East

Powell Fenwick

Electrical & Ancillary
Scale at A1 - 1 : 600
Reference 251661
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Staging Plan
1 : 5000

Spare 50mmØ HD duct to originate from T.7/xx for future pedestrian gate power supply

Stage 4 Circuit 9

Stage 4 Circuit 10

TUD for power supply to Winter garden, a suitable location above ground required for an outdoor switchboard

Power supply to be provided for bike shed from DB.LL3

Tx2

CS2 c/w integral DB.LL3 Circuits 5-12

Power supply to be provided for motorised sliding gate from DB.LL3

Ducts to main building:
4No. 150mmØ from the site central supply to the main-building for the main building mains cabling.
1No. 100mmØ for from the generator to the main-building for the main building controls cabling.
1No. 100mmØ from the site central supply to the main-building for controls.

All ducts are to stop at the edge of the main building.

All mains cabling is to be run within the ducts c/w 30m spare cable tails - cabling is to be left neatly capped and coiled, buried in the ground and protected for extension and termination into the main building (under main building scope of work).

Ducts to be extended into the main building by the main building electrical contractor.

Power supply to be provided scooter store, a suitable location above ground required for an outdoor switchboard

Building Outside of Scope

Power supply to be provided outdoor kitchen, a suitable location above ground required for an outdoor switchboard

Stage 3 Circuit 8

Stage 3 Circuit 7

Stage 3 Circuit 6

Stage 2 Circuit 5

Stage 2 Circuit 4

Stage 2 Circuit 3

CS2 c/w integral DB.LL2 Circuits 3 & 4 Waste Water Pump Station c/w generator connection inlet for WWPS

Refer to sheet EL-0601 for continuation

Notes:

1. Provide a dedicated 10A single-phase permanently connected power supply directly to the controller terminals. Power supply to be IP66 rated and c/w an engraved IP66 environmentally protected 56-series isolator. All cabling to be concealed neatly within surface mounted Marley SOLA UV rated and heavy-duty conduit.
2. Location of new service cable/ducting routes are shown indicative only. Refer civil services drawings for exact duct layout positions, exact position of TUDs and separations from other services within the shared trenches. Shared trench by main civil contractor. TUDs shall be installed in coordination with all other services. TUDs and breach joints adjacent should be outside the roadway.
3. Prior to trenching, ensure to refer to the Utility Provider plans for positions of known underground services.
4. Where conduits and ducts enter under all buildings, provide engraved marker indicating the service entry point below. Refer to main building electrical documents for alignment of power and comms ducts exiting main building slab.
5. Refer to Summerset unit detail drawings for locations of power ducts exiting/entering each unit. All circuiting to be reviewed and coordinated in conjunction with the latest Summerset staging and SP plans.
6. All underground ducting and conduits for power cabling shall be rated as Heavy Duty as a category B installation. Refer electrical specification for further details and options. Generally, all cabling is to be protected within 100mmØ HD duct beneath all trafficable surfaces and additional 100mmØ spare ducts to be provided at all road crossing locations.
7. All duct bends shall be manufactured slow radius bends. Electrical ducts shall be installed with a nylon draw wires.
8. All electrical conduits and ducting shall be provided with a minimum of 600mm cover to the top of the conduit/duct. All conduits and ducts shall be installed with protective measures to prevent ingress of water, t-dux or similar product. All conduits and ducts shall be swabbed and cleaned prior to cable pull.
9. Pit locations shall be confirmed on site with the approval of the landscape architect. All pits to be leveled and sealed to the civil engineers satisfaction with a flush finish with the surrounding areas. Lids to be filled to match the landscape set-out c/w key locks. Pits to include engraved label markers indicating alignment of conduits leaving the pit and the destination.
10. The final position of all services and equipment shall be in accordance with the landscape architects set-out details.
11. The contractor is to ensure all in ground ducts are coordinated with MSB and DB locations to ensure cables are routed to the correct tier.

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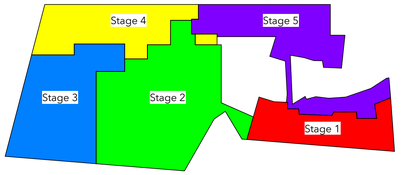
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73 Ratanui Road, Otaihanga

Site Reticulation Layout West

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Electrical & Ancillary
Scale at A1 - 1 : 600 Reference 251661
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Reference 064_PFC_SW_DR _EL _ **0602** Sheet **C** Issue



Staging Plan

1 : 5000

Notes:

1. Street lighting poles are to be set back 250mm from the centre of the pole to the back edge of the kerbing.
2. Prior to trenching, ensure to refer to the Utility Provider plans for positions of known undergound services.
3. The Landscape Architect/Civil Engineer is to provide set-out locations for TUDs, pits & street lighting, including finishing details.
4. Street lighting poles shall have an associated street lighting 242mmØ TUD mounted adjacent to the base of the pole for cable termination and fusing.
5. Pole to be c/w integral mounting plate for CCTV camera. Refer luminaire schedule notes for details.
6. Lighting controls associated with the bowling green are to be coordinated with the main building electrical services designer.
7. All lighting subcircuit cabling and controls cabling is to be installed within 32mmØ heavy duty conduit.
8. Street lighting cabling is to be protected with 32mmØ heavy duty ducting beneath all trafficable surfaces and additional 50mmØ spare ducts to be provided at all road crossings.
9. Provide 2No. 32mmØ uPVC HD conduits from the nearest TUD for future wall strip lighting to the seating area. Conduits are to be left capped in the ground and are to be installed c/w draw wires. All conduits are to be marked as "future" and are to be clearly noted on the As-Built drawings.
10. Provide 2No. 32mmØ uPVC HD conduits from the nearest TUD for future wall strip lighting to each seat within this area. Conduits are to be left capped in the ground and are to be installed c/w draw wires. All conduits are to be marked as "future" and are to be clearly noted on the As-Built drawings.
11. Exterior lighting has been designed in accordance the Kapiti Coast District Council Plan, rule GRZ-R1.3 for over boundary light spill requirements.



Original drawing in colour
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20/10/2026 4:42:33 pm

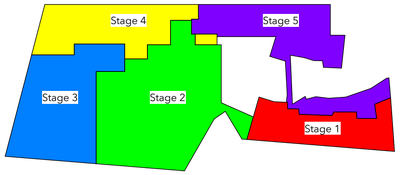
Issue	Date	Amendment
C	20.10.26	Concept
B	09.10.26	Concept
A	25.09.26	50% Concept Draft

Otaihanga Retirement Village
73 Ratanui Road, Otaihanga

Site Lighting Layout East

Powell Fenwick

Electrical & Ancillary
Scale at A1 - 1 : 600
Reference 251661
Designed - MIG Drawn - MIG Checked - EWM
Reference 064_PFC_SW_DR _EL _ **0603** Sheet **C** Issue



Staging Plan

1 : 5000

Notes:

1. Street lighting poles are to be set back 250mm from the centre of the pole to the back edge of the kerbing.
2. Prior to trenching, ensure to refer to the Utility Provider plans for positions of known undergound services.
3. The Landscape Architect/Civil Engineer is to provide set-out locations for TUDs, pits & street lighting, including finishing details.
4. Street lighting poles shall have an associated street lighting 242mmØ TUD mounted adjacent to the base of the pole for cable termination and fusing.
5. Pole to be c/w integral mounting plate for CCTV camera. Refer luminaire schedule notes for details.
6. Lighting controls associated with the bowling green are to be coordinated with the main building electrical services designer.
7. All lighting subcircuit cabling and controls cabling is to be installed within 32mmØ heavy duty conduit.
8. Street lighting cabling is to be protected with 32mmØ heavy duty ducting beneath all trafficable surfaces and additional 50mmØ spare ducts to be provided at all road crossings.
9. Provide 2No. 32mmØ uPVC HD conduits from the nearest TUD for future wall strip lighting to the seating area. Conduits are to be left capped in the ground and are to be installed c/w draw wires. All conduits are to be marked as "future" and are to be clearly noted on the As-Built drawings.
10. Provide 2No. 32mmØ uPVC HD conduits from the nearest TUD for future wall strip lighting to each seat within this area. Conduits are to be left capped in the ground and are to be installed c/w draw wires. All conduits are to be marked as "future" and are to be clearly noted on the As-Built drawings.
11. Exterior lighting has been designed in accordance the Kapiti Coast District Council Plan, rule GRZ-R1.3 for over boundary light spill requirements.



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Issue	Date	Amendment
C	20.10.26	Concept
B	09.10.26	Concept
A	25.09.26	50% Concept Draft

Otaihanga Retirement Village
73 Ratanui Road, Otaihanga

Site Lighting Layout West

Powell Fenwick

Electrical & Ancillary
Scale at A1 - 1 : 600
Reference 251661
Designed - MIG Drawn - MIG Checked - EWM
Reference 064_PFC_SW_DR _EL _ **0604** Sheet **C** Issue