

# Roading Plans

## Road Alpha and Bravo

*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

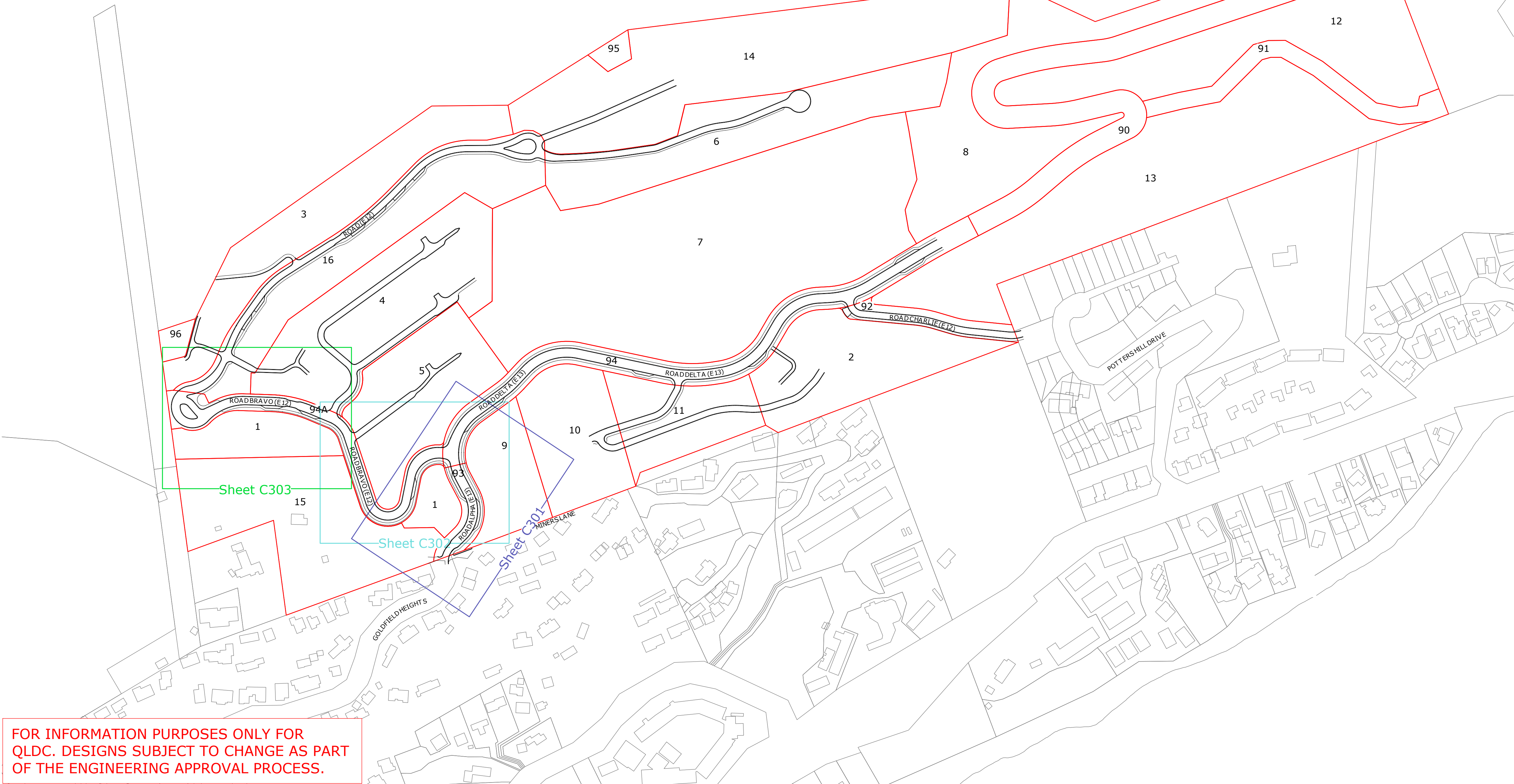
- Areas and dimensions shown are subject to final definition survey.
- The underlying title RT 434296 is subject to easements, consent notices, covenants, and caveats which have not been shown on this plan.
- Easements protecting power and fibre services will be added if needed.
- Further service easements may be created over services as or if required.
- Road names shown are for consenting and design purposes only, and will not be the vested names.
- Roading design alignments are preliminary only and are subject to change as part of the detailed design, consenting and Engineering Approval process with QLDC.

Sheet Index:

No.	Title	Revision
300	Roading overview	B
301	Roading plan 1	B
302	Roading plan 2	A
303	Roading plan 3	A

LEGEND:

	Existing LINZ Boundary
	Existing Building Outline
	Proposed Boundary
	Proposed Road



NOTES

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SURVEY INFORMATION

SURVEYED  
SURVEY DATE  
COORD SYSTEM

DATUM  
ORIGIN OF LEVELS

Various  
Various  
NZGD2000  
Mt Nicholas  
NZVD16

REV.	DRAWN	DATE	NOTE
A	GG	21.02.24	Preliminary Issue
B	GG	23.04.24	Updated design

CLIENT

Silver Creek Ltd

DESIGNED  
DRAWN  
REVIEWED  
APPROVED

STATUS  
SCALE

PIH  
GG  
RGO  
RM

PRELIMINARY  
1:2000 [A1] 1:4000 [A3]

SILVER CREEK DEVELOPMENT

Goldfield Heights  
Queenstown, Otago 9300

OVERALL ROADING  
PLAN

PROJECT  
503073

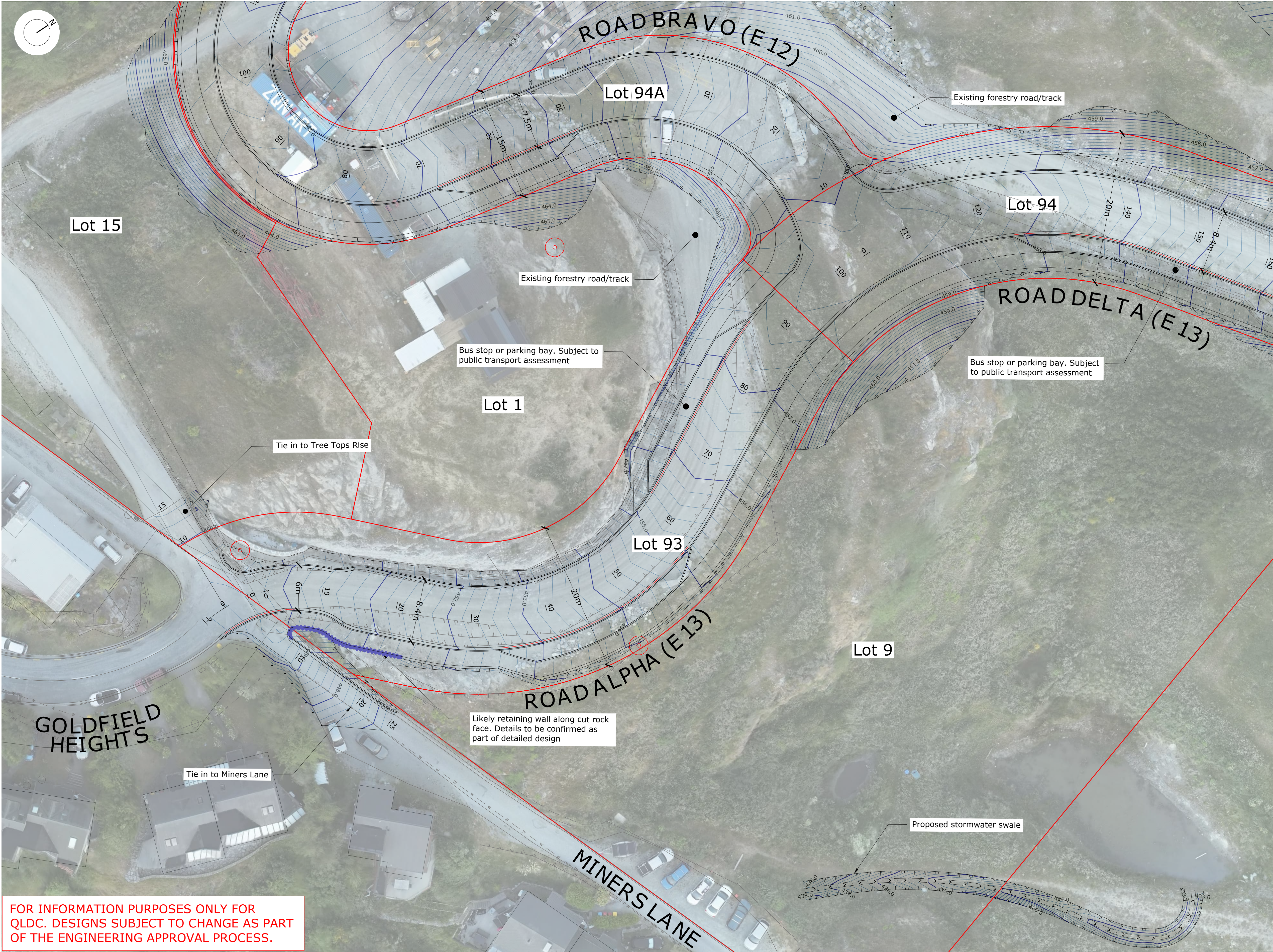
REV.  
B

SET  
C1

SHEET  
C300

eliot  
sinclair





FOR INFORMATION PURPOSES ONLY FOR  
QLDC. DESIGNS SUBJECT TO CHANGE AS PART  
OF THE ENGINEERING APPROVAL PROCESS.

05m10m15m20m25m

1:250

NOTES:

1. This drawing should only be read in relation to the subject of the title. Other information shown on the drawing should be considered indicative only. Reference should be made to the appropriate drawing for other information.

2. All works to be in accordance with Queenstown Lakes District Council Land Development and Subdivision Code of Practice : 2020.

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8. All services are to be fully searched and design piloted prior to construction.

9. Trenching and installation of power and telecom services to be provided in accordance with service providers drawings and specifications. Refer to electrical and communication plans for duct locations.

10. Control of stormwater, sediment and dust on site is the responsibility of the Contractor.

11. Contractor to confirm pavement subgrade CBR. Metal depths to be confirmed or increased by Engineer following checking of subgrade CBR strength once excavated.

12. All road and footpath areas to be surfaced using asphaltic concrete. Roads to be constructed in accordance with QLDC Land Development and Subdivision Code of Practice requirements with 30mm depth AC.

13. Metal depths to be confirmed or increased prior to commencement of work following the checking of subgrade CBR on site.

14. All driveways are to have 50mm ducts installed for communications and power supply.

15. All pavement crossfalls are to be constructed in accordance with QLDC Land Development and Subdivision Code of Practice.

16. Carriageway acceptance testing in accordance with QLDC Land Development and Subdivision Code of Practice.

17. Kerb and channel basecourse testing: minimum dry density of 2100kg/m³ with 75% equal or exceeding 2150kg/m³.

18. Road basecourse testing: Maximum Benkelman Beam deflection of 2.00mm with 95% below 1.6mm for Road 01 and a maximum deflection of 2.5mm with 95% below 2.00mm for ROWs.

19. All road markings and signs to be in accordance with MOTSAM.

LEGEND:

Existing LINZ Boundary

Existing Building Outline

Existing Services

Existing Site Benchmark

New Site Benchmark

Proposed Boundary

Proposed Top of Bank

Proposed Bottom of Bank

Proposed Stormwater Flow

Proposed Road

Proposed Chainage Markers

Heavy Traffic Kerb & Channel

Earthworks Interface

Retaining Wall

Proposed Major Contour - Finished ground level

Proposed Minor Contour - Finished ground level

Proposed Contour Label - Finished ground level

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SURVEY INFORMATION

SURVEYED **Various**

SURVEY DATE **Various**

COORD SYSTEM **NZGD2000**

DATUM **Mt Nicholas**

ORIGIN OF LEVELS **NZVD16**

REV.	DRAWN	DATE	NOTE
A	GG	21.02.24	Preliminary Issue
B	GG	23.04.24	Updated design

CLIENT

**Silver Creek Ltd**

DESIGNED **PIH**

DRAWN **GG**

REVIEWED **RGO**

APPROVED **RM**

STATUS **PRELIMINARY**

SCALE **1:250 [A1] 1:500 [A3]**

**SILVER CREEK DEVELOPMENT**

Goldfield Heights  
Queenstown, Otago 9300

**ROADING PLAN**  
**ROAD ALPHA**

PROJECT **503073**

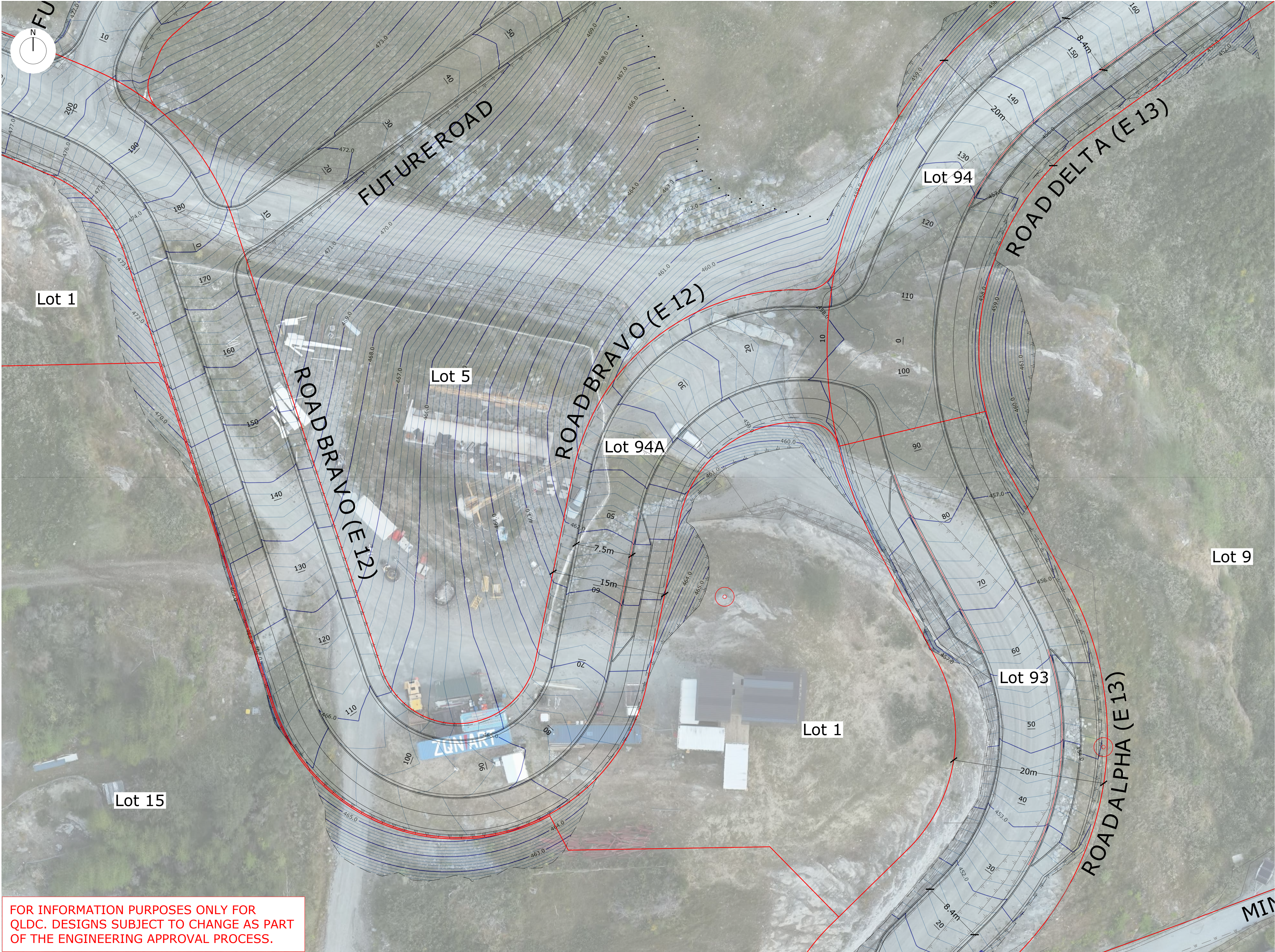
REV. **B**

SET **C1**

SHEET **C301**

**eliot  
sinclair**





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05m10m15m20m25m

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LEGEND:

Existing LINZ Boundary

Existing Building Outline

SW

Existing Services

Existing Site Benchmark

New Site Benchmark

Proposed Boundary

Proposed Top of Bank

Proposed Bottom of Bank

>>>

Proposed Stormwater Flow

Proposed Road

30

Proposed Chainage Markers

Heavy Traffic Kerb & Channel

Earthworks Interface

Retaining Wall

Proposed Major Contour

Proposed Minor Contour

Proposed Contour Label

Proposed Contour Label

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SURVEY INFORMATION	
SURVEYED	Various
SURVEY DATE	Various
COORD SYSTEM	NZGD2000
	Mt Nicholas
	NZVD16
DATUM	
ORIGIN OF LEVELS	

REV.	DRAWN	DATE	NOTE
A	GG	23.04.24	For Information

CLIENT

Silver Creek Ltd

DESIGNED	PIH
DRAWN	GG
REVIEWED	RGO
APPROVED	RM
STATUS	FOR INFORMATION
SCALE	1:250 [A1] 1:500 [A3]

SILVER CREEK DEVELOPMENT

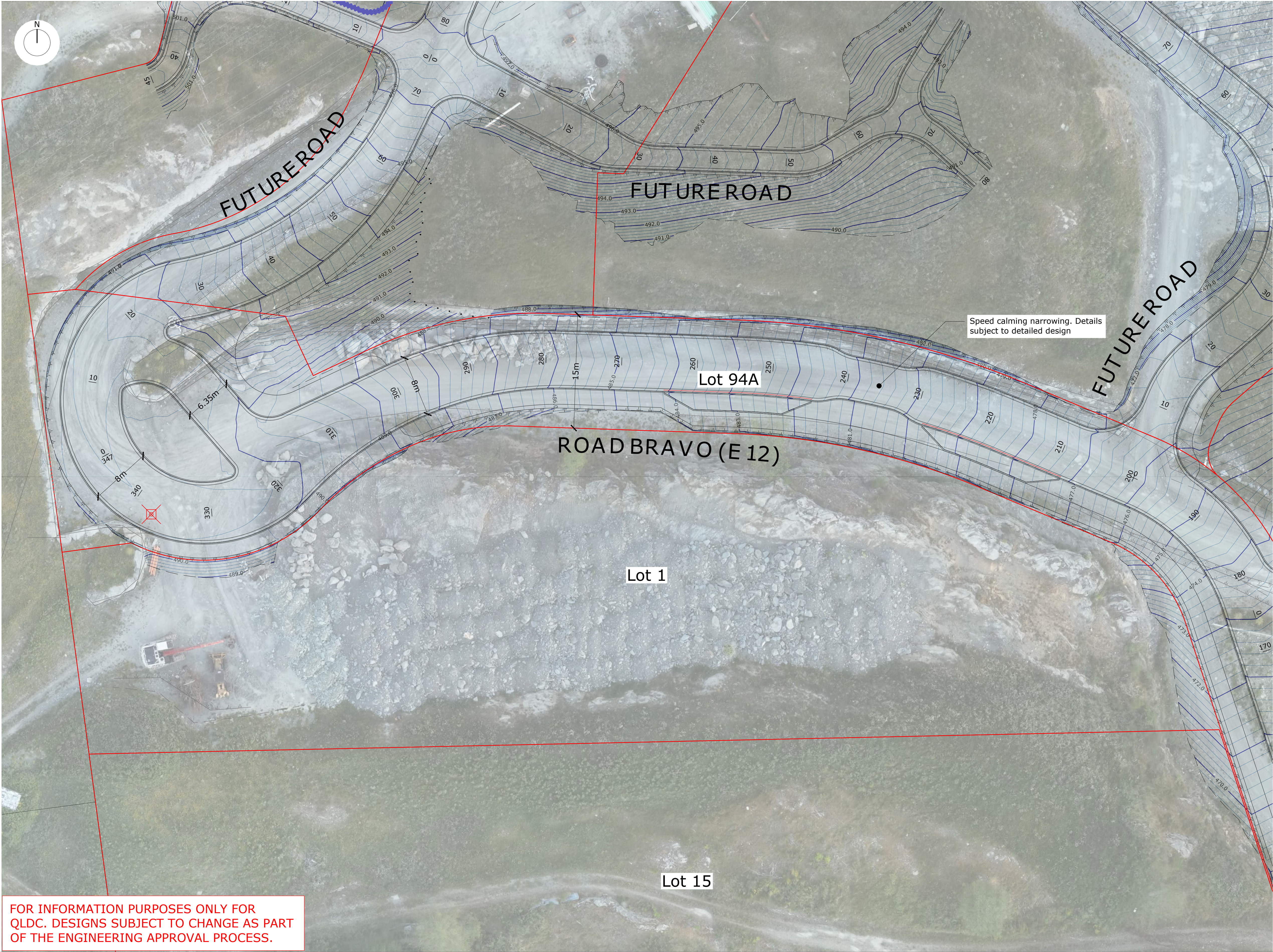
Goldfield Heights  
Queenstown, Otago 9300

ROADING PLAN  
ROAD BRAVO

PROJECT	REV.
503073	A
SET	SHEET
C1	C302

eliot  
sinclair





FOR INFORMATION PURPOSES ONLY FOR  
QLDC. DESIGNS SUBJECT TO CHANGE AS PART  
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05m10m15m20m25m

1:250

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Proposed Major Contour - Finished ground level

Proposed Minor Contour - Finished ground level

Proposed Contour Label - Finished ground level

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	SURVEYED	Various	A	GG	07.03.24	For Information	DRAWN    GG		503073	A	
	SURVEY DATE	Various					REVIEWED    RGO				
	COORD SYSTEM	NZGD2000					APPROVED    RM				
		Mt Nicholas									
	DATUM	NZVD16							SET	SHEET	
	ORIGIN OF LEVELS								C1	C303	
							STATUS    FOR INFORMATION				
							SCALE    1:250 [A1] 1:500 [A3]				



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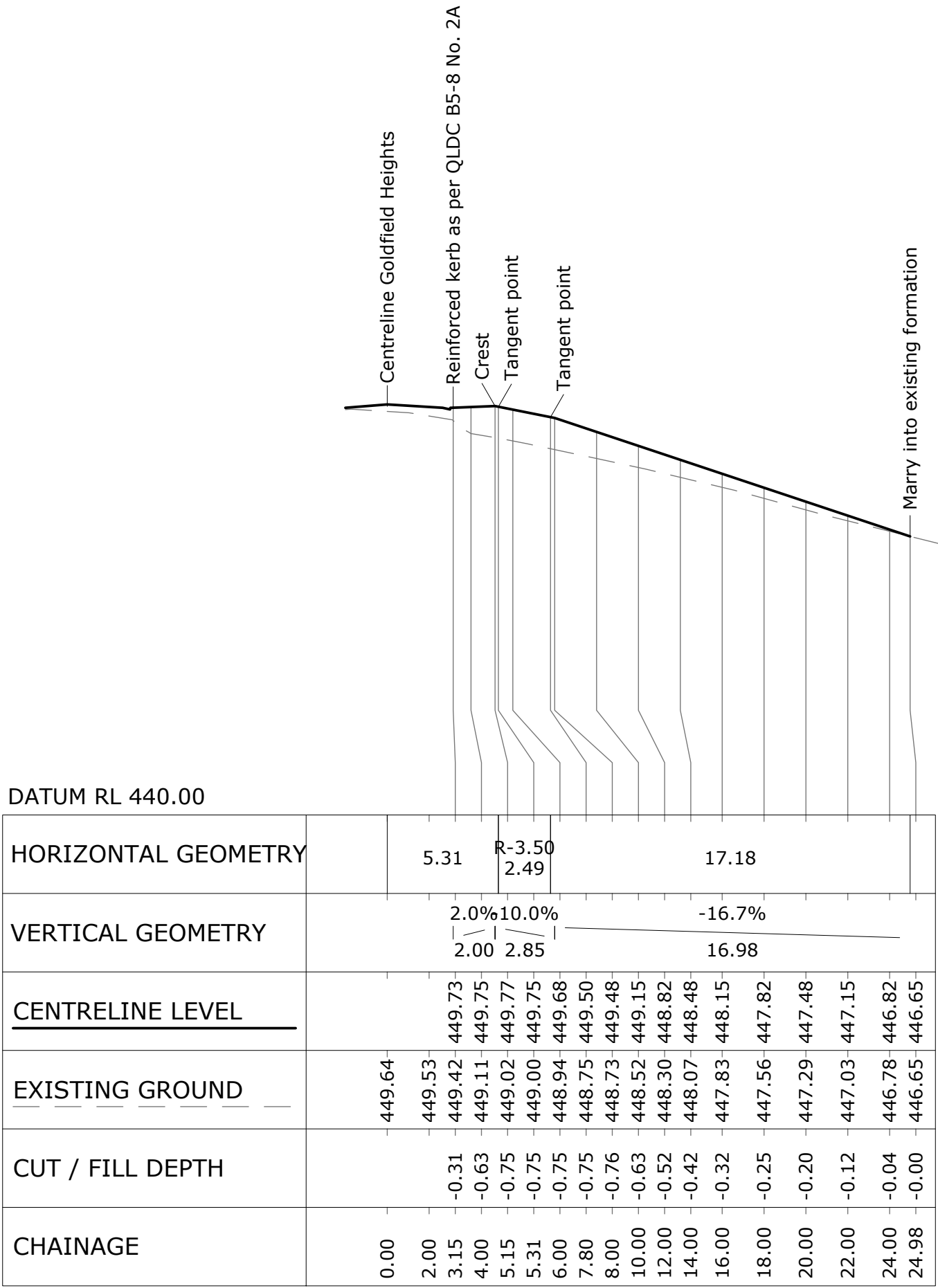
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Vertical 1:125 [A1] 1:250 [A3]

LEGEND:

Design Level

Existing Ground



LONGITUDINAL SECTION ON CENTRELINE MINERS LANE (EAST)

Horizontal 1:250[A1] 1:500 [A3]

Vertical 1:125[A1] 1:250 [A3]

FOR INFORMATION PURPOSES ONLY FOR  
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OF THE ENGINEERING APPROVAL PROCESS.

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SURVEY INFORMATION

SURVEYED

SURVEY DATE

COORD SYSTEM

DATUM

ORIGIN OF LEVELS

Various

Various

NZGD2000

Mt Nicholas

NZVD16

REV. DRAWN DATE NOTE

A GG 07.03.24 Preliminary Issue

B GG 23.04.24 For Information

CLIENT

Silver Creek Ltd

DESIGNED

DRAWN

REVIEWED

APPROVED

STATUS

SCALE

PIH

GG

RGO

RM

PRELIMINARY

AS SHOWN

SILVER CREEK DEVELOPMENT

Goldfield Heights

Queenstown, Otago 9300

ROAD LONG SECTIONS

MINERS LANE

PROJECT

503073

SET

C1

REV.

B

SHEET

C330

eliot  
sinclair

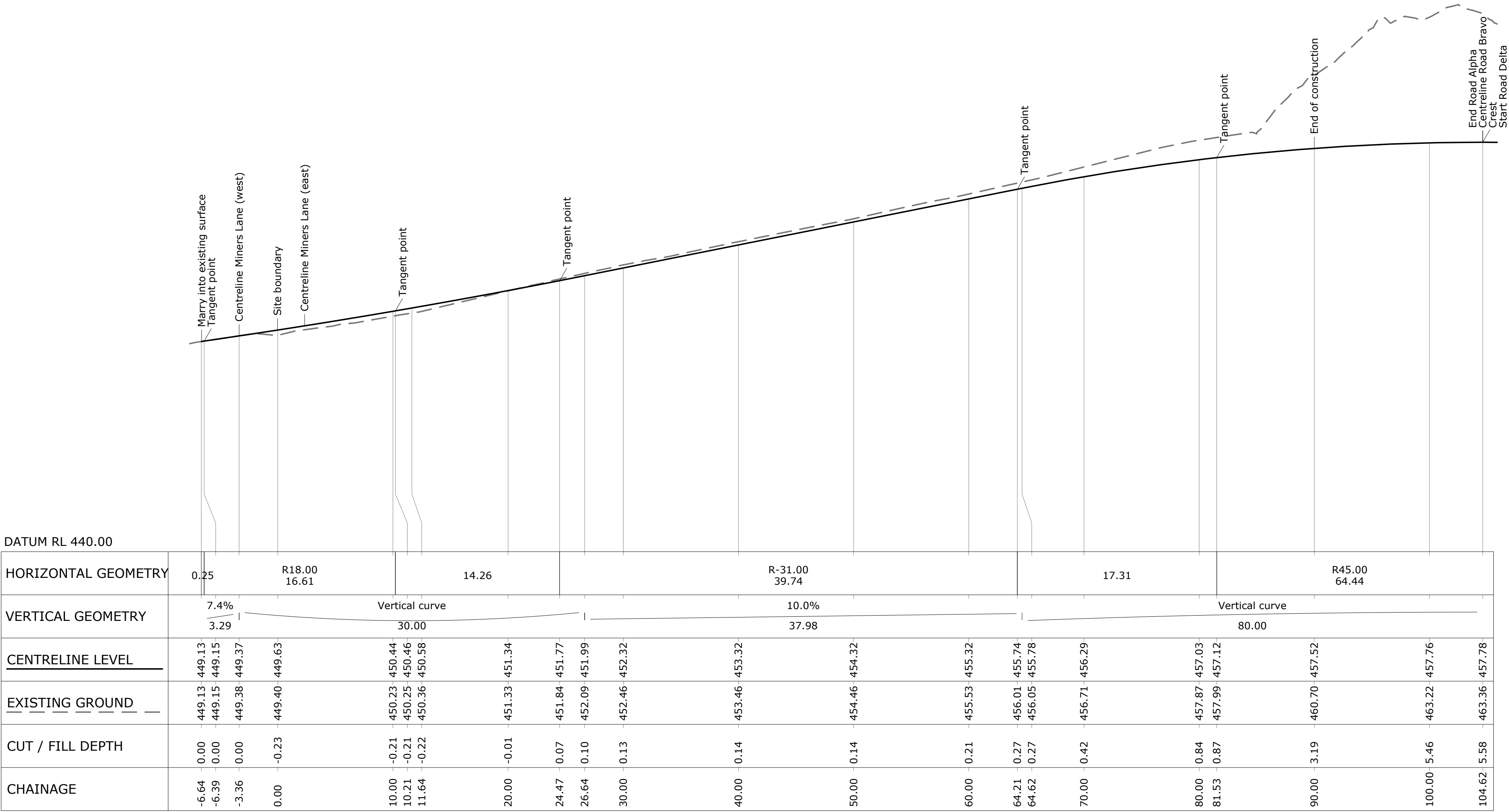


SCALE:

Horizontal 1:250 [A1] 1:500 [A3]  
Vertical 1:125 [A1] 1:250 [A3]

LEGEND:

Design Level \_\_\_\_\_  
Existing Ground - - - - -



LONGITUDINAL SECTION ON CENTRELINE ROAD ALPHA  
Horizontal 1:250[A1] 1:500 [A3]  
Vertical 1:125[A1] 1:250 [A3]

FOR INFORMATION PURPOSES ONLY FOR  
QLDC. DESIGNS SUBJECT TO CHANGE AS PART  
OF THE ENGINEERING APPROVAL PROCESS.

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SURVEY INFORMATION

SURVEYED  
SURVEY DATE  
COORD SYSTEM

DATUM  
ORIGIN OF LEVELS

Various  
Various  
NZGD2000  
Mt Nicholas  
NZVD16

REV. DRAWN DATE NOTE

A GG 23.04.24 Preliminary Issue

CLIENT

Silver Creek Ltd

DESIGNED  
DRAWN  
REVIEWED  
APPROVED

STATUS  
SCALE

PIH  
GG  
RGO  
RM

PRELIMINARY  
AS SHOWN

SILVER CREEK DEVELOPMENT

Goldfield Heights  
Queenstown, Otago 9300

ROAD LONG SECTIONS  
ALPHA

PROJECT REV.

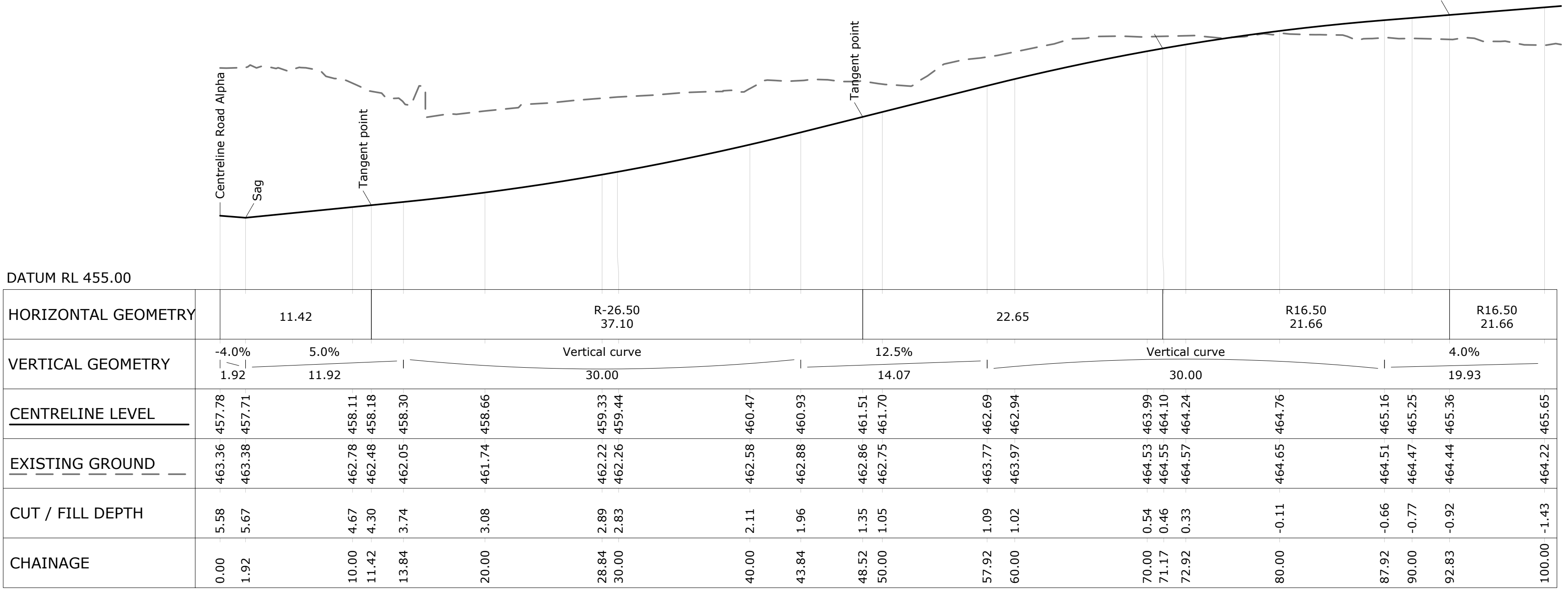
503073 A

SET SHEET

C1 C331







SCALE:

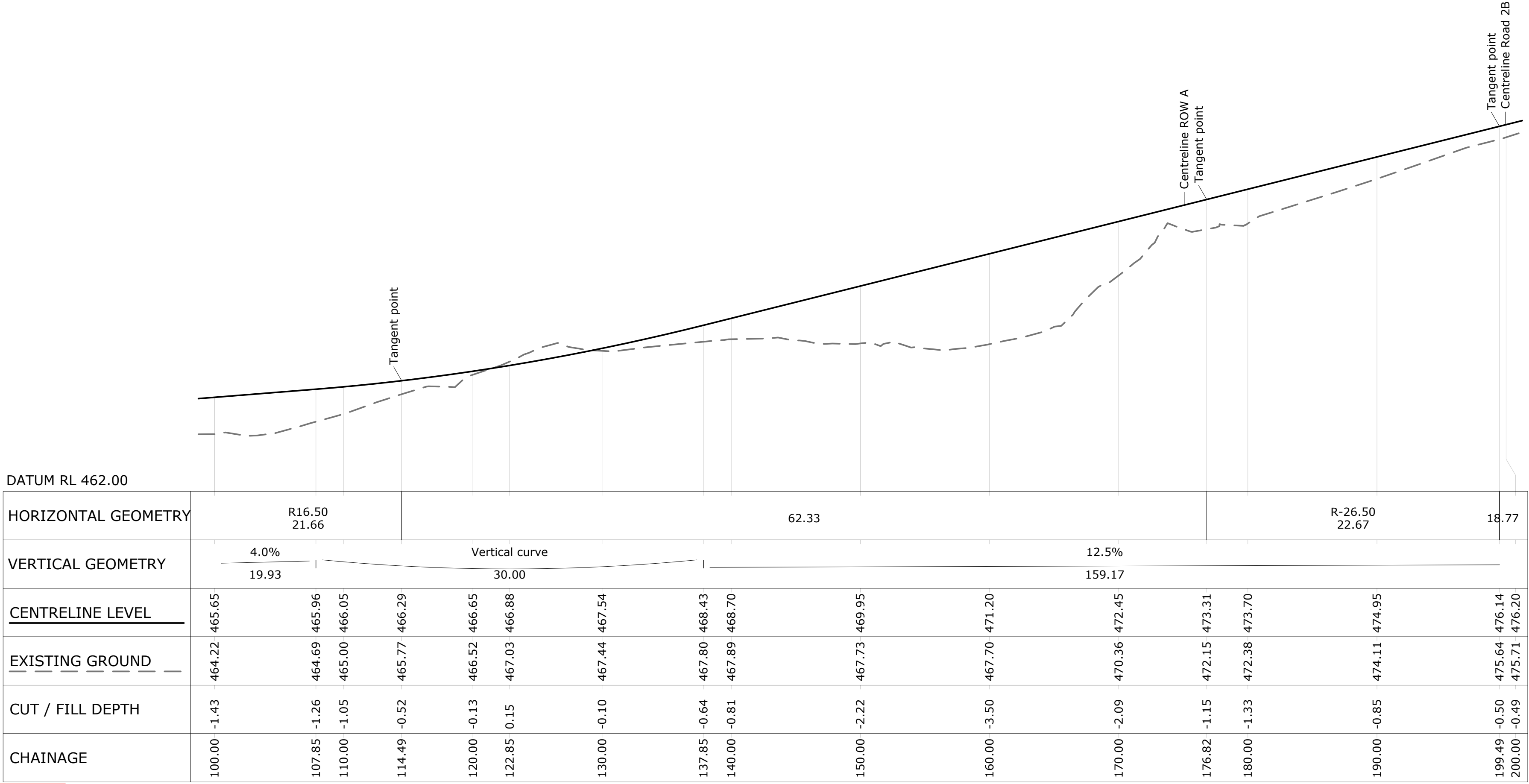
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Vertical 1:125 [A1] 1:250 [A3]

LEGEND:

Design Level  
Existing Ground

LONGITUDINAL SECTION ON CENTRELINE ROAD BRAVO CH 0 to CH 100

Horizontal 1:250[A1] 1:500 [A3]  
Vertical 1:125[A1] 1:250 [A3]



FOR INFORMATION PURPOSES ONLY FOR  
QLDC. DESIGNS SUBJECT TO CHANGE AS PART  
OF THE ENGINEERING APPROVAL PROCESS.

LONGITUDINAL SECTION ON CENTRELINE ROAD BRAVO CH 100 to CH 200

Horizontal 1:250[A1] 1:500 [A3]  
Vertical 1:125[A1] 1:250 [A3]

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SURVEY INFORMATION

SURVEYED  
SURVEY DATE  
COORD SYSTEM  
DATUM  
ORIGIN OF LEVELS

Various  
Various  
NZGD2000  
Mt Nicholas  
NZVD16

REV.    DRAWN    DATE    NOTE

A    GG    23.04.24    Preliminary Issue

CLIENT

Silver Creek Ltd

DESIGNED  
DRAWN  
REVIEWED  
APPROVED

PIH  
GG  
RGO  
RM

STATUS  
SCALE

PRELIMINARY  
AS SHOWN

SILVER CREEK DEVELOPMENT

Goldfield Heights  
Queenstown, Otago 9300

ROAD LONG SECTIONS  
BRAVO

PROJECT  
503073

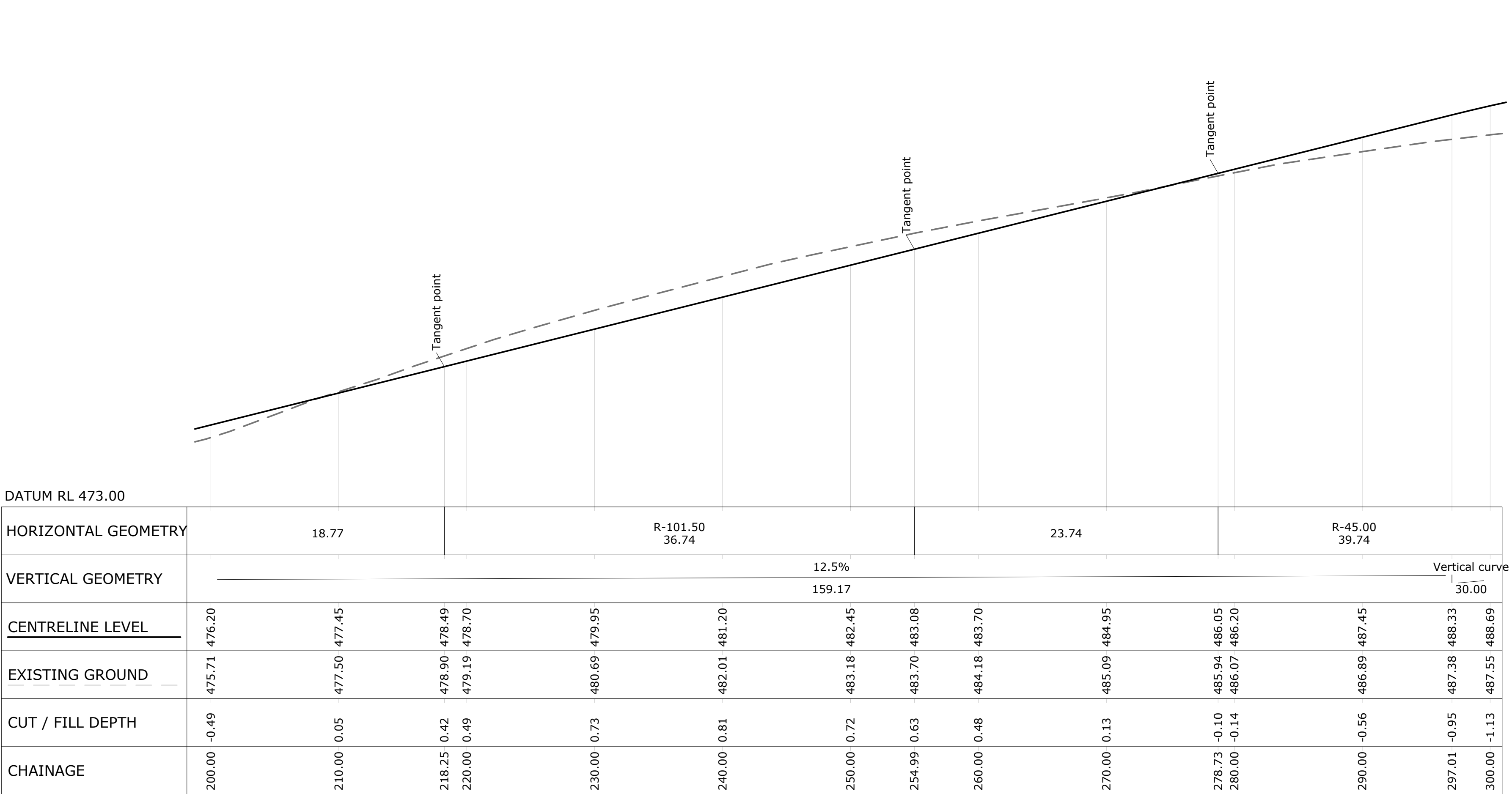
REV.  
A

SET  
C1

SHEET  
C332

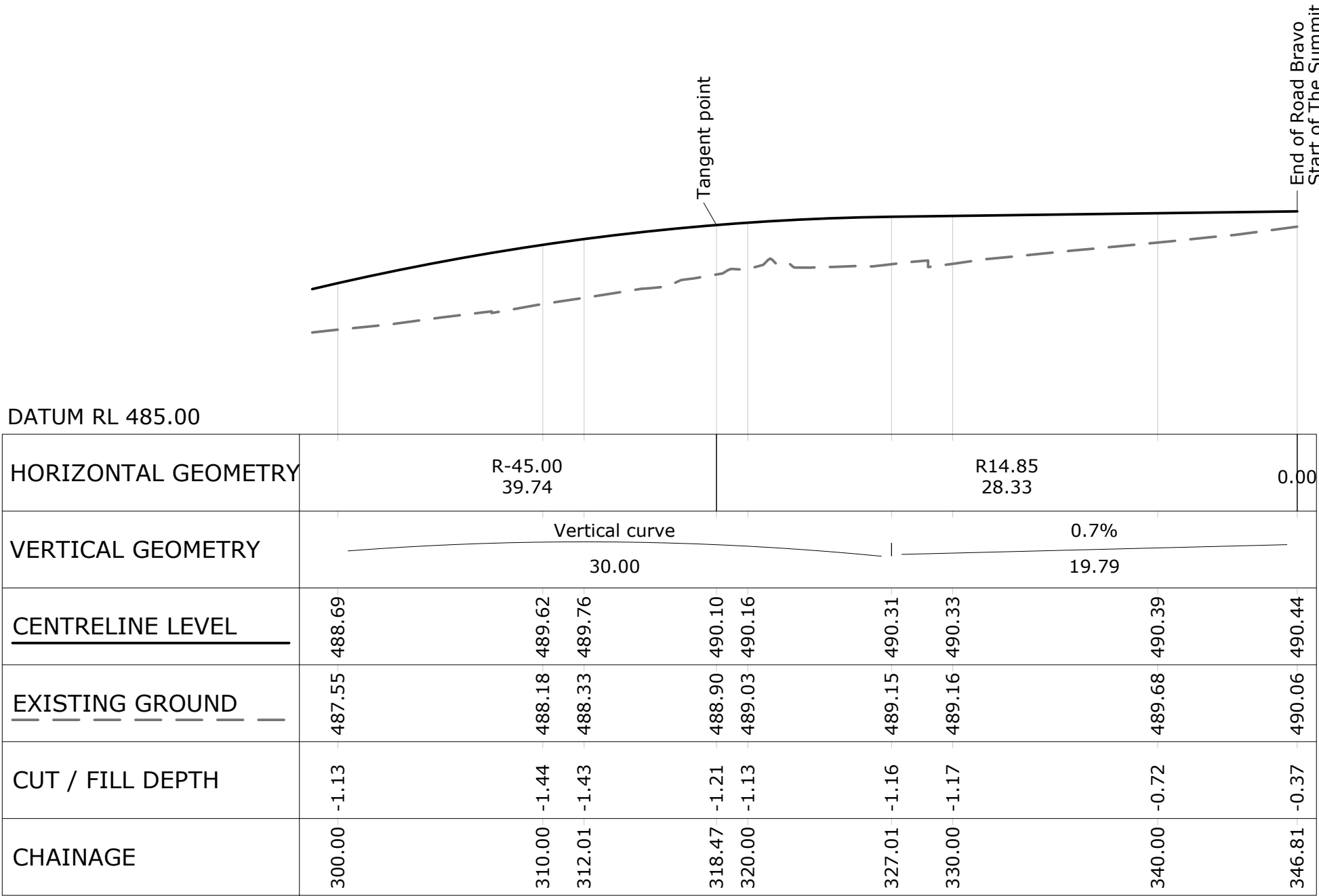






LONGITUDINAL SECTION ON CENTRELINE ROAD BRAVO CH 200 to CH 300

Horizontal 1:250[A1] 1:500 [A3]  
Vertical 1:125[A1] 1:250 [A3]



LONGITUDINAL SECTION ON CENTRELINE ROAD BRAVO CH 300 to CH 346.81

Horizontal 1:250[A1] 1:500 [A3]  
Vertical 1:125[A1] 1:250 [A3]

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SCALE:

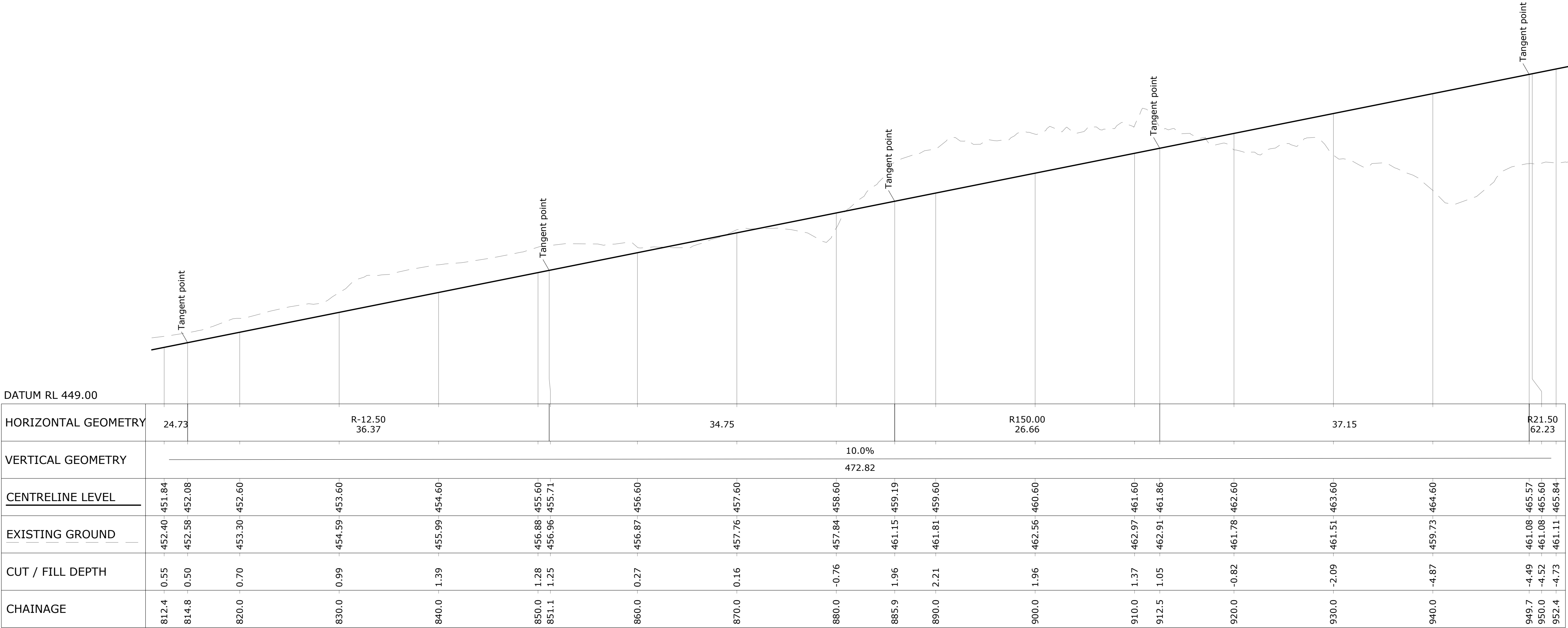
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Vertical 1:100 [A1] 1:200 [A3]

LEGEND:

Design Level

Existing Ground



LONGITUDINAL SECTION ON CENTRELINE ROAD ECHO

Horizontal 1:250[A1] 1:500 [A3]

Vertical 1:125[A1] 1:250 [A3]

DRAFT

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SURVEY DATE

COORD SYSTEM

DATUM

ORIGIN OF LEVELS

Various

Various

NZGD2000

Mt Nicholas

NZVD16

REV. DRAWN DATE NOTE

A GG 07.03.24 For Information

CLIENT

Silver Creek Ltd

DESIGNED

DRAWN

REVIEWED

APPROVED

STATUS

SCALE

FOR INFORMATION

AS SHOWN

PIH

GG

RGO

RM

SILVER CREEK DEVELOPMENT

Goldfield Heights

Queenstown, Otago 9300

ROAD LONG SECTIONS

ECHO

PROJECT

503073

SET

C1

REV.

A

SHEET

SK208

eliot

sinclair

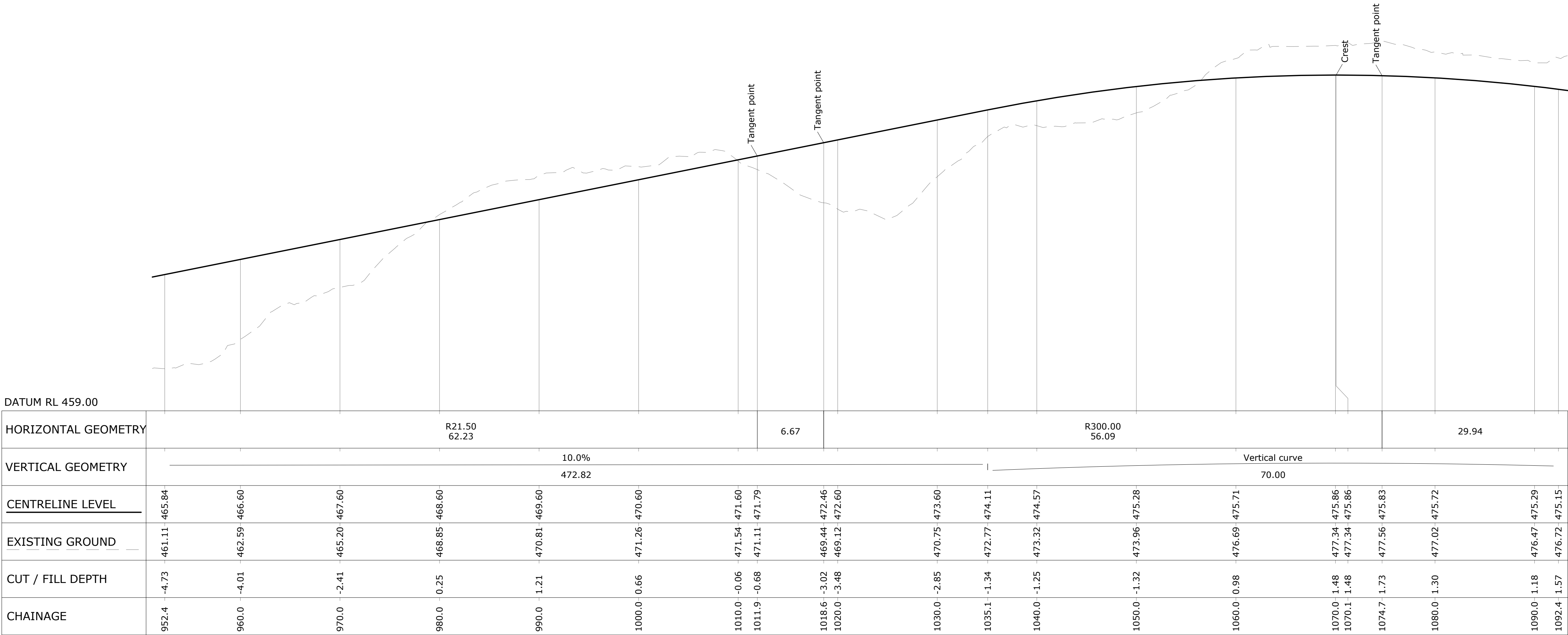


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Horizontal 1:100 [A1] 1:200 [A3]  
Vertical 1:100 [A1] 1:200 [A3]

LEGEND:

Design Level \_\_\_\_\_  
Existing Ground - - - - -



LONGITUDINAL SECTION ON CENTRELINE ROAD ECHO

Horizontal 1:250[A1] 1:500 [A3]  
Vertical 1:125[A1] 1:250 [A3]

DRAFT

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REV. DRAWN DATE NOTE

A GG 07.03.24 For Information

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Silver Creek Ltd

DESIGNED  
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REVIEWED  
APPROVED

STATUS  
SCALE

FOR INFORMATION  
AS SHOWN

PIH  
GG  
RGO  
RM

SILVER CREEK DEVELOPMENT

Goldfield Heights  
Queenstown, Otago 9300

ROAD LONG SECTIONS  
ECHO

PROJECT  
503073

SET  
C1

REV.  
A

SHEET  
SK209

eliot  
sinclair







SCALE:

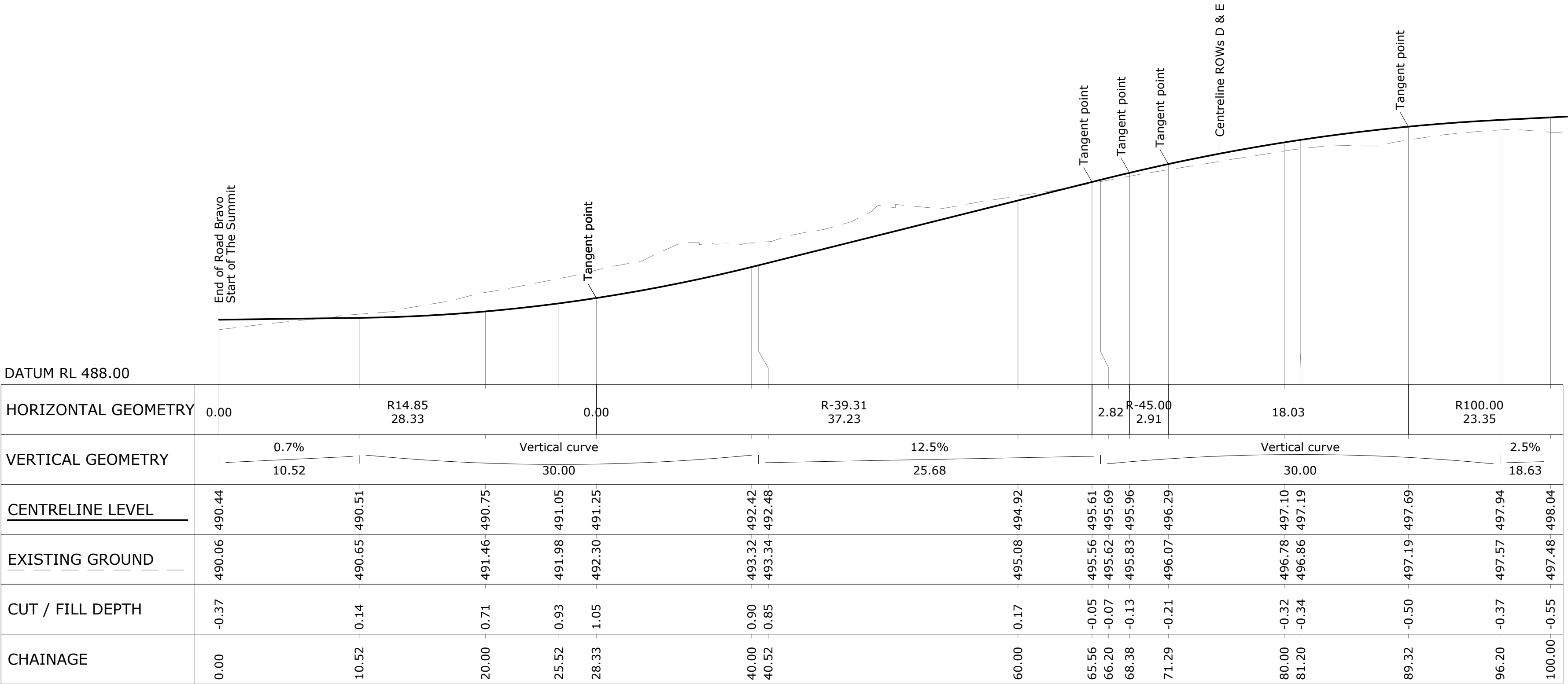
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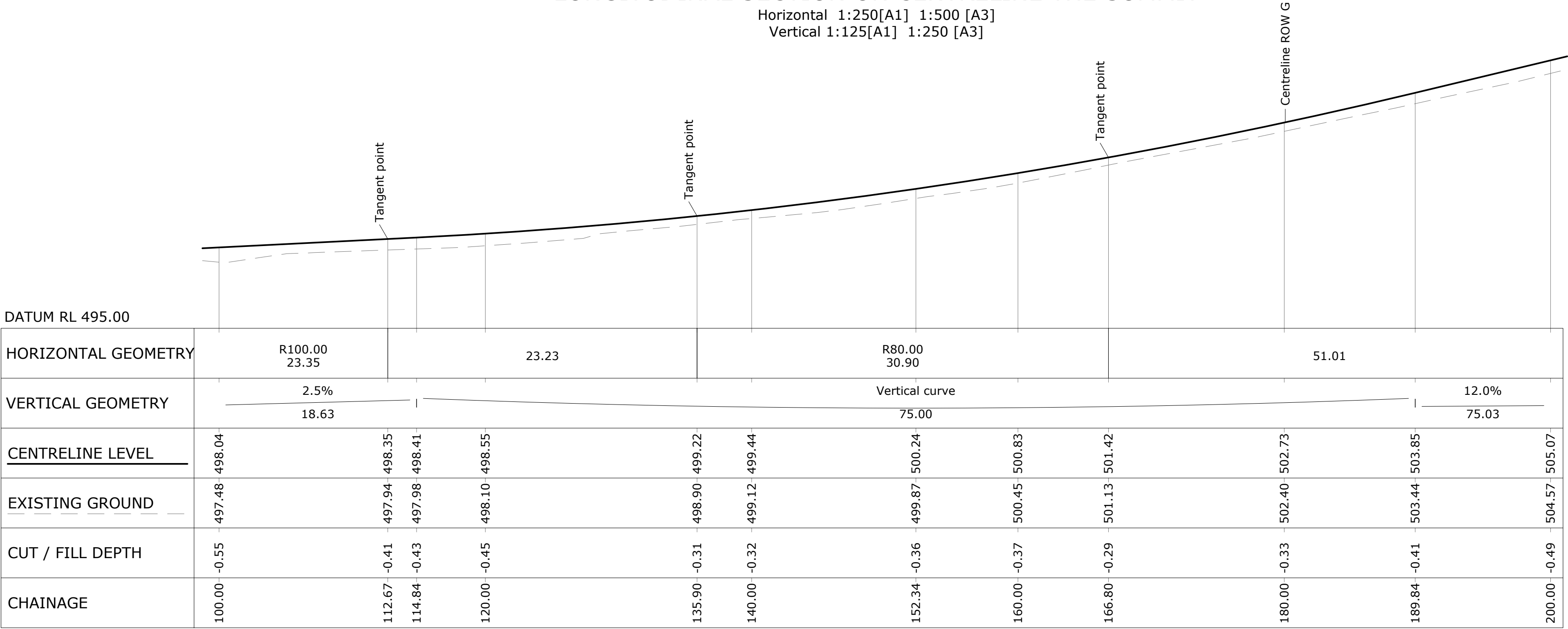
Design Level

Existing Ground



LONGITUDINAL SECTION ON CENTRELINE THE SUMMIT

Horizontal 1:250[A1] 1:500 [A3]  
Vertical 1:125[A1] 1:250 [A3]



LONGITUDINAL SECTION ON CENTRELINE THE SUMMIT

Horizontal 1:250[A1] 1:500 [A3]  
Vertical 1:125[A1] 1:250 [A3]

DRAFT

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Various  
NZGD2000  
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NZVD16

REV. DRAWN DATE NOTE

A GG 07.03.24 For Information

CLIENT

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DRAWN  
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PIH  
GG  
RGO  
RM

STATUS  
SCALE

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AS SHOWN

SILVER CREEK DEVELOPMENT

Goldfield Heights  
Queenstown, Otago 9300

ROAD LONG SECTIONS  
THE SUMMIT

PROJECT  
503073

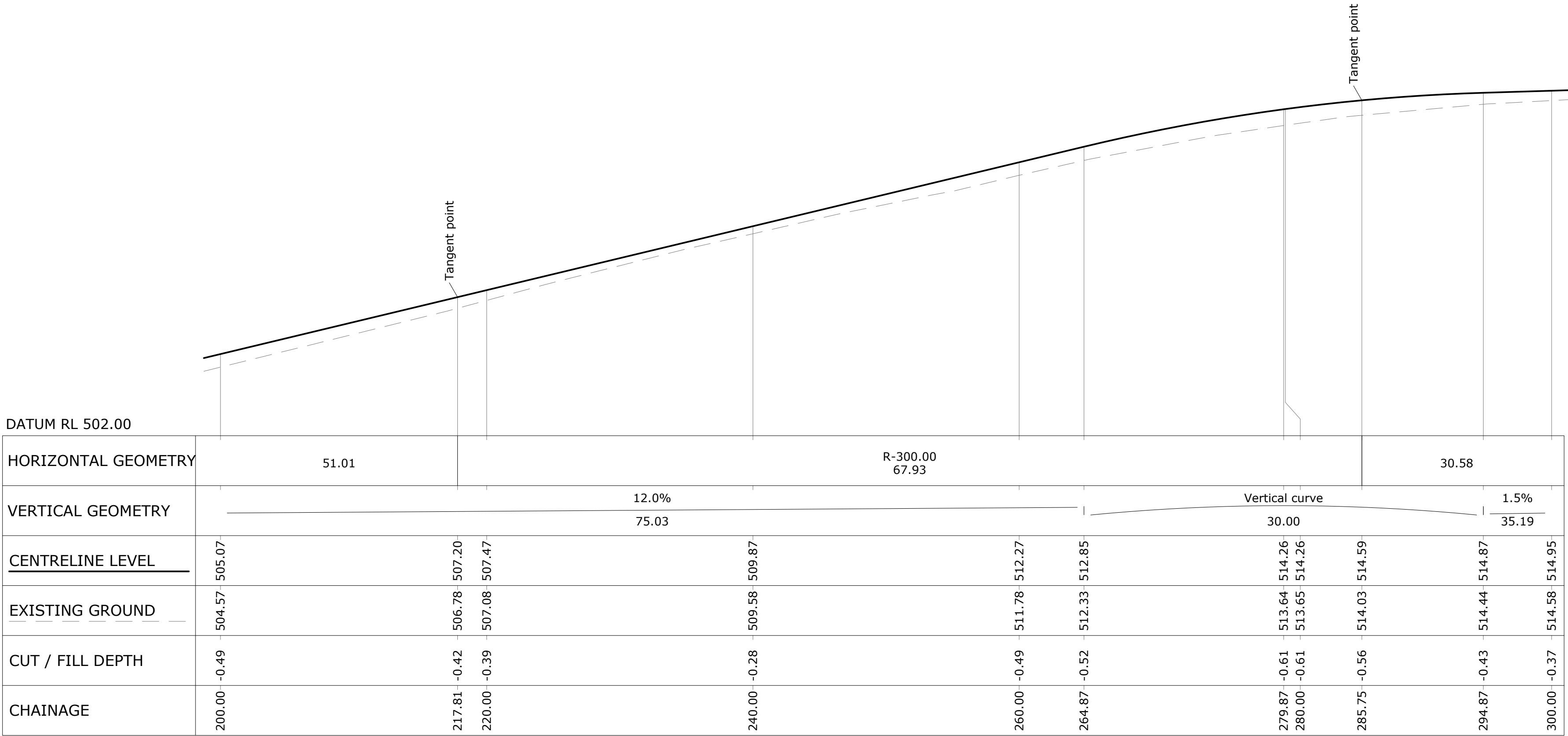
REV.  
A

SET  
C1

SHEET  
SK211

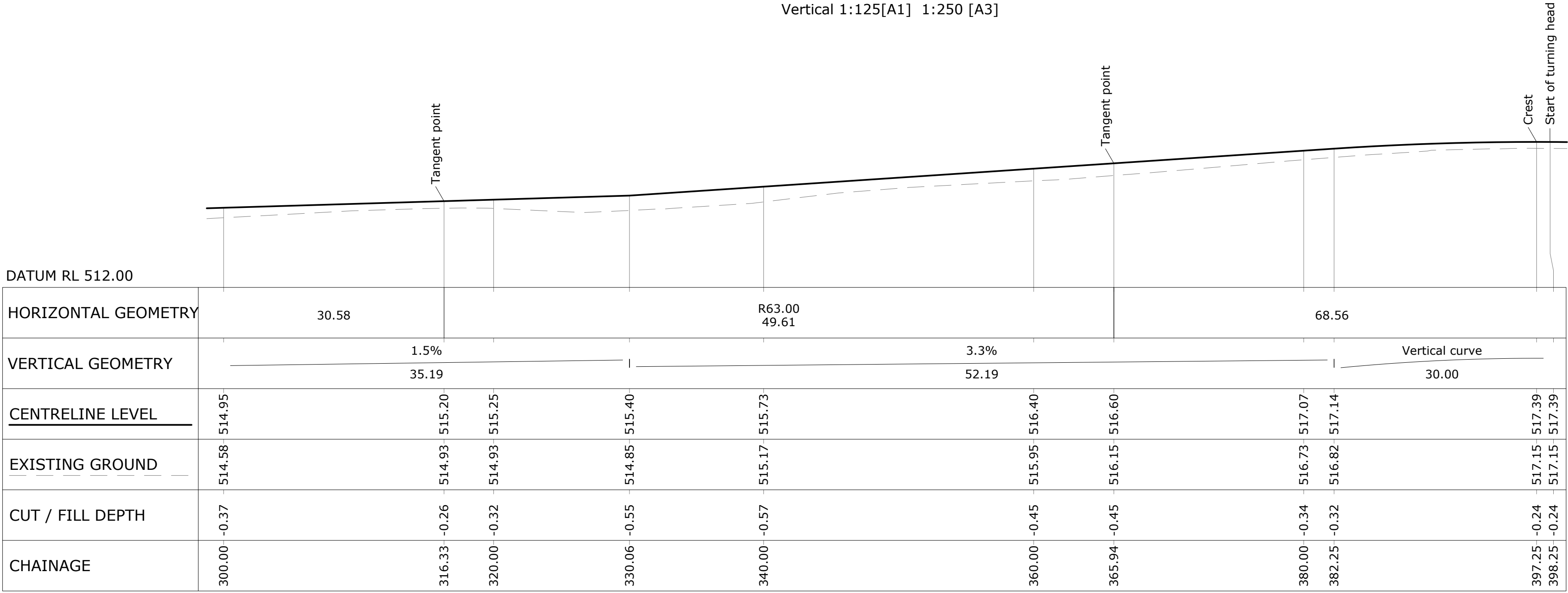
eliot  
sinclair





LONGITUDINAL SECTION ON CENTRELINE THE SUMMIT

Horizontal 1:250[A1] 1:500 [A3]  
Vertical 1:125[A1] 1:250 [A3]



LONGITUDINAL SECTION ON CENTRELINE THE SUMMIT

Horizontal 1:250[A1] 1:500 [A3]  
Vertical 1:125[A1] 1:250 [A3]

SCALE:

Horizontal 1:100 [A1] 1:200 [A3]

Vertical 1:100 [A1] 1:200 [A3]

LEGEND:

Design Level

Existing Ground

DRAFT

NOTES  
1. Contractors to verify all dimensions and the location of all underground services on site prior to commencing work.  
2. Unless noted otherwise, all work shall be undertaken in accordance with the NZBC and any relevant Territorial Authority Engineering Standards and Specifications as a minimum standard.  
DISCLAIMER  
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SURVEY INFORMATION

SURVEYED  
SURVEY DATE  
COORD SYSTEM  
DATUM  
ORIGIN OF LEVELS

Various  
Various  
NZGD2000  
Mt Nicholas  
NZVD16

REV. DRAWN DATE NOTE  
A GG 07.03.24 For Information

CLIENT

Silver Creek Ltd

DESIGNED  
DRAWN  
REVIEWED  
APPROVED

STATUS  
SCALE

FOR INFORMATION  
AS SHOWN

PIH  
GG  
RGO  
RM

SILVER CREEK DEVELOPMENT

Goldfield Heights  
Queenstown, Otago 9300

ROAD LONG SECTIONS  
THE SUMMIT

PROJECT  
503073

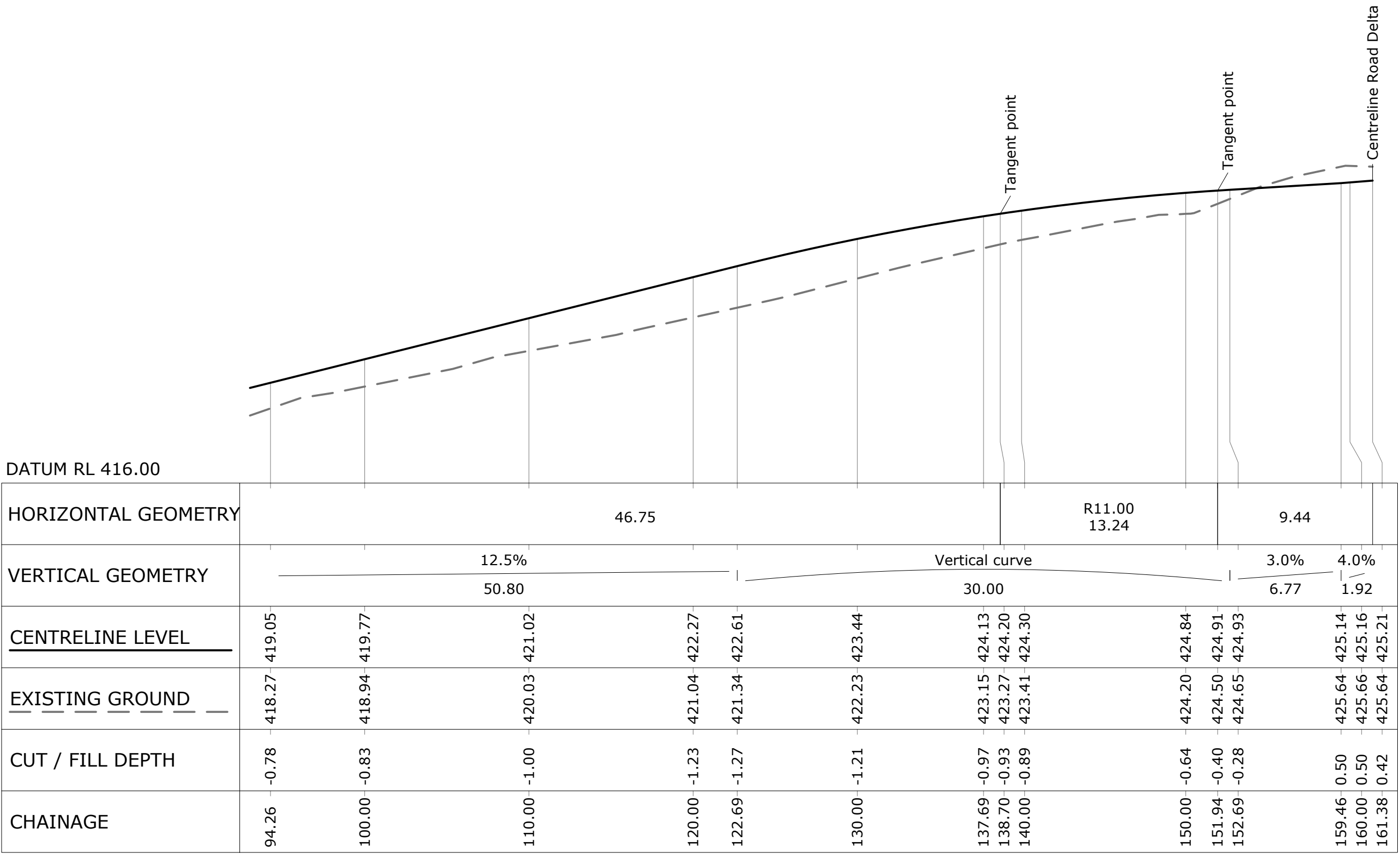
SET  
C1

REV.  
A

SHEET  
SK212

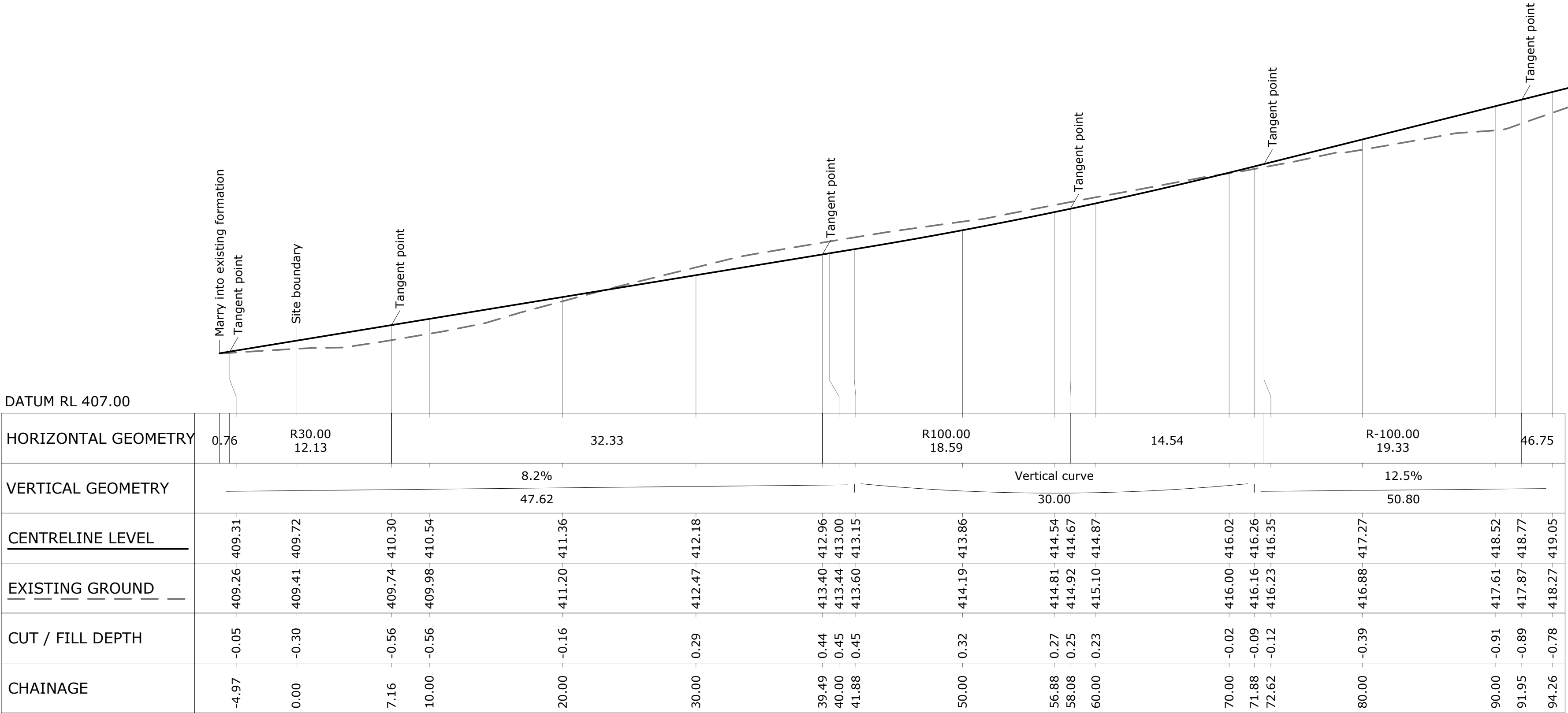
eliot  
sinclair





LONGITUDINAL SECTION ON CENTRELINE ROAD CHARLIE

Horizontal 1:250[A1] 1:500 [A3]  
Vertical 1:125[A1] 1:250 [A3]



LONGITUDINAL SECTION ON CENTRELINE ROAD CHARLIE

Horizontal 1:250[A1] 1:500 [A3]  
Vertical 1:125[A1] 1:250 [A3]

SCALE:

Horizontal 1:100 [A1] 1:200 [A3]

Vertical 1:100 [A1] 1:200 [A3]

LEGEND:

Design Level

Existing Ground

DRAFT

NOTES  
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SURVEY INFORMATION

SURVEYED  
SURVEY DATE  
COORD SYSTEM  
DATUM  
ORIGIN OF LEVELS

Various  
Various  
NZGD2000  
Mt Nicholas  
NZVD16  
xx

REV. DRAWN DATE NOTE  
A GG 07.03.24 For Information

CLIENT

Silver Creek Ltd

DESIGNED  
DRAWN  
REVIEWED  
APPROVED  
STATUS  
SCALE

FOR INFORMATION  
AS SHOWN

PIH  
GG  
RGO

SILVER CREEK DEVELOPMENT

Goldfield Heights  
Queenstown, Otago 9300

ROAD LONG SECTIONS  
CHARLIE

PROJECT  
503073

SET  
C1

REV.

A

SHEET  
SK204

eliot  
sinclair

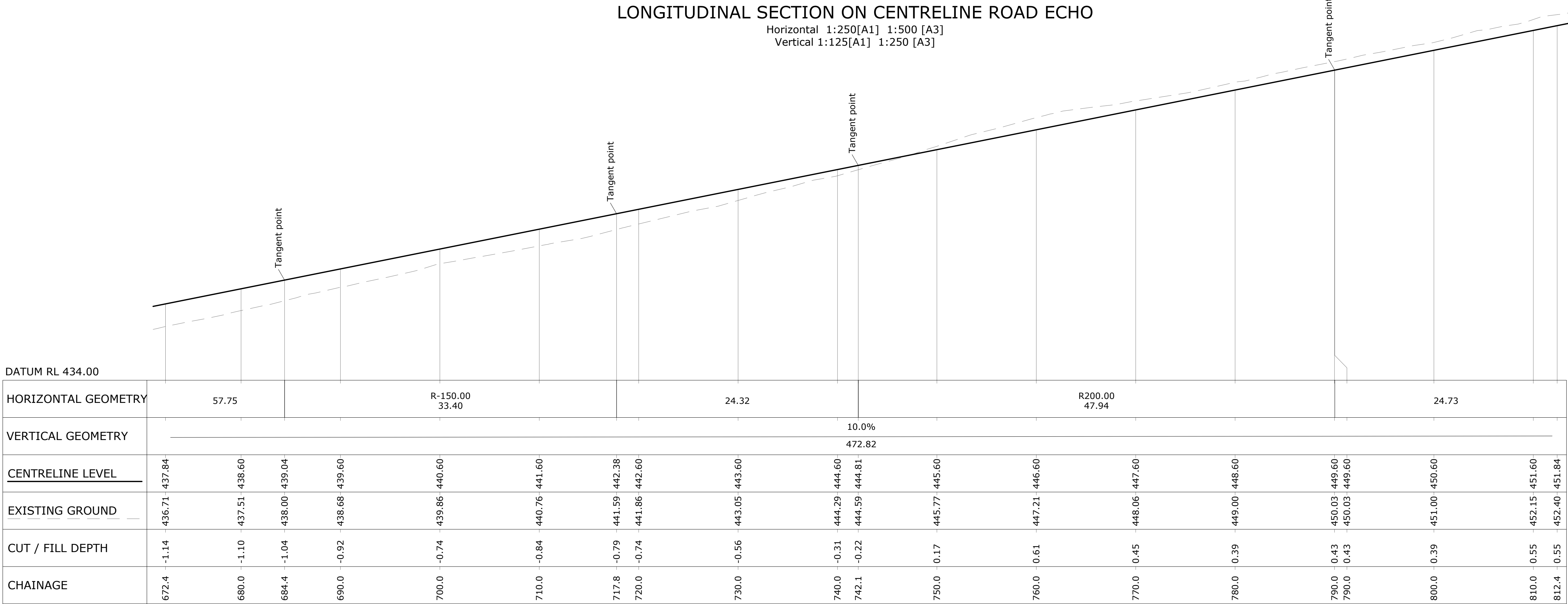
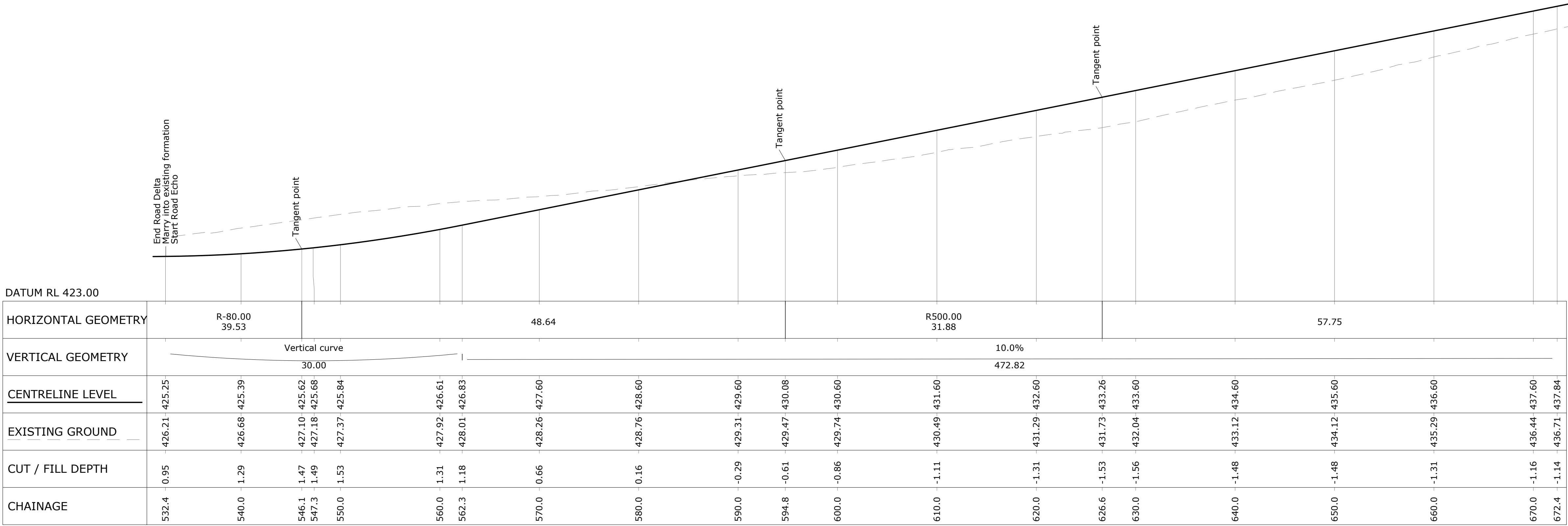












LONGITUDINAL SECTION ON CENTRELINE ROAD ECHO  
Horizontal 1:250[A1] 1:500 [A3]  
Vertical 1:125[A1] 1:250 [A3]

SCALE:

Horizontal 1:100 [A1] 1:200 [A3]  
Vertical 1:100 [A1] 1:200 [A3]

LEGEND:

Design Level —————  
Existing Ground - - - - -

DRAFT

NOTES

1. Contractors to verify all dimensions and the location of all underground services on site prior to commencing work.

2. Unless noted otherwise, all work shall be undertaken in accordance with the NZBC and any relevant Territorial Authority Engineering Standards and Specifications as a minimum standard.

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SURVEY INFORMATION

SURVEYED **Various**

SURVEY DATE **Various**

COORD SYSTEM **NZGD2000**

DATUM **Mt Nicholas**

ORIGIN OF LEVELS **NZVD16**

REV. DRAWN DATE NOTE

**A GG 07.03.24 For Information**

CLIENT

**Silver Creek Ltd**

DESIGNED **PIH**

DRAWN **GG**

REVIEWED **RGO**

APPROVED **RM**

STATUS **FOR INFORMATION**

SCALE **AS SHOWN**

**SILVER CREEK DEVELOPMENT**

Goldfield Heights  
Queenstown, Otago 9300

**ROAD LONG SECTIONS**

**ECHO**

PROJECT **503073**

REV. **A**

SET **C1**

SHEET **SK207**

