



MCKENZIE & CO.

SIMPLICITY LIVING TE PŪTAHI LADIES MILE ENGINEERING DRAWINGS

Prepared for: SIMPLICITY LIVING LTD

Date: July 2026

Proj No. –

4163

SIMPLICITY LIVING – TE PUTAHI LADIES MILE

DRAWING INDEX

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NOTES

1. ALL DIMENSIONS ARE SHOWN IN METRES UNLESS NOTED OTHERWISE
2. ALL AREAS AND DIMENSIONS ARE SUBJECT TO RESOURCE CONSENT AND LINZ APPROVAL
3. LOCAL AUTHORITY: QUEENSTOWN LAKES DISTRICT COUNCIL
4. COMPRISED IN RT: 1194482 (LOT 3 DP 606744), RT 1142422 (SECTION 9 SO 485598) & RT: 1238571 (LOT 2 DP 617529)
5. EASEMENTS TO BE SURRENDERED / RELOCATED AS AGREED WITH BENEFITED LAND OWNER DURING DETAILED DESIGN
6. BUILDING PLATFORM CN126699287.3 / Area A DP 606744 TO BE CANCELLED
7. LOTS 102 TO VEST AS STATE HIGHWAY AND BE ADMINISTERED BY QLDC

LEGEND

- EASEMENT/COVENANT AREA TO BE SURRENDERED - DUE TO LOCATION IN PROPOSED ROAD TO VEST
- PROPOSED BOUNDARIES
- EXISTING EASEMENTS
- XML ABUTTALS

SCHEDULE OF EXISTING EASEMENTS				
EASEMENTS TO BE SURRENDERD / RELOCATED AS AGREED WITH BENEFITED LAND OWNER DURING DETAILED DESIGN				
PURPOSE	SHOWN	BURDENED LAND	BENEFITED LAND	CREATED BY
RIGHT TO CONVEY WATER	AB, AC, AE, AF & A ON SO 485598	SECTION 9 SO 485598	TBC BY SOLICITOR	769961.4, 769961.12, 769961.6, 769961.10, 769961.7, 769962, 785737.1, 829946.11, 829946.5, 829946.8, 834400.2, 838259.2, 842026.2, 850246.3, 850246.6, 862985.3, 5154900.4, 5363757.6, 5363757.9, 6064446.2
RIGHT TO DRAW WATER	AB, AC, AE, AF & A ON SO 485598	SECTION 9 SO 485598	LOT 1 DP 22874	862985.3, 5363757.6, 5363757.9
			LOT 1 DP 304273	
			LOT 2 DP 568820	
			LOT 3 DP 22936	
RIGHT OF WAY	AA, AE & AD ON SO 485598	SECTION 9 SO 485598	LOT 1 DP 22874	862985.3
RIGHT TO CONVEY ELECTRICITY	AA, AE & AD ON SO 485598	SECTION 9 SO 485598	LOT 1 DP 22874	862985.3
RIGHT TO CONVEY TELEPHONIC COMMUNICATIONS	AA, AE & AD ON SO 485598	SECTION 9 SO 485598	LOT 1 DP 22874	862985.3
RIGHT OF WAY	H ON DP 606744	LOT 3 DP 606744	LOT 2 DP 617529 & LOT 11 DP 622690	462350.1
RIGHT TO CONVEY WATER	H ON DP 606744	LOT 3 DP 606744	LOT 2 DP 617529 & LOT 11 DP 622690	12846682.1
	J, K, & M ON DP 617529		LOT 11 DP 622690	13434438.4
RIGHT TO STORE WATER WATER	K ON DP 617529	LOT 3 DP 606744	LOT 11 DP 622690	13434438.4
RIGHT OF WAY	B & C ON DP 617529	LOT 2 DP 617529	LOT 1 DP 617529 & LOT 3 DP 617529	13434438.3
RIGHT TO DRAIN SEWAGE	G ON DP 617529	LOT 2 DP 617529	LOT 1 DP 617529 & LOT 3 DP 617529	13434438.3
RIGHT TO CONVEY WATER	A, B & H ON DP 617529	LOT 2 DP 617529	LOT 1 DP 617529 & LOT 3 DP 617529	13434438.3
RIGHT TO CONVEY ELECTRICITY	H ON DP 617529	LOT 2 DP 617529	LOT 1 DP 617529 & LOT 3 DP 617529	13434438.3

SCHEDULE OF EXISTING EASEMENTS IN GROSS				
EASEMENTS TO BE SURRENDERD / RELOCATED AS AGREED WITH BENEFITED LAND OWNER DURING DETAILED DESIGN				
PURPOSE	SHOWN	BURDENED LAND	GRANTEE	CREATED BY
RIGHT TO CONVEY ELECTRICITY	H, I, & K ON DP 532961	SECTION 9 SO 485598	ELECTRICITY SOUTHLAND LIMITED	11672944.1
RIGHT TO TRANSFORM ELECTRICITY	I ON DP 532961			
RIGHT TO CONVEY WATER	G ON DP 568820	SECTION 9 SO 485598	QUEENSTOWN LAKES DISTRICT COUNCIL	12313409.6
	H ON DP 568820		GLENPANEL WATER TRUSTEE LIMITED	12313409.7
RIGHT TO CONVEY WATER	X ON DP 606744	LOT 3 DP 606744	ARROW IRRIGATION CO. LIMITED	884459
RIGHT TO CONVEY ELECTRICITY	H ON DP 606744	LOT 3 DP 606744	AURORA ENERGY LIMITED	8026761.4
RIGHT TO CONVEY WATER	E & F ON DP 617529	LOT 2 DP 617529	ARROW IRRIGATION CO. LIMITED	6299455.2
RIGHT TO CONVEY ELECTRICITY	A & B ON DP 617529	LOT 2 DP 617529	AURORA ENERGY LIMITED	8026761.3
RIGHT TO TRANSFORM ELECTRICITY	A & B ON DP 617529	LOT 2 DP 617529	AURORA ENERGY LIMITED	8026761.3



A	SUBSTANTIVE APPLICATION	GL	DM	DM	14/07/26
REV	DESCRIPTION	DRN BY	CHK BY	APP BY	DATE

CLIENT:	PROJECT:	TITLE:	PURPOSE OF ISSUE:
SIMPLICITY LIVING LIMITED	SIMPLICITY LIVING TE PUTAHI LADIES MILE (STAGE 1)	LOTS 1-7 AND 101-105 BEING A SUBDIVISION OF SECTION 9 SO 485598, LOT 3 DP 606744 AND LOT 2 DP 617529	FOR CONSENT
			SCALE: NTS DO NOT SCALE
			DRAWING NO: 4163-0-101
			REV: A



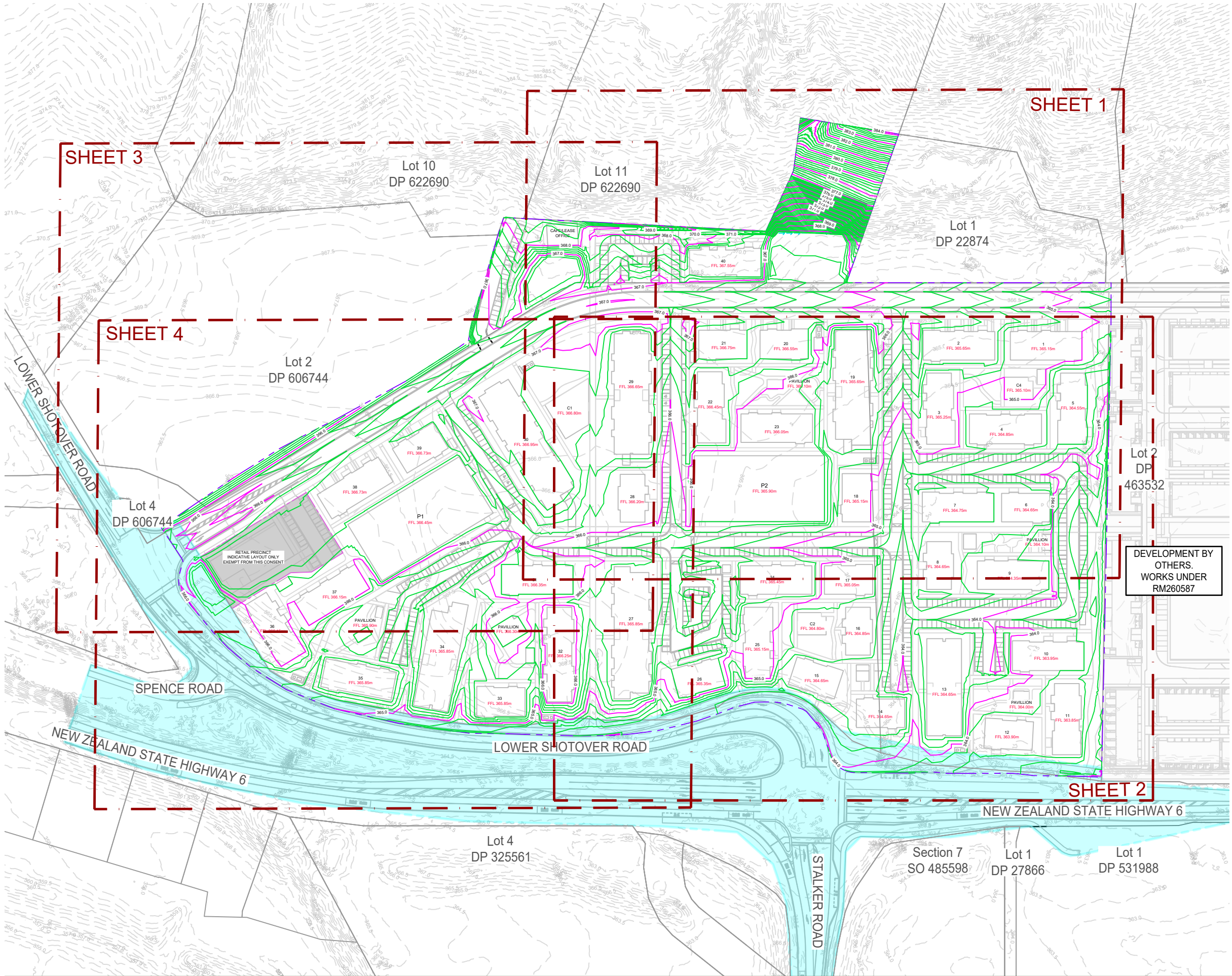


NOTES:

1. EXTERNAL ROADING WORKS OF LOWER SHOTOVER ROAD AND STATE HIGHWAY (SHADED) TO BE DESIGNED BY BBO. COORDINATION WITH QLDC/BBO FOR TIE IN AND BOUNDARY WORKS TO BE REFINED/CONFIRMED IN DETAILED DESIGN.

LEGEND:

EXTENT OF WORKS BOUNDARY	
EXTERNAL WORKS DESIGNED BY OTHERS	
PROPOSED (1.0m) MAJOR CONTOUR	366.0
PROPOSED (0.2m) MINOR CONTOUR	
EXISTING (0.5m) CONTOUR	22.1
EXISTING BOUNDARIES	
PROPOSED BOUNDARIES	
RETAIL PRECINCT BOUNDARY (NOT INCLUDED IN THIS CONSENT)	



DATUM: (H) NZGD2000 MT NICHOLAS 2000 CIRCUIT, (V) NZVD 2016

CLIENT:

PROJECT:

TITLE:

PURPOSE OF ISSUE:

SIMPLICITY LIVING
LIMITED

SIMPLICITY LIVING
TE PUTAHI LADIES MILE
QUEENSTOWN

EARTHWORKS
OVERALL PLAN

RESOURCE CONSENT

SCALE:
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DO NOT SCALE

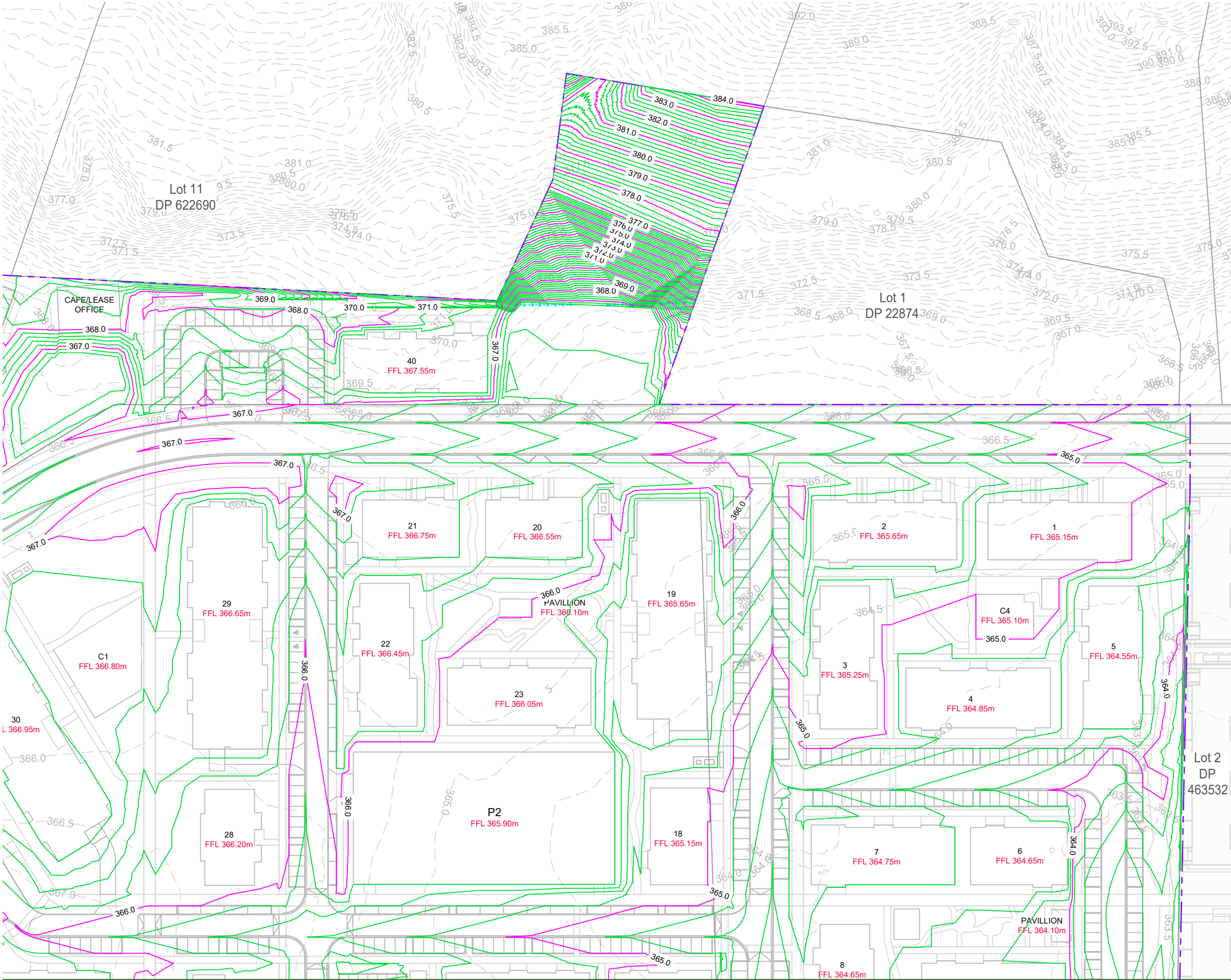
DRAWING NO:
4163-200

REV:
A

A	SUBSTANTIVE APPLICATION	BS	JK	31/07/26
REV	DESCRIPTION	DRN BY	CHK BY	DATE



MCKENZIE & CO.



NOTES:

- EXTERNAL ROADING WORKS OF LOWER SHOTOVER ROAD AND STATE HIGHWAY (SHADED) TO BE DESIGNED BY BBO. COORDINATION WITH QLDC/BBO FOR TIE IN AND BOUNDARY WORKS TO BE REFINED/CONFIRMED IN DETAILED DESIGN.

LEGEND:

EXTENT OF WORKS BOUNDARY	
EXTERNAL WORKS DESIGNED BY OTHERS	
PROPOSED (1.0m) MAJOR CONTOUR	366.0
PROPOSED (0.2m) MINOR CONTOUR	
EXISTING (0.5m) CONTOUR	22.1
EXISTING BOUNDARIES	
PROPOSED BOUNDARIES	
RETAIL PRECINCT BOUNDARY (NOT INCLUDED IN THIS CONSENT)	

DATUM: (H) NZGD2000 MT NICHOLAS 2000 CIRCUIT, (V) NZVD 2016

CLIENT:

PROJECT:

TITLE:

PURPOSE OF ISSUE:

RESOURCE CONSENT

SCALE:
1:1000m @ A3
DO NOT SCALE

DRAWING NO:

4163-201

REV:

A



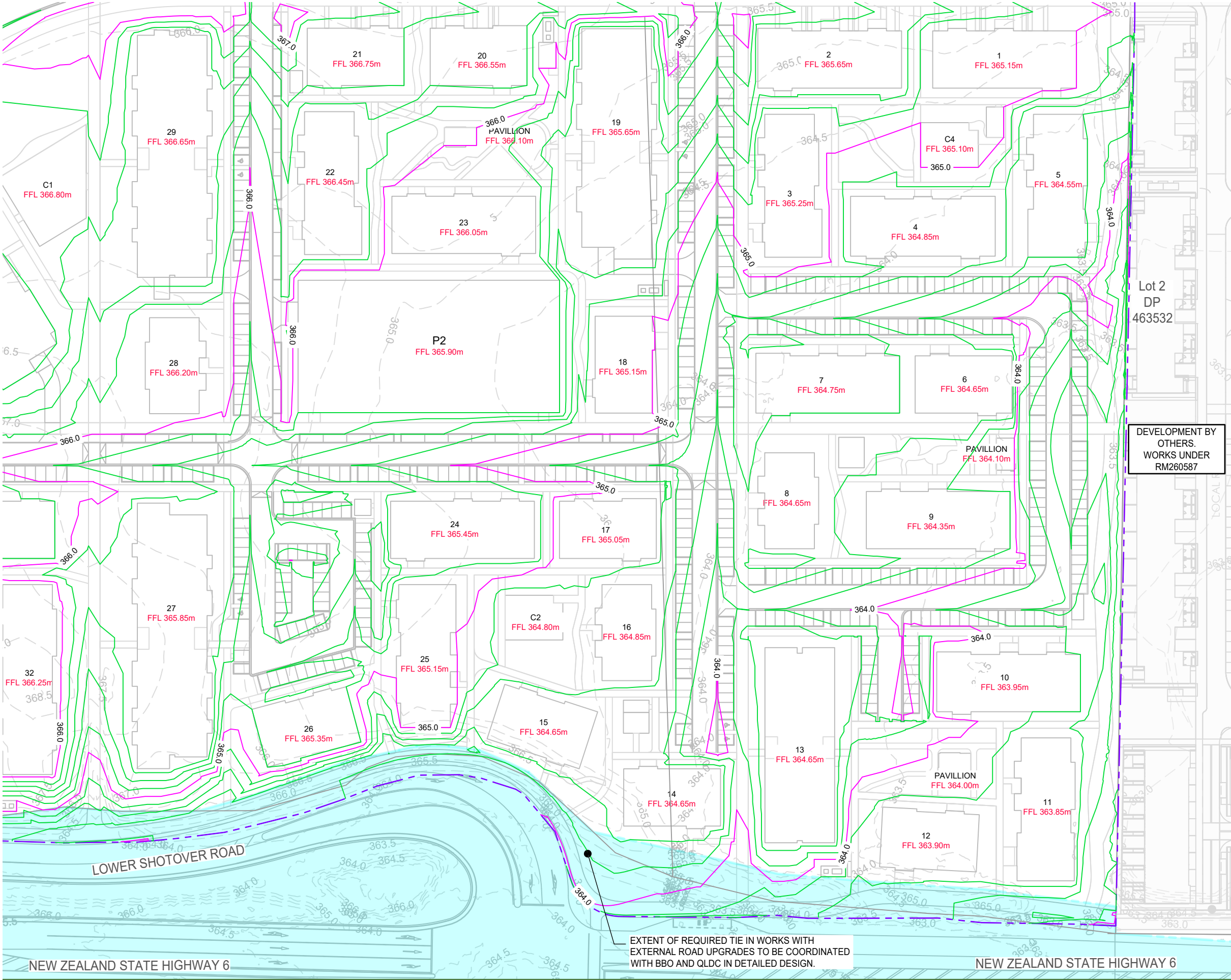
MCKENZIE & CO.

SIMPLICITY LIVING
LIMITED

SIMPLICITY LIVING
TE PUTAHI LADIES MILE
QUEENSTOWN

EARTHWORKS
DESIGN CONTOUR PLAN
SHEET 1 of 4

A	SUBSTANTIVE APPLICATION	BS	JK	31/07/26
REV	DESCRIPTION	DRN BY	CHK BY	DATE



NOTES:

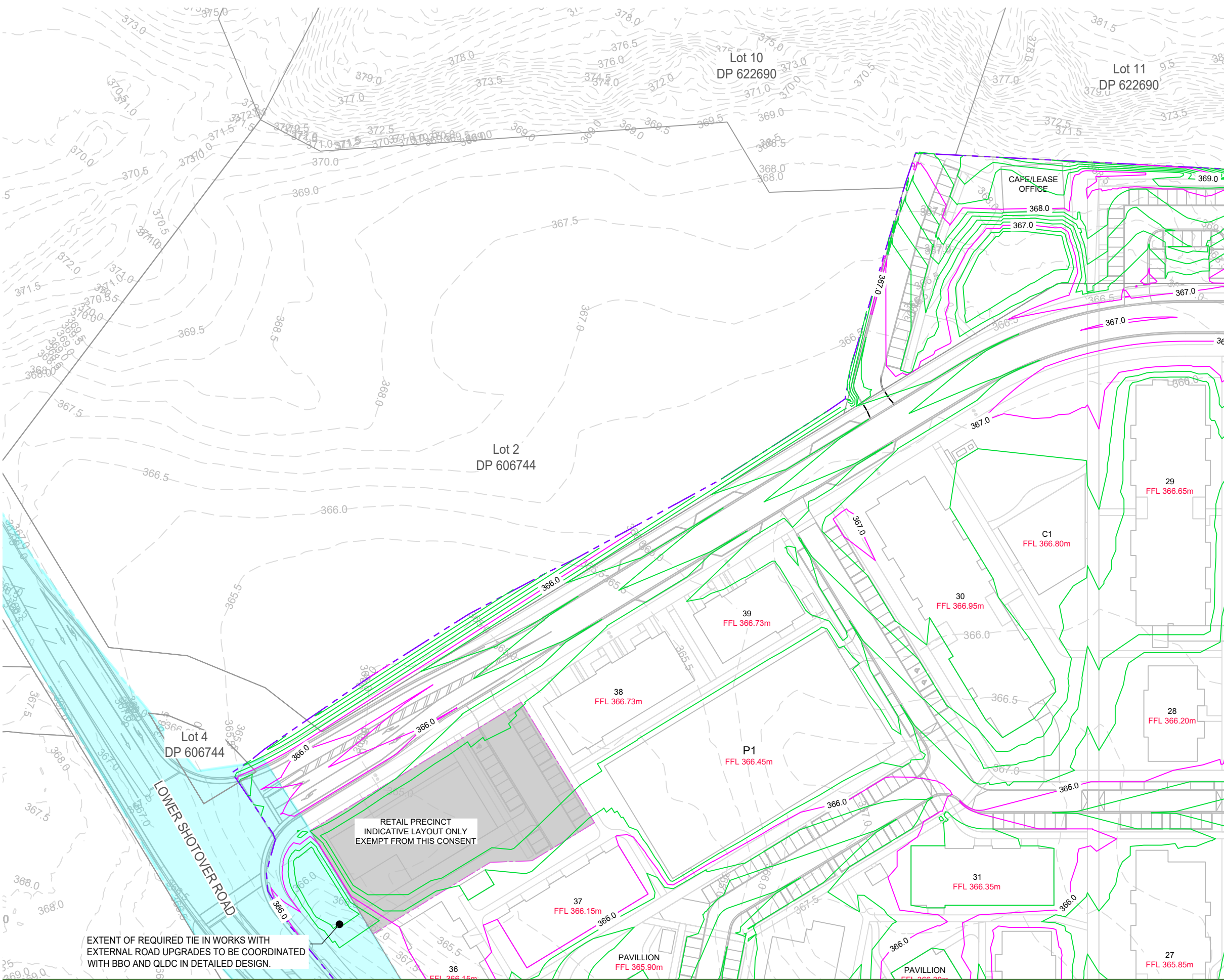
- 1. EXTERNAL ROADING WORKS OF LOWER SHOTOVER ROAD AND STATE HIGHWAY (SHADED) TO BE DESIGNED BY BBO. COORDINATION WITH QLDC/BBO FOR TIE IN AND BOUNDARY WORKS TO BE REFINED/CONFIRMED IN DETAILED DESIGN.

LEGEND:

EXTENT OF WORKS BOUNDARY	
EXTERNAL WORKS DESIGNED BY OTHERS	
PROPOSED (1.0m) MAJOR CONTOUR	366.0
PROPOSED (0.2m) MINOR CONTOUR	
EXISTING (0.5m) CONTOUR	22.1
EXISTING BOUNDARIES	
PROPOSED BOUNDARIES	
RETAIL PRECINCT BOUNDARY (NOT INCLUDED IN THIS CONSENT)	

DEVELOPMENT BY OTHERS. WORKS UNDER RM260587

DATUM: (H) NZGD2000 MT NICHOLAS 2000 CIRCUIT, (V) NZVD 2016



NOTES:

- 1. EXTERNAL ROADING WORKS OF LOWER SHOTOVER ROAD AND STATE HIGHWAY (SHADED) TO BE DESIGNED BY BBO. COORDINATION WITH QLDC/BBO FOR TIE IN AND BOUNDARY WORKS TO BE REFINED/CONFIRMED IN DETAILED DESIGN.

LEGEND:

EXTENT OF WORKS BOUNDARY	
EXTERNAL WORKS DESIGNED BY OTHERS	
PROPOSED (1.0m) MAJOR CONTOUR	
PROPOSED (0.2m) MINOR CONTOUR	
EXISTING (0.5m) CONTOUR	
EXISTING BOUNDARIES	
PROPOSED BOUNDARIES	
RETAIL PRECINCT BOUNDARY (NOT INCLUDED IN THIS CONSENT)	

EXTENT OF REQUIRED TIE IN WORKS WITH EXTERNAL ROAD UPGRADES TO BE COORDINATED WITH BBO AND QLDC IN DETAILED DESIGN.

DATUM: (H) NZGD2000 MT NICHOLAS 2000 CIRCUIT, (V) NZVD 2016



SIMPLICITY LIVING LIMITED

SIMPLICITY LIVING TE PUTAHI LADIES MILE QUEENSTOWN

EARTHWORKS DESIGN CONTOUR PLAN

SHEET 3 of 4

A SUBSTANTIVE APPLICATION

BS JK 31/07/26

REV DESCRIPTION

DRN BY CHK BY DATE

PURPOSE OF ISSUE:

RESOURCE CONSENT

SCALE:

1:1000m @ A3

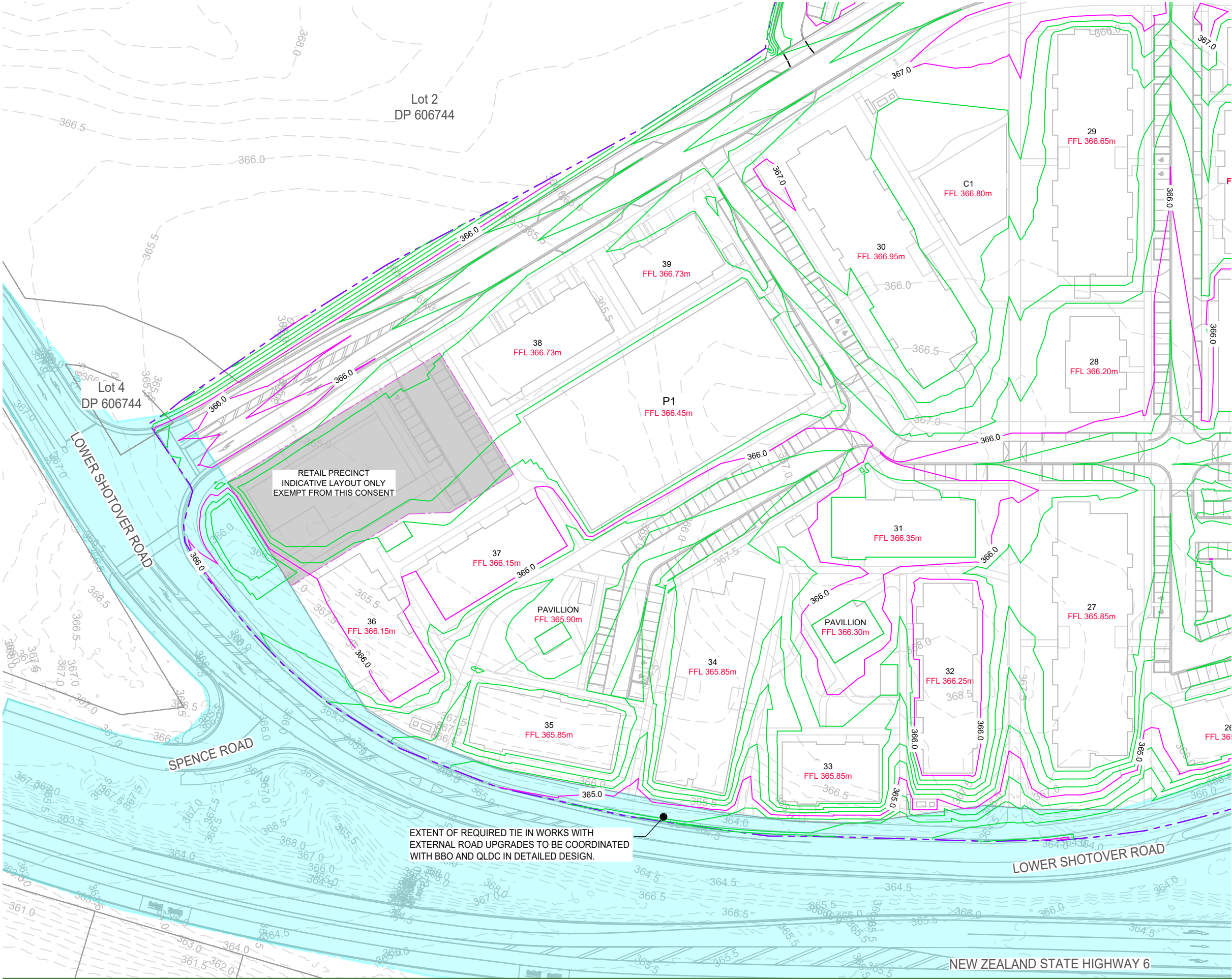
DO NOT SCALE

DRAWING NO:

4163-203

REV:

A



NOTES:

1. EXTERNAL ROADING WORKS OF LOWER SHOTOVER ROAD AND STATE HIGHWAY (SHADED) TO BE DESIGNED BY BBO. COORDINATION WITH QLDC/BBO FOR TIE IN AND BOUNDARY WORKS TO BE REFINED/CONFIRMED IN DETAILED DESIGN.

LEGEND:

EXTENT OF WORKS BOUNDARY	
EXTERNAL WORKS DESIGNED BY OTHERS	
PROPOSED (1.0m) MAJOR CONTOUR	366.0
PROPOSED (0.2m) MINOR CONTOUR	
EXISTING (0.5m) CONTOUR	22.1
EXISTING BOUNDARIES	
PROPOSED BOUNDARIES	
RETAIL PRECINCT BOUNDARY (NOT INCLUDED IN THIS CONSENT)	

EXTENT OF REQUIRED TIE IN WORKS WITH EXTERNAL ROAD UPGRADES TO BE COORDINATED WITH BBO AND QLDC IN DETAILED DESIGN.

DATUM: (H) NZGD2000 MT NICHOLAS 2000 CIRCUIT, (V) NZVD 2016

CLIENT:

SIMPLICITY LIVING
LIMITED

PROJECT:

SIMPLICITY LIVING
TE PUTAHI LADIES MILE
QUEENSTOWN

TITLE:

EARTHWORKS
DESIGN CONTOUR PLAN
SHEET 4 of 4

PURPOSE OF ISSUE:

RESOURCE CONSENT

SCALE:

1:1000m @ A3
DO NOT SCALE

DRAWING NO:

4163-204

REV:

A

A	SUBSTANTIVE APPLICATION	BS	JK	31/07/26
REV	DESCRIPTION	DRN BY	CHK BY	DATE



MCKENZIE & CO.

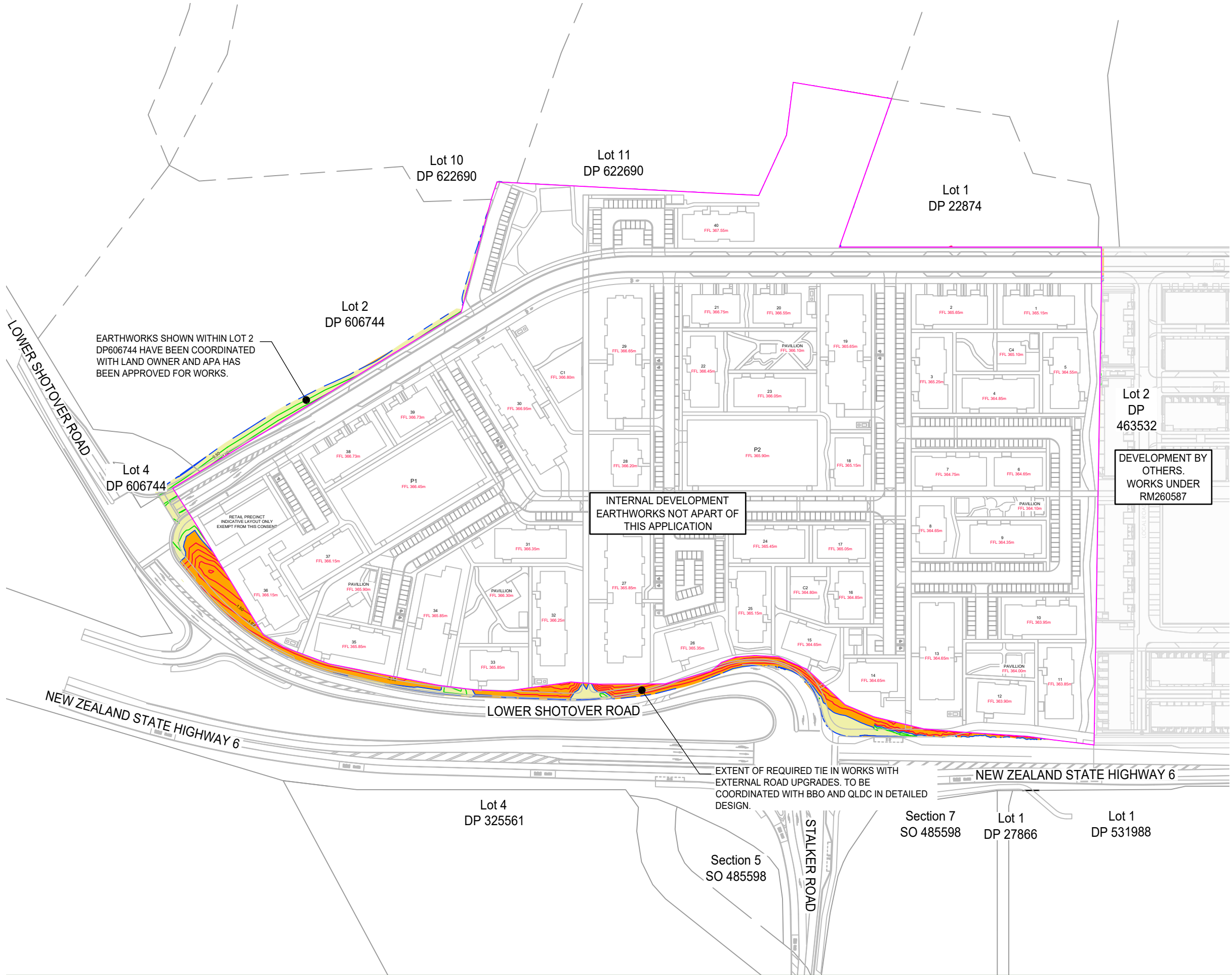


NOTES:

1. EARTHWORKS WITHIN THE SITE ARE NOT APART OF THIS APPLICATION AND ARE BEING ASSESSED/APPROVED THROUGH QLDC.
2. EARTHWORKS SHOWN EXTERNAL TO THE SITE BOUNDARY ARE REQUIRED FOR EFFICIENT TIE IN TO THE PROPOSED FUTURE DEVELOPMENT WORKS APART OF THE LADIES MILE PRECINCT.
3. EXTERNAL ROADING WORKS OF LOWER SHOTOVER ROAD AND STATE HIGHWAY TO BE DESIGNED BY BBO. COORDINATION WITH QLDC/BBO FOR TIE IN AND BOUNDARY WORKS TO BE REFINED/CONFIRMED IN DETAILED DESIGN.
4. THE HATCHES AND DEPTH CONTOURS SHOWN DEPICT DIFFERENCE BETWEEN EXISTING GROUND SURFACE AND FINISHED DESIGN SURFACE.
5. EARTHWORKS ASSOCIATED WITH LOWER SHOTOVER UPGRADES AND ASSOCIATED INTERSECTIONS ARE ANTICIPATED TO BE MINIMAL AS DESIGN AIMING TO CLOSELY MIMIC EXISTING SURFACE LEVELS. TO BE CONFIRMED IN NEXT STAGE OF DESIGN AND COORDINATED WITH BBO DESIGN.

LEGEND:

INTERNAL SITE BOUNDARY	
PROPOSED FILL (0.5m INTERVAL MAJOR CONTOUR)	0.50
PROPOSED CUT (0.5m INTERVAL MAJOR CONTOUR)	-0.50
CUT/FILL (ZERO CONTOUR)	
CUT AREA	
FILL AREA	
EXISTING BOUNDARIES	
INDICATIVE LAYOUT	



DATUM: (H) NZGD2000 MT NICHOLAS 2000 CIRCUIT, (V) NZVD 2016

CLIENT:

SIMPLICITY LIVING
LIMITED

PROJECT:

SIMPLICITY LIVING
TE PUTAHI LADIES MILE
QUEENSTOWN

TITLE:

EARTHWORKS
CUT AND FILL
OVERALL PLAN

PURPOSE OF ISSUE:

RESOURCE CONSENT

SCALE:

1:2000

DO NOT SCALE

DRAWING NO:

4163-210

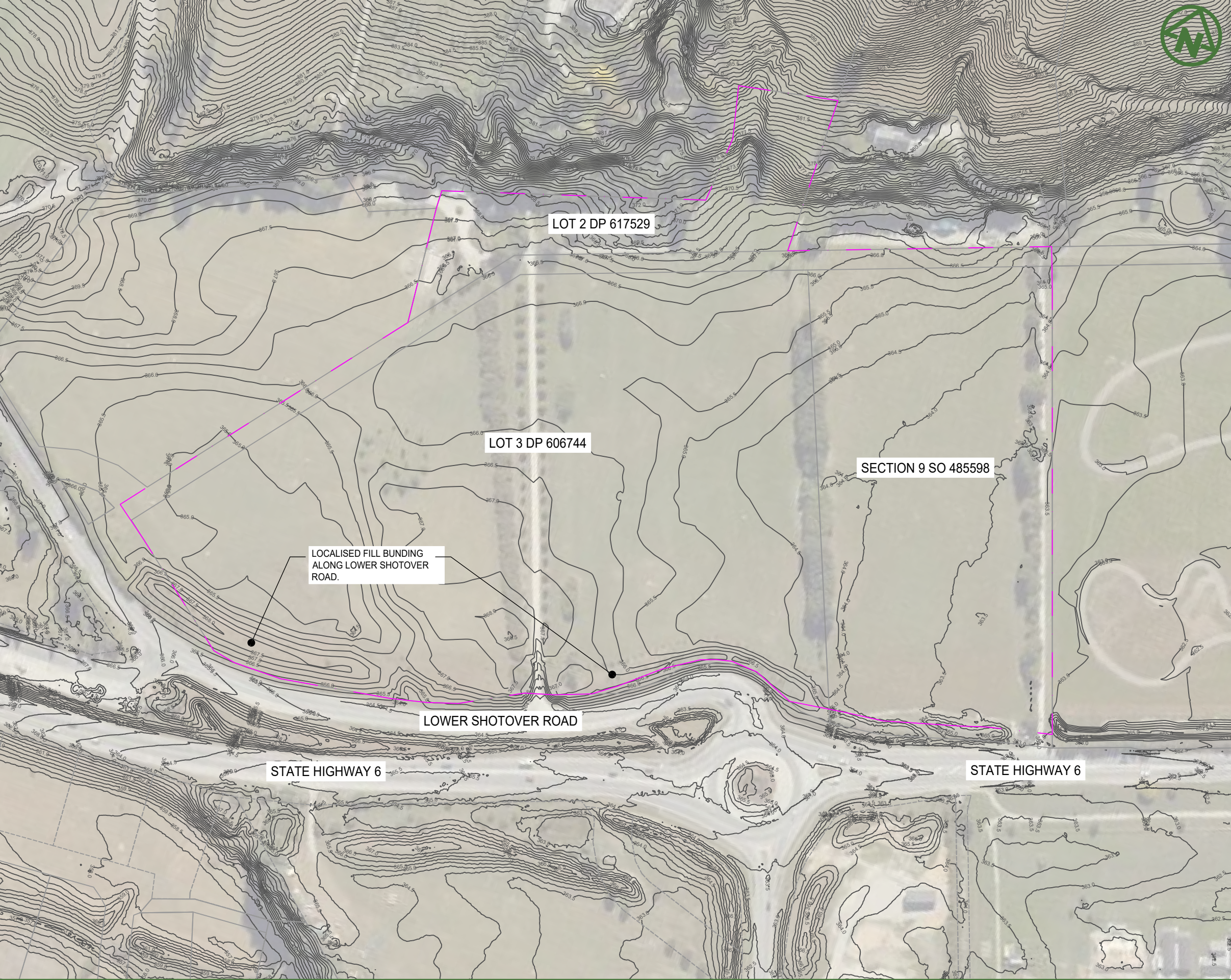
REV:

A



MCKENZIE & CO.

A	SUBSTANTIVE APPLICIAION	BS	JK	31/07/26
REV	DESCRIPTION	DRN BY	CHK BY	DATE



LEGEND:

EXISTING CONTOURS (0.5m INTERVAL)

0.50

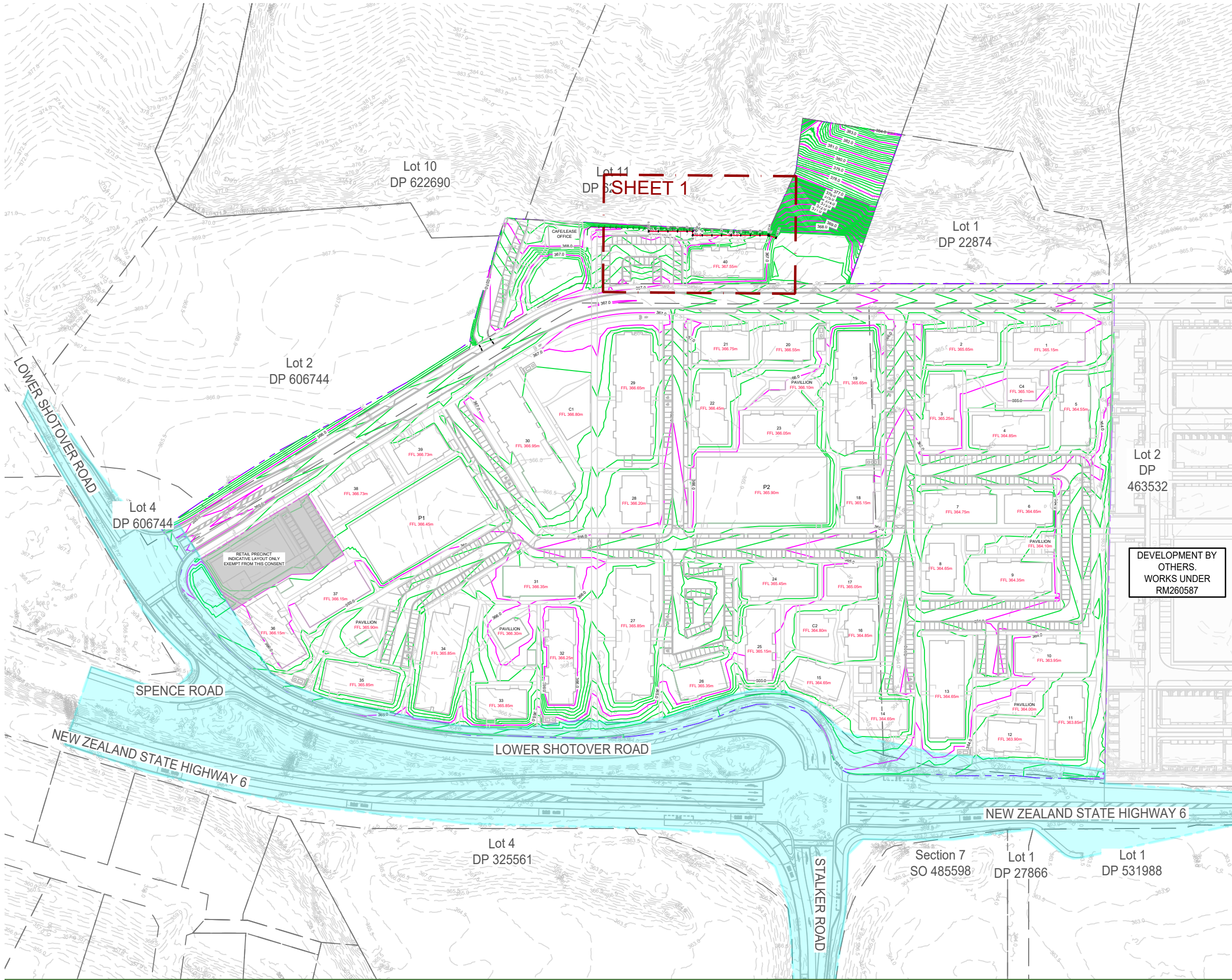
SITE BOUNDARY

EXISTING BOUNDARIES

DATUM: (H) NZGD2000 MT NICHOLAS 2000 CIRCUIT, (V) NZVD 2016

CLIENT: SIMPLICITY LIVING LIMITED			PROJECT: SIMPLICITY LIVING TE PUTAHI LADIES MILE QUEENSTOWN			TITLE: EXISTING CONTOURS OVERALL PLAN			PURPOSE OF ISSUE: RESOURCE CONSENT		
MCKENZIE & CO.									SCALE: 1:2000m @ A3		
									DO NOT SCALE		
									DRAWING NO: 4163-230		
									REV: A		

A	SUBSTANTIVE APPLICIAION	BS	JK	14/07/26
REV	DESCRIPTION	DRN BY	CHK BY	DATE



LEGEND:

- EXTENT OF WORKS BOUNDARY
- EXTERNAL WORKS DESIGNED BY OTHERS
- PROPOSED (1.0m) MAJOR CONTOUR
- PROPOSED (0.2m) MINOR CONTOUR
- EXISTING (0.5m) CONTOUR
- EXISTING BOUNDARIES
- PROPOSED BOUNDARIES

DEVELOPMENT BY
OTHERS.
WORKS UNDER
RM260587

DATUM: (H) NZGD2000 MT NICHOLAS 2000 CIRCUIT, (V) NZVD 2016

CLIENT:

PROJECT:

TITLE:

PURPOSE OF ISSUE:

RESOURCE CONSENT

SCALE:

1:2000m @ A3

DO NOT SCALE

DRAWING NO:

4163-260

REV:

A



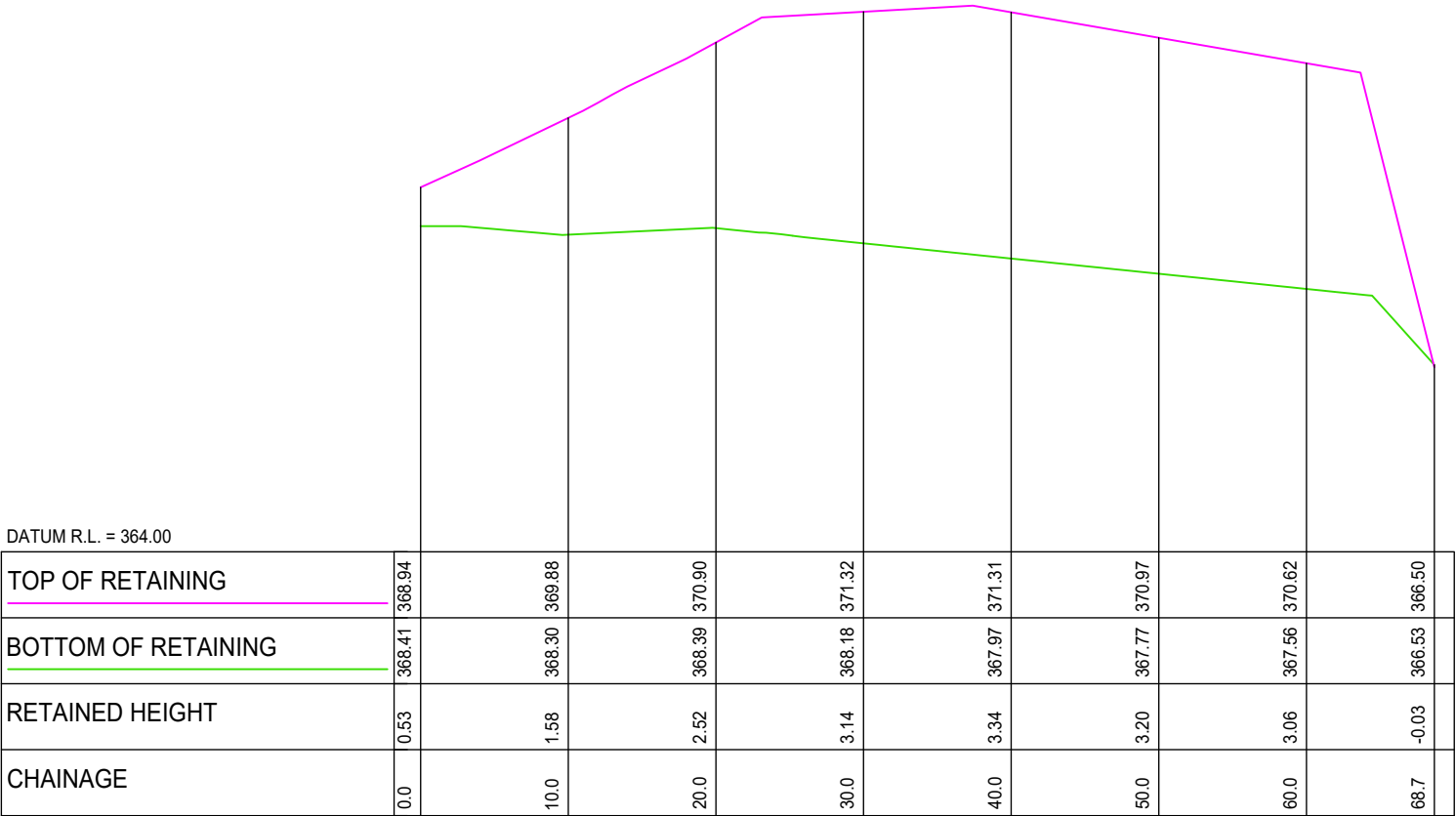
MCKENZIE & CO.

SIMPLICITY LIVING
LIMITED

SIMPLICITY LIVING
TE PUTAHI LADIES MILE
QUEENSTOWN

EARTHWORKS
RETANING WALL
OVERALL PLAN

REV	DESCRIPTION	DRN BY	CHK BY	DATE
A	SUBSTANTIVE APPLICATION	BS	JK	31/07/26



LONGITUDINAL SECTION - RETAINING WALL 01
SCALE: 1:500(H) / 1:100(V)

DATUM: (H) NZGD2000 MT NICHOLAS 2000 CIRCUIT, (V) NZVD 2016

CLIENT:				PROJECT:		TITLE:		PURPOSE OF ISSUE:	
SIMPLICITY LIVING LIMITED				SIMPLICITY LIVING TE PUTAHI LADIES MILE QUEENSTOWN		EARTHWORKS RETANING WALL LONG SECTION		RESOURCE CONSENT	
								SCALE: 1:500m @ A3 (H), 1:100 (V) DO NOT SCALE	
								DRAWING NO: 4163-262	
								REV: A	



A	SUBSTANTIVE APPLICATION	BS	JK	14/07/26
REV	DESCRIPTION	DRN BY	CHK BY	DATE