

01 May 2024

Town Planning Group  
1 Coronet Peak Station Road  
PO Box 2559  
Queenstown

Our reference: 503073

Attention: Brett Giddens and Sam Kealey

Dear Brett and Sam

## Summary of Engineering Drawings to Support the Silver Creek Fast-Track Submission

### 1. Introduction

This letter summaries the attached drawings which reflect Eliot Sinclair's progress with respect to the detailed design of the Silver Creek development as of April 2024. The letter and the drawings are intended to be used to support the Fast-Track consent for the Silver Creek development, and illustrate that detailed design is well underway.

***We particularly note: The drawings are preliminary and provided for information purposes. They are subject to change as part of the on-going detailed design process and approval by QLDC. Any boundaries and easements are indicative only and subject to final definition survey.***

### 2. Summary of Drawings

#### 2.1. Scheme Plans

The scheme plans illustrate the proposed yield for each of the neighbourhoods, marketed as Sycamore, The Summit, and Creekside. The plans are currently being used for sales and titling purposes.

#### 2.2. Scheme Plans with Finished Levels

These plans are generally a duplicate of the above 2.1 Scheme Plans, but contain contours illustrating possible earthworks and finished lot levels. They have been produced to assist with sales so future homeowners can have a better understanding of their site based on the developments existing topography.

#### 2.3. Roading Plans

The roading plans and long-sections illustrate our detailed design for the first stages of construction, being Roads Alpha and Bravo leading to Sycamore and The Summit neighbourhoods. The plans illustrate anticipated road widths, grades, parking areas/bus stops, batters, etc. which generally comply with the resource consent conditions (RM 210908) and QLDC's Engineering Code of Practice.

We note the roading names used are preliminary only for discussions/identification purposes. Vested road names are still to be determined and are subject to approval by the developer and QLDC.

## **2.4.      Roading Plans – Future**

These plans illustrate wider site context for roading designs to future stages, and connections to neighbouring developments. The designs are not as advance as those provided as part of 2.3 above, but indicate the wider site has been given consideration. The plans illustrate anticipated road alignments, widths, grades, car parks/bus stops, batters etc. which generally comply with the resource consent conditions (RM 210908) and QLDC's Engineering Code of Practice.

## **2.5.      Earthworks**

These plans generally illustrate the proposed earthworks to be undertaken across the site. Earthworks along Roads Alpha, Bravo, and The Summit and within Sycamore and The Summit neighbourhoods have a high certainty as we are well advance with the detailed design.

## **2.6.      3x Waters**

These plans illustrate the proposed alignment and sizes of the 3x waters (stormwater; wastewater; and potable water) infrastructure through Road Alpha and Miners Lane.

Design of the 3x waters infrastructure elsewhere across the development is on-going.

## **3.          Conclusion/Summary**

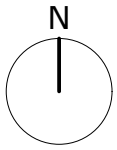
The plans provided show a snapshot of Eliot Sinclair's detailed design for the Silver Creek development to-date. The plans indicate the design is well advanced and the development is feasible.

Design of the west end of the site (Sycamore and The Summit neighbourhoods, and Roads Alpha, Bravo, and Summit Road) are well advance, while design for the central and east ends of the site is less advance, but has been appropriately considered to determine and ensure feasibility.

# Scheme Plans

The Summit; Sycamore; and Creekside Neighbourhoods

*Note: The drawings are preliminary and provided for information purposes only to support a Fast-Track consent submission. They reflect Eliot Sinclair design progress as of April 2024 are subject to change as part of the on-going detailed design process and approval by QLDC. Boundaries are indicative only and subject to final definition survey.*

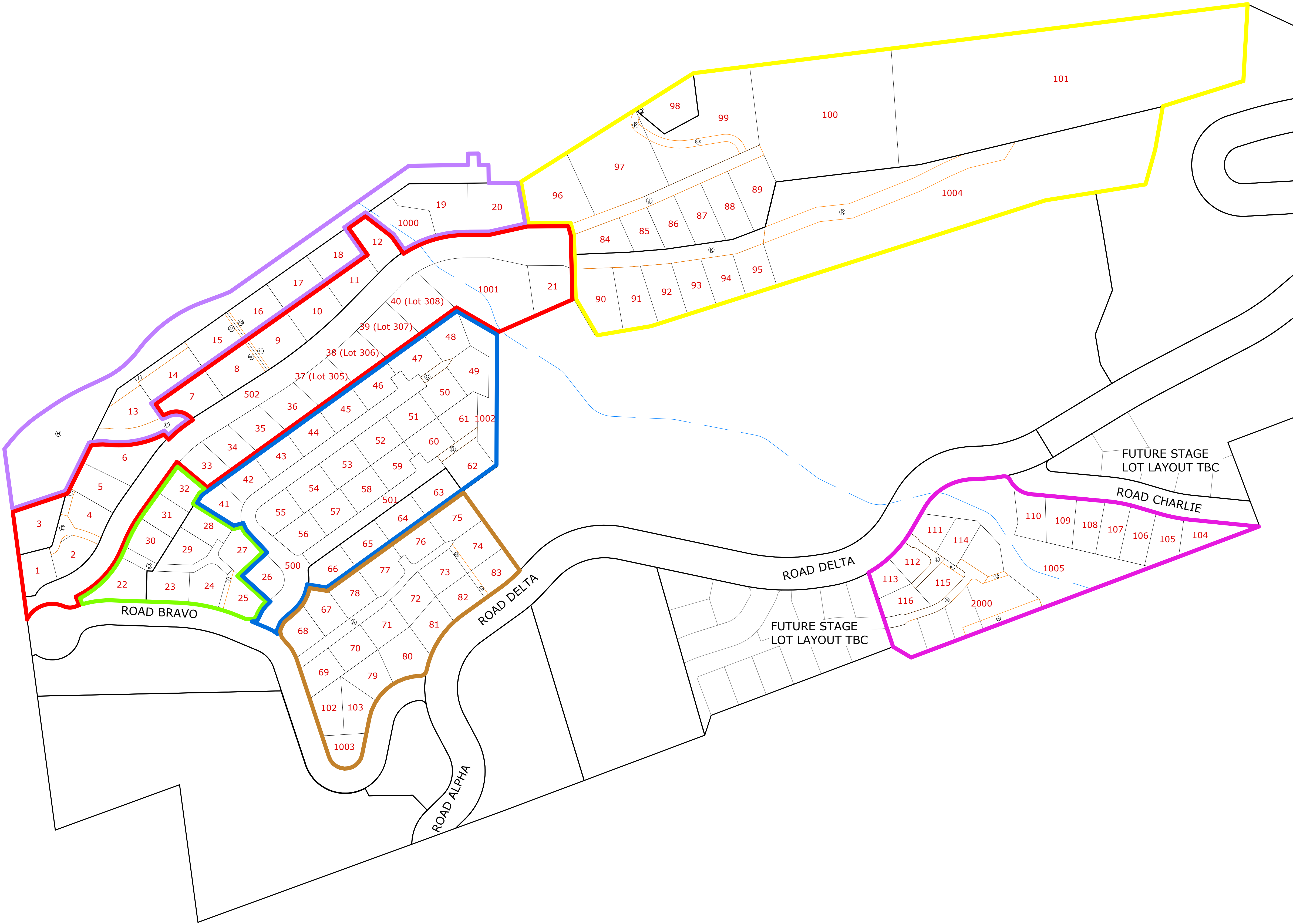


NOTES

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LEGEND:

- Summit Stage 1
- Summit Stage 2
- Summit Stage 3
- Sycamore Stage 1
- Sycamore Stage 2
- Sycamore Stage 3
- Creekside Stage 1
- Proposed boundary
- Proposed easement



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REV.	DRAWN	DATE	NOTE
A	GG	04.03.24	For Information
B	GG	12.03.24	Updated lot layout
C	GG	04.04.24	Creekside added
D	GG	10.04.24	Updated sheet number (SS V100)

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APPROVED

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FOR INFORMATION  
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SILVER CREEK DEVELOPMENT

Goldfield Heights  
Queenstown, Otago 9300

SCHEME PLAN  
OVERALL

PROJECT  
503073

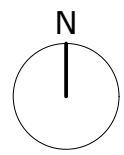
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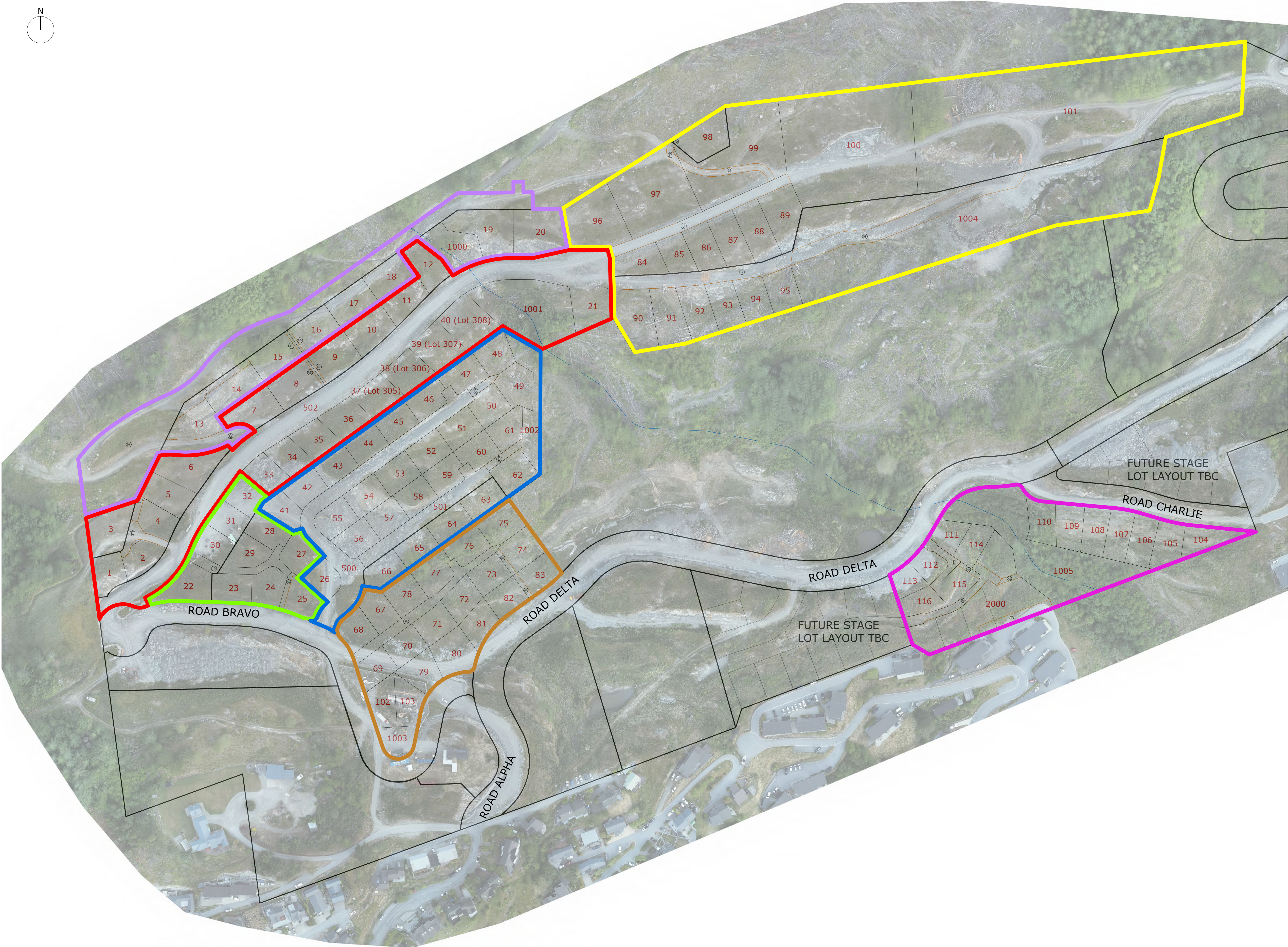


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SILVER CREEK DEVELOPMENT

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Queenstown, Otago 9300

SCHEME PLAN  
OVERALL

PROJECT  
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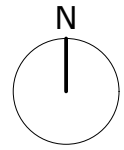
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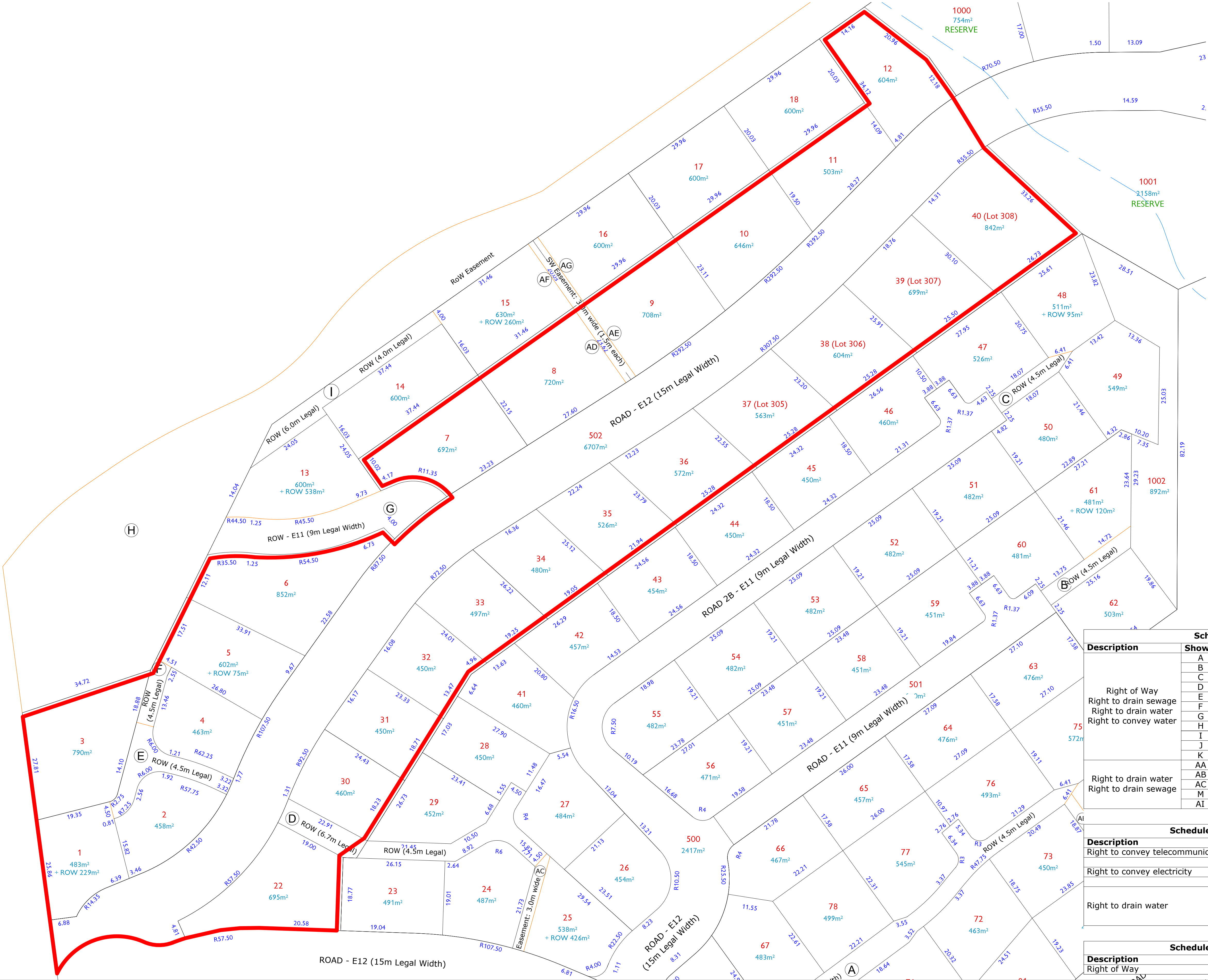


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LEGEND:

- Summit Stage 1
- Proposed boundary
- Proposed easement
- 29.96 Proposed boundary distance (m)
- R292.50 Proposed boundary curve radius (m)



Schedule of Proposed Easements			
Description	Shown	Burdened Land	Benefited Land
Right of Way Right to drain sewage Right to drain water Right to convey water	A	Lot 74	Lots 67 - 78
	B	Lot 61	Lots 60, 62
	C	Lot 48	Lots 47, 49 - 50
	D	Lot 25	Lots 22 - 24, 27 - 30
	E	Lot 1	Lots 2 - 5
	F	Lot 5	Lots 3 - 4
	G	Lot 13	Lots 6 - 7, 12 - 20, Lot 2 DP 351844
	H	Lot 2 DP 351844	Lots 12 - 20
	I	Lot 15	Lots 13 - 14
	J	Lot 100	Lots 84 - 89, 96 - 97, 99
Right to drain water Right to drain sewage	K	Lot 101	Lots 90 - 95, 1004
	AA	Lot 83	Lots 62 - 78
	AB	Lot 74	Lots 62 - 73, 75 - 78
	AC	Lot 25	Lots 22 - 24, 27 - 30
	M	Lot 2000	Lots 111 - 116
	AI	Lot 2000	Lots 111 - 116

Schedule of Proposed Easements (In gross)			
Description	Shown	Burdened Land	Benefited Land
Right to convey telecommunications	A - L	Various	Chorus Limited
Right to convey electricity	A - L	Various	Aurora Limited
Right to drain water	AD	Lot 8	QLDC (in gross)
	AE	Lot 9	QLDC (in gross)
	AF	Lot 15	QLDC (in gross)
	AG	Lot 16	QLDC (in gross)

Schedule of Proposed Easements (In gross)			
Description	Shown	Burdened Land	Created By
Right of Way	N	2000	9568282.9

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A	GG	12.03.24	First Issue

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**SILVER CREEK DEVELOPMENT**

Goldfield Heights  
Queenstown, Otago 9300

**SCHEME PLAN  
SUMMIT STAGE 1**

PROJECT  
**503073**

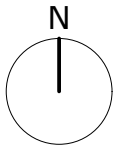
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**V1**

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NOTES

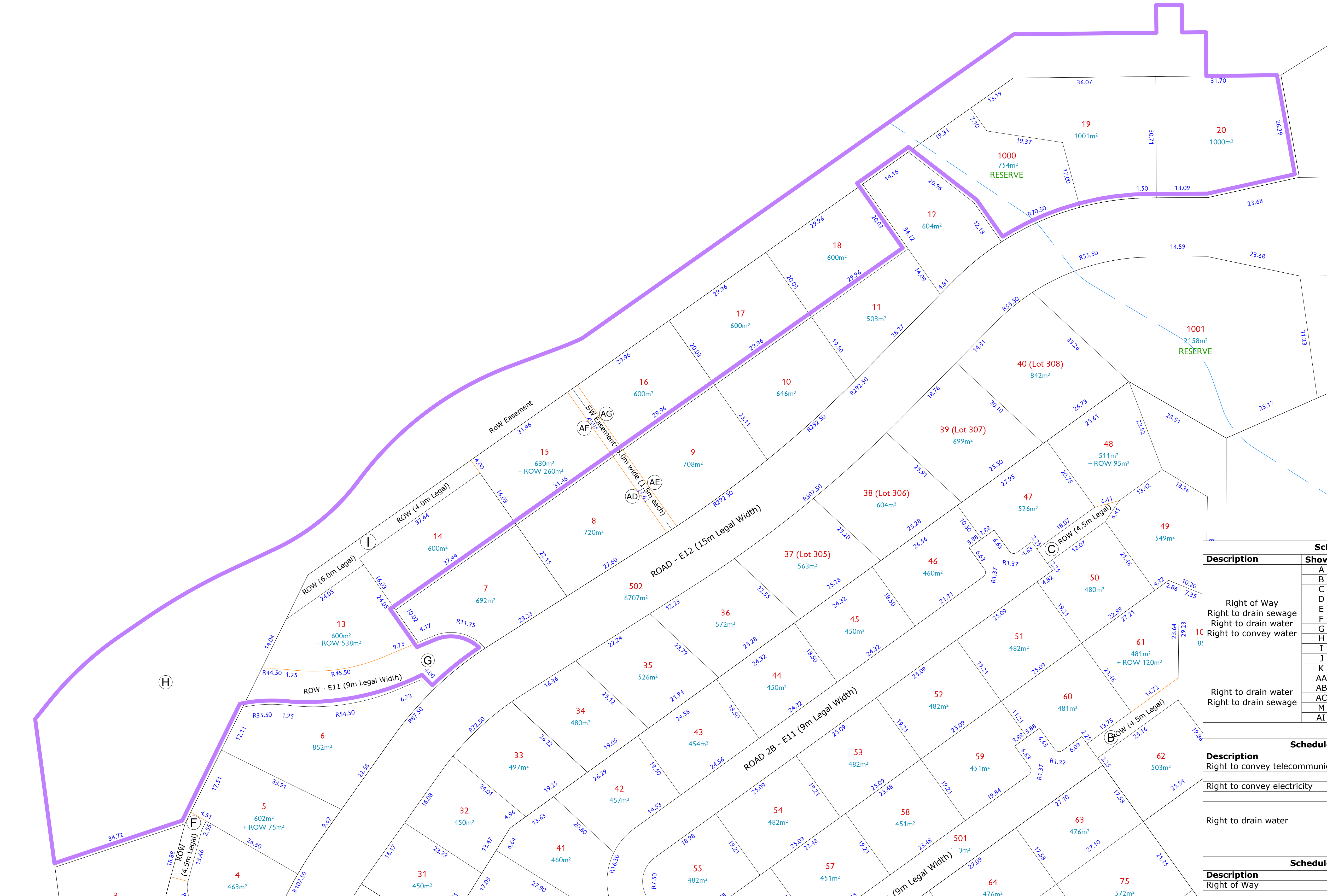
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LEGEND:

- Summit Stage 2
- Proposed boundary
- Proposed easement
- 29.96

Proposed boundary distance (m)
- R292.50

Proposed boundary curve radius (m)



Schedule of Proposed Easements			
Description	Shown	Burdened Land	Benefited Land
Right of Way Right to drain sewage Right to drain water Right to convey water	A	Lot 74	Lots 67 - 78
	B	Lot 61	Lots 60, 62
	C	Lot 48	Lots 47, 49 - 50
	D	Lot 25	Lots 22 - 24, 27 - 30
	E	Lot 1	Lots 2 - 5
	F	Lot 5	Lots 3 - 4
	G	Lot 13	Lots 6 - 7, 12 - 20, Lot 2 DP 351844
	H	Lot 2 DP 351844	Lots 12 - 20
	I	Lot 15	Lots 13 - 14
	J	Lot 100	Lots 84 - 89, 96 - 97, 99
Right to drain water Right to drain sewage	K	Lot 101	Lots 90 - 95, 1004
	AA	Lot 83	Lots 62 - 78
	AB	Lot 74	Lots 62 - 73, 75 - 78
	AC	Lot 25	Lots 22 - 24, 27 - 30
	M	Lot 2000	Lots 111 - 116
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Schedule of Proposed Easements (In gross)			
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Right to drain water	AD	Lot 8	QLDC (in gross)
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	AF	Lot 15	QLDC (in gross)
	AG	Lot 16	QLDC (in gross)

Schedule of Proposed Easements (In gross)			
Description	Shown	Burdened Land	Created By
Right of Way	N	2000	9568282.9

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A	GG	12.03.24	First Issue

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SILVER CREEK DEVELOPMENT

Goldfield Heights  
Queenstown, Otago 9300

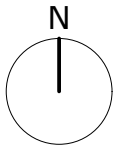
SCHEME PLAN  
SUMMIT STAGE 2

PROJECT	REV.
503073	A

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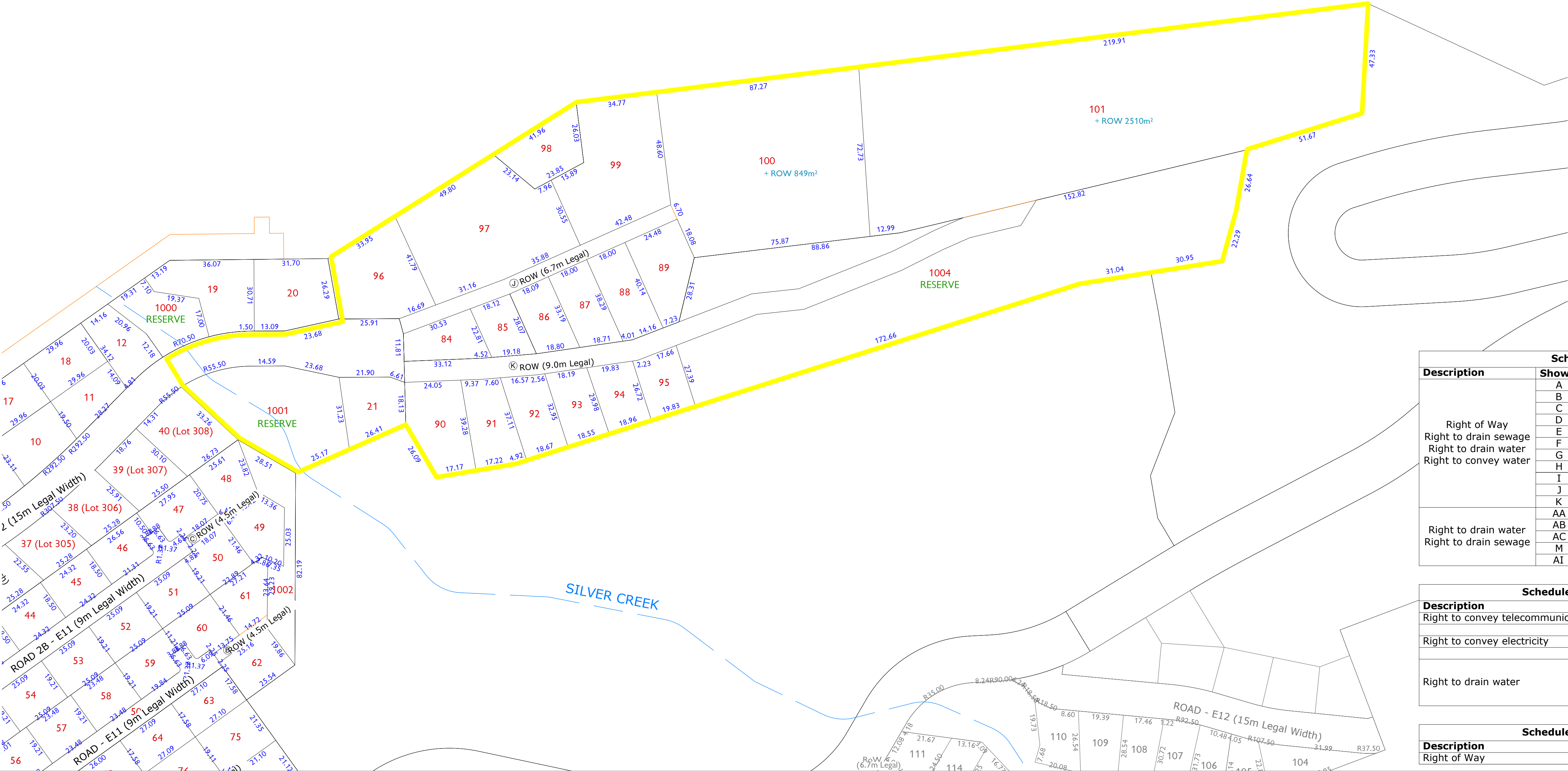


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LEGEND:

- Summit Stage 3
- Proposed boundary
- Proposed easement
- 29.96 Proposed boundary distance (m)
- R292.50 Proposed boundary curve radius (m)



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	H	Lot 2 DP 351844	Lots 12 - 20
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	AG	Lot 16	QLDC (in gross)

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Right of Way	N	2000	9568282.9

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SILVER CREEK DEVELOPMENT

Goldfield Heights  
Queenstown, Otago 9300

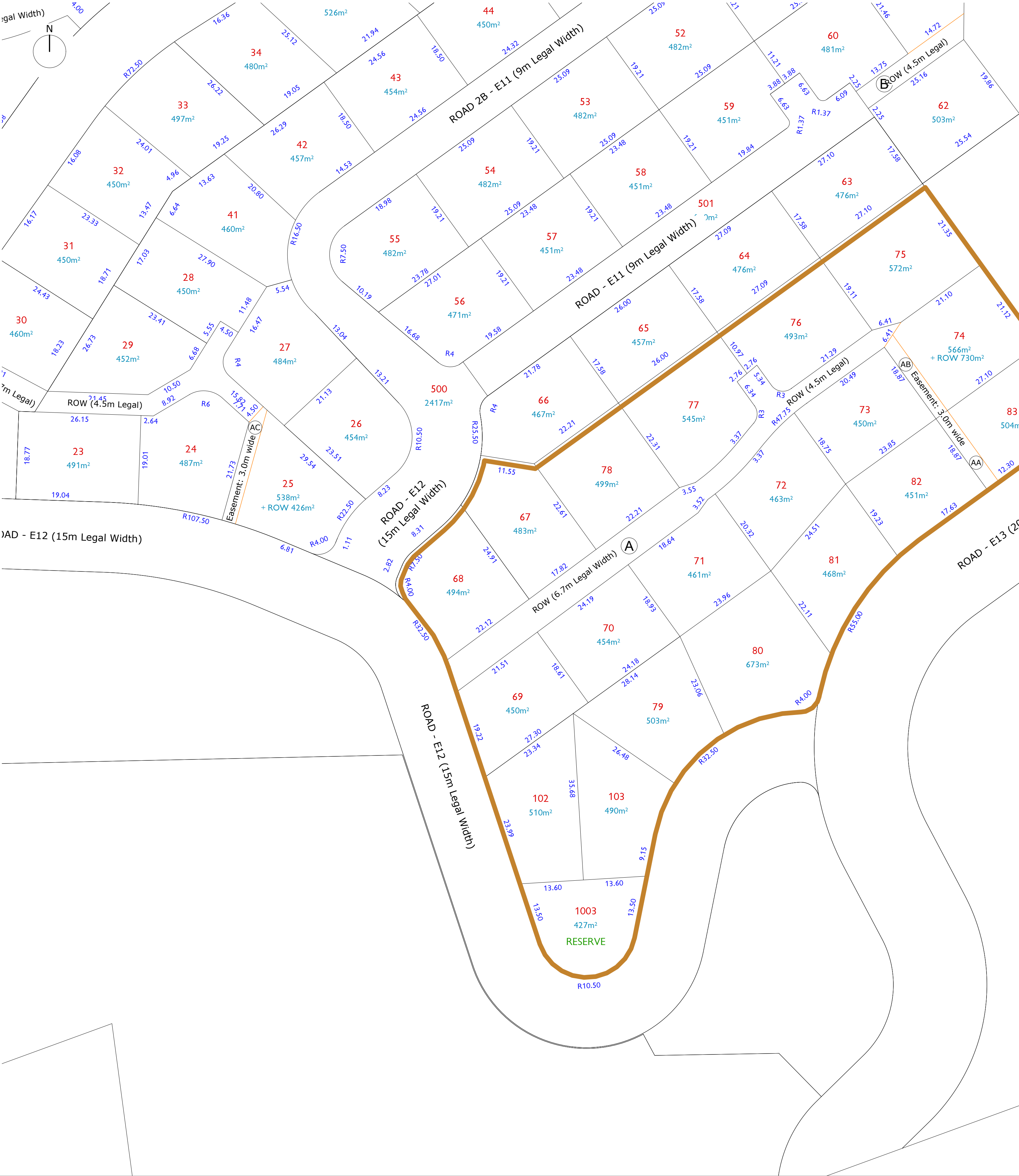
SCHEME PLAN  
SUMMIT STAGE 3

PROJECT	REV.
503073	A

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LEGEND:

- Sycamore Stage 1
- Proposed boundary
- Proposed easement
- Proposed boundary distance (m)
- Proposed boundary curve radius (m)

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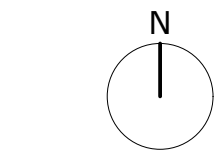
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SILVER CREEK DEVELOPMENT  
  
Goldfield Heights  
Queenstown, Otago 9300  
  
SCHEME PLAN  
SYCAMORE STAGE 1

PROJECT REV.  
503073 A  
  
SET SHEET  
V1 V105







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SILVER CREEK DEVELOPMENT

Goldfield Heights  
Queenstown, Otago 9300

SCHEME PLAN  
SYCAMORE STAGE 2

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503073

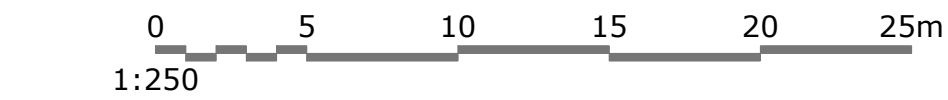
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**SILVER CREEK DEVELOPMENT**

Goldfield Heights  
Queenstown, Otago 9300

**SCHEME PLAN**  
**SYCAMORE STAGE 3**

PROJECT  
**503073**

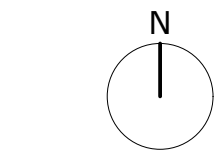
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**V107**

**eliot  
sinclair**



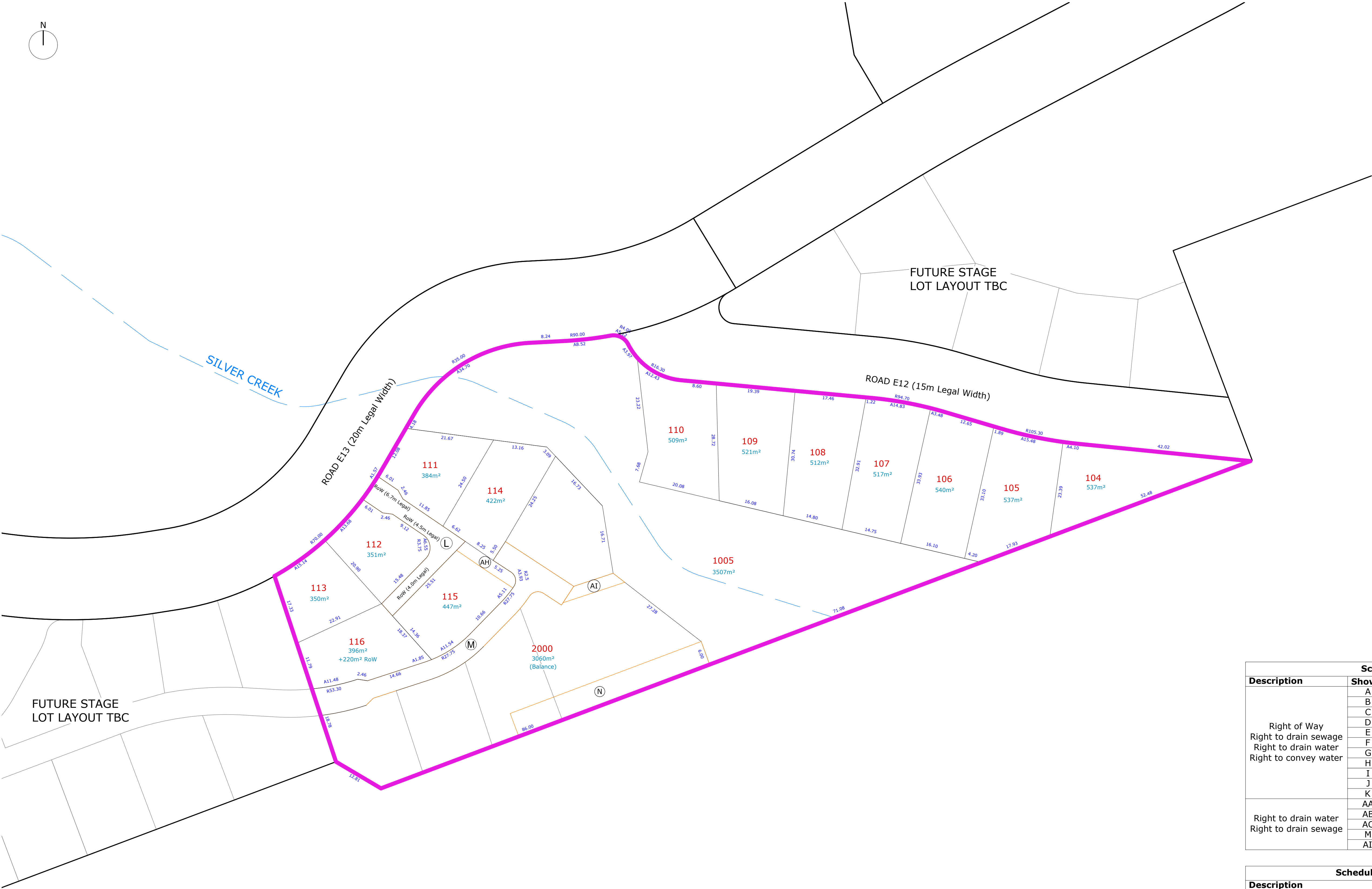


NOTES

1. Areas and dimensions shown are subject to final definition survey.
2. Easements protecting power and fibre services will be added if needed.
3. Further service easements may be created over services as or if required.
4. Road names shown are for consenting and design purposes only, and will not be the vested names.
5. Roading design alignments are preliminary only and are subject to change as part of the detailed design, consenting and Engineering Approval process with QLDC.

LEGEND:

- Creekside Stage 1
- Proposed boundary
- Proposed easement
- 29.96 Proposed boundary distance (m)
- R292.50 Proposed boundary curve radius (m)



Schedule of Proposed Easements			
Description	Shown	Burdened Land	Benefited Land
Right of Way Right to drain sewage Right to drain water Right to convey water	A	Lot 74	Lots 67 - 78
	B	Lot 61	Lots 60, 62
	C	Lot 48	Lots 47, 49 - 50
	D	Lot 25	Lots 22 - 24, 27 - 30
	E	Lot 1	Lots 2 - 5
	F	Lot 5	Lots 3 - 4
	G	Lot 13	Lots 6 - 7, 12 - 20, Lot 2 DP 351844
	H	Lot 2 DP 351844	Lots 12 - 20
	I	Lot 15	Lots 13 - 14
	J	Lot 100	Lots 84 - 89, 96 - 97, 99
Right to drain water Right to drain sewage	K	Lot 101	Lots 90 - 95, 1004
	AA	Lot 83	Lots 62 - 78
	AB	Lot 74	Lots 62 - 73, 75 - 78
	AC	Lot 25	Lots 22 - 24, 27 - 30
	M	Lot 2000	Lots 111 - 116
	AI	Lot 2000	Lots 111 - 116

Schedule of Proposed Easements (In gross)			
Description	Shown	Burdened Land	Benefited Land
Right to convey telecommunications	A - L	Various	Chorus Limited
Right to convey electricity	A - L	Various	Aurora Limited
Right to drain water	AD	Lot 8	QLDC (in gross)
	AE	Lot 9	QLDC (in gross)
	AF	Lot 15	QLDC (in gross)
	AG	Lot 16	QLDC (in gross)

Schedule of Proposed Easements (In gross)			
Description	Shown	Burdened Land	Created By
Right of Way	N	2000	9568282.9

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REV.	DRAWN	DATE	NOTE
A	GG	04.04.24	First Issue

CLIENT

Silver Creek Ltd

DESIGNED	KS
DRAWN	GG
REVIEWED	RO
APPROVED	RM
STATUS	
SCALE	
PRELIMINARY	
1:500 [A1] 1:1000 [A3]	

SILVER CREEK DEVELOPMENT

Goldfield Heights  
Queenstown, Otago 9300

SCHEME PLAN  
CREEKSIDE STAGE 1

PROJECT	REV.
503073	A
SET	SHEET
V1	V108

