



PARAPARAUMU VILLAGE

ICT Services – UFB Services - Due Diligence Report
Issued for Information

Summerset Group

Job #: J001708

Revision A

1 August 2024





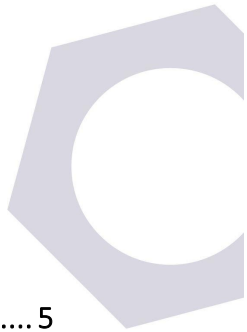
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Document Details	
Document title	ICT Services – UFB Services - Due Diligence Report
Issue details	Issued for Information
Client	Summerset Group
Job number	J001708
Document revision	A
Date	1 August 2024
Document ID	J001708-TIP-ICT_ELV-REP-001

Revision History				
Date	Revision	Prepared by	Reviewed by	Description
01/01/2024	Rev. A	R. Sidon	C. Olckers	Issued for Information

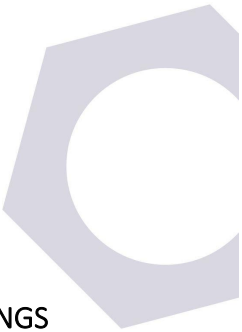


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1. INTRODUCTION

1.1. Purpose

Torque IP have been engaged to undertake a services condition assessment desktop study on the existing Broadband (UFB) capacity and availability at the proposed site.

Prior to undertaking any design work, it is necessary to understand the existing UFB services in the proposed site vicinity, confirm any risks to service operation during the project and note any areas where UFB services may require upgrade to meet new Summerset design requirements.

1.1.1. Desktop audit

Torque IP consultant (Rey Sidon) undertook a desks top study of the following ICT Services:

- Ultrafast Broadband

Section 2 provides an overview of key findings for the UFB services.

1.2. Audience

The intended audience for this report includes:

- Project Design Team
- Design Consultants
- Project Management Team
- Summerset Stakeholders

1.3. Executive summary

The following section provides a summary of findings, recommendations, and risk level:

Discipline	Potential Risk and recommendations	Impact
Ultra-Fast Broadband	The information from Chorus and One NZ is based on the "Dial Before You Dig" information. Additional investigation and input from the client will be necessary. Chorus can expand their network to ensure connection availability, but this is contingent upon their understanding of the final number of property connections, the schedule of property releases, and the investment required to deliver the necessary infrastructure to and throughout the site.	High

Table 1-1 : Potential Risk Schedule

The abovementioned summary schedule to be read in relation to the following matrix provides a summary of the potential Risk Consequences and Likelihood it may occur and the impact level/rating:

Consequence	Likelihood				
	<i>Definitely</i>	<i>Very Likely</i>	<i>Likely</i>	<i>Maybe</i>	<i>Unlikely</i>
<i>Disastrous</i>	Extreme	Extreme	Extreme	Extreme	High
<i>Critical</i>	Extreme	Extreme	Extreme	High	High
<i>Serious</i>	Extreme	High	High	Moderate	Moderate
<i>Significant</i>	High	High	Moderate	Low	Low
<i>Minor</i>	Moderate	Moderate	Low	Low	Low

Table 1-2 : Security Risk Matrix

The following schedule explains the impact levels/ratings and recommended responses:

Impact Level/rating	Recommended responses
Extreme	Immediate action is recommended (Prior to demolition works) to avoid further or potential risk exposure. Operation should be stopped unless immediate alternative risk mitigation can be introduced i.e., 24-hour monitoring
High	Action is required as soon as possible (during construction and commissioning stages) to avoid further or potential risk exposure. Operation should be stopped unless immediate alternative risk mitigation can be introduced i.e., daily monitoring
Moderate	Action is required in the medium term (preferably before building commissioning but at least plan for ducting and draw wire, cabling, power infrastructure and joinery, to avoid risk impact level elevating or possible to avoid further or potential risk exposure
Low	Action is required in the long term (1-3 years) and monitored regularly to avoid risk impact level elevating or possible to avoid further or potential risk exposure

2. DESKTOP AUDIT

2.1. Ultra-Fast Broadband

The cable routes for Chorus (highlighted in purple) and One NZ (highlighted in blue) through Ratanui Road are detailed in Appendix A – One NZ and Chorus As-Builts.

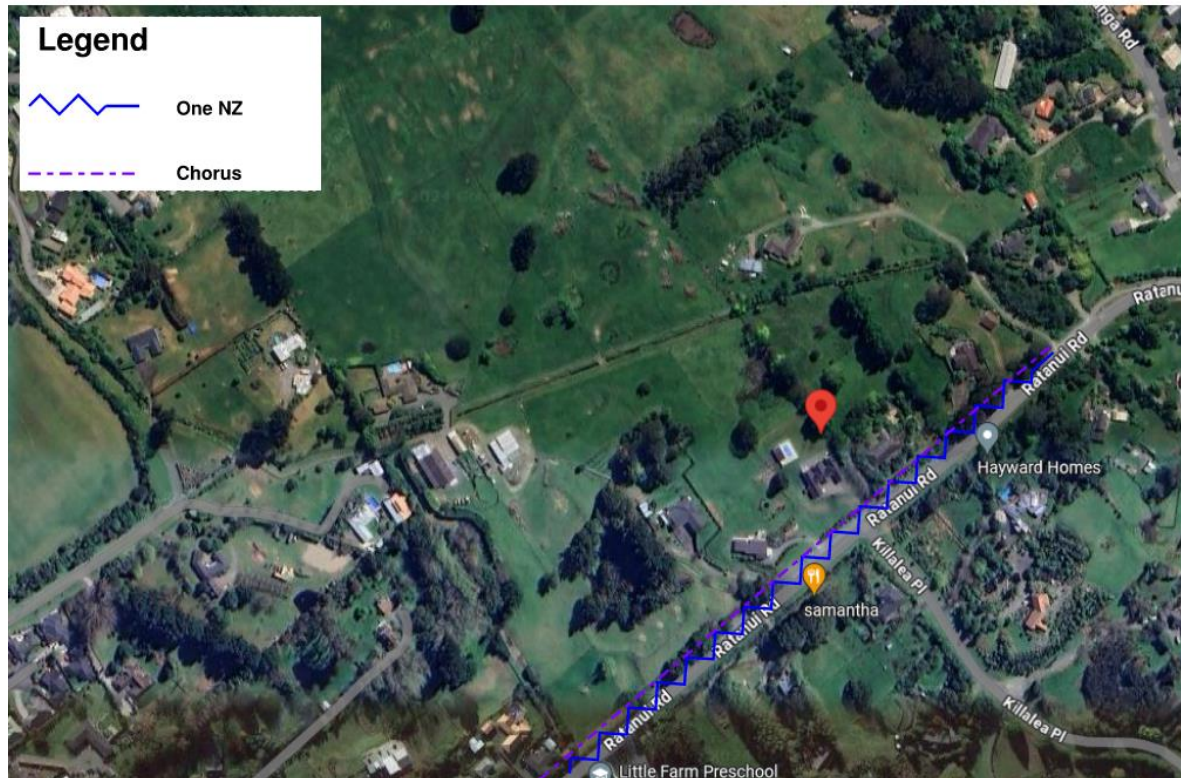


Figure 2-1 : Chorus and One NZ existing route.

Based on the Chorus as-built plans, there are existing 50mm ducts running along Ratanui Road. According to One NZ's plans, existing cables are located on Ratanui Road, and there are current fiber connections serving residential houses on this street.

2.1.1. Chorus Capacity

Please refer to Appendix B for a letter from Chorus regarding the capacity along Ratanui Road. At this early stage, Chorus believes there is infrastructure in the general area. However, further understanding of the final connections and property connections will be necessary to determine the required work.

2.1.2. Risk and Gap Analysis Comments

The information from Chorus and One NZ is based on the "Dial Before You Dig" guidelines. Additional investigation and input from the client will be necessary. Chorus can expand their network to ensure connection availability, but this depends on their understanding of the final number of property connections, the schedule of property releases, and the investment needed to deliver the infrastructure to and throughout the site.

Appendix A - CHORUS AS -BUILT and ONE NZ DRAWINGS

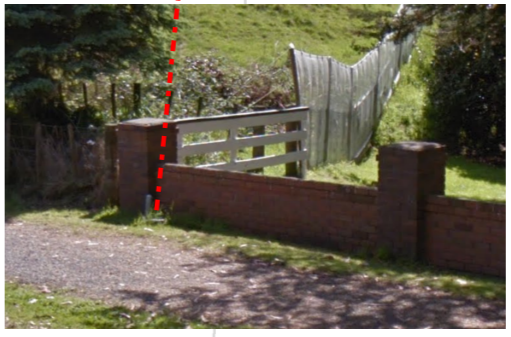


Summerset Draft Village Masterplan Redacted

Legend

- One NZ
- Chorus

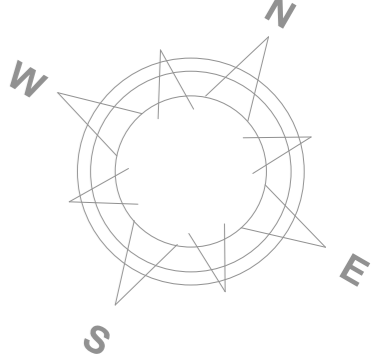
Existing 4 off 50mm DIA conduit to allow for new services

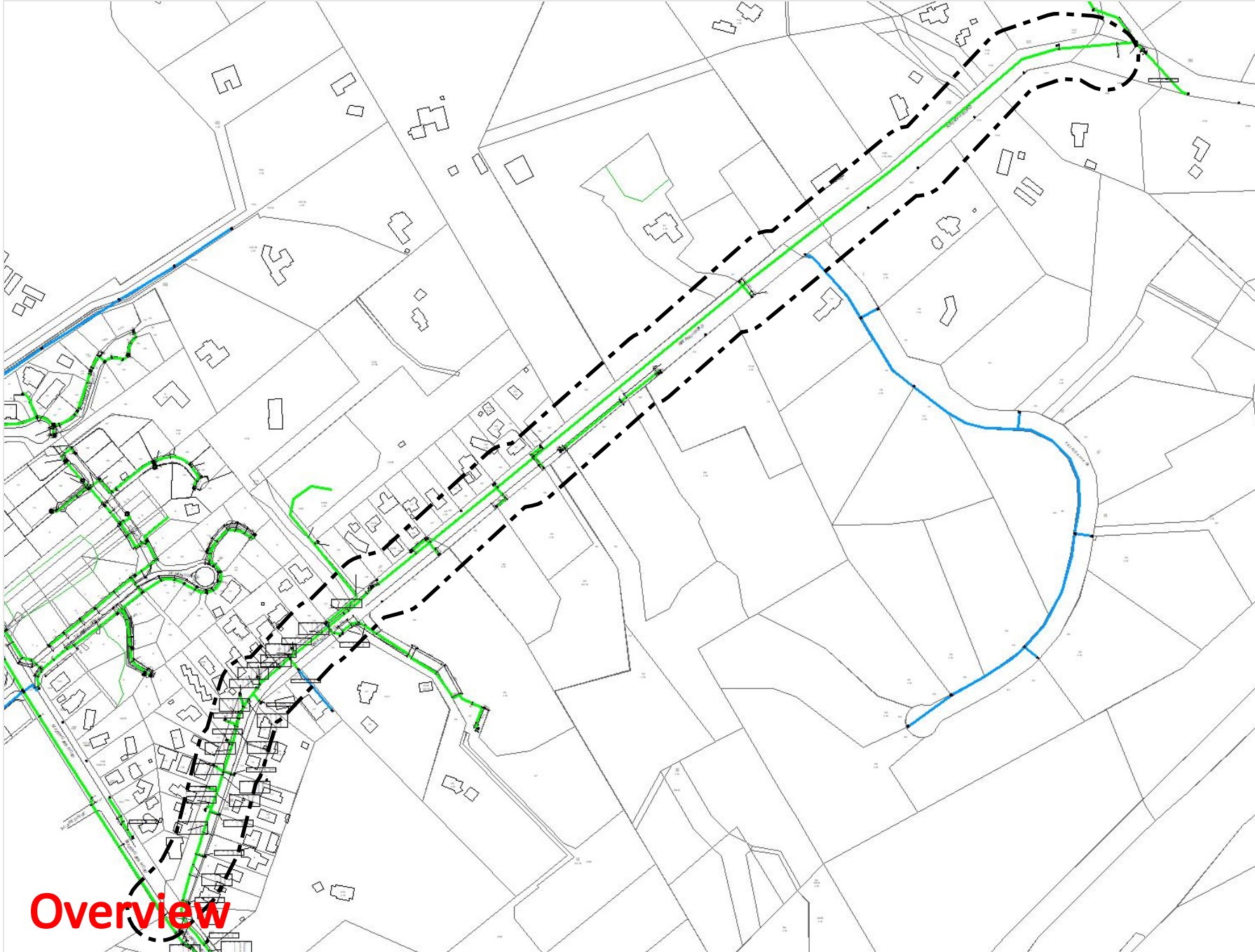


Existing fibre to lot 85




Existing fibre to lot 87 & 91





- Legend**
- Existing ONE NZ network cables, marked as:
 "ONE NZ"
 "ex Clear"
 "ex Saturn, ex TelstraSaturn"
 "ex TelstraClear or TCL"
 - Proposed, or 'as stated'
 - Infrastructure owned by others

- Abbreviations Key**
- ES/EOS Edge of Seal
 - PP Power Pole: Circle with line centre line
 - F/L Fence line: Yellow line with dashed black line

 Scale: 1:4892
 Expires: 28 Aug 2024

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Overview

Plan Name	FU18
Plan ID	165952
Version	GG
Current at	31/07/2024

PRM
R26 - FU18

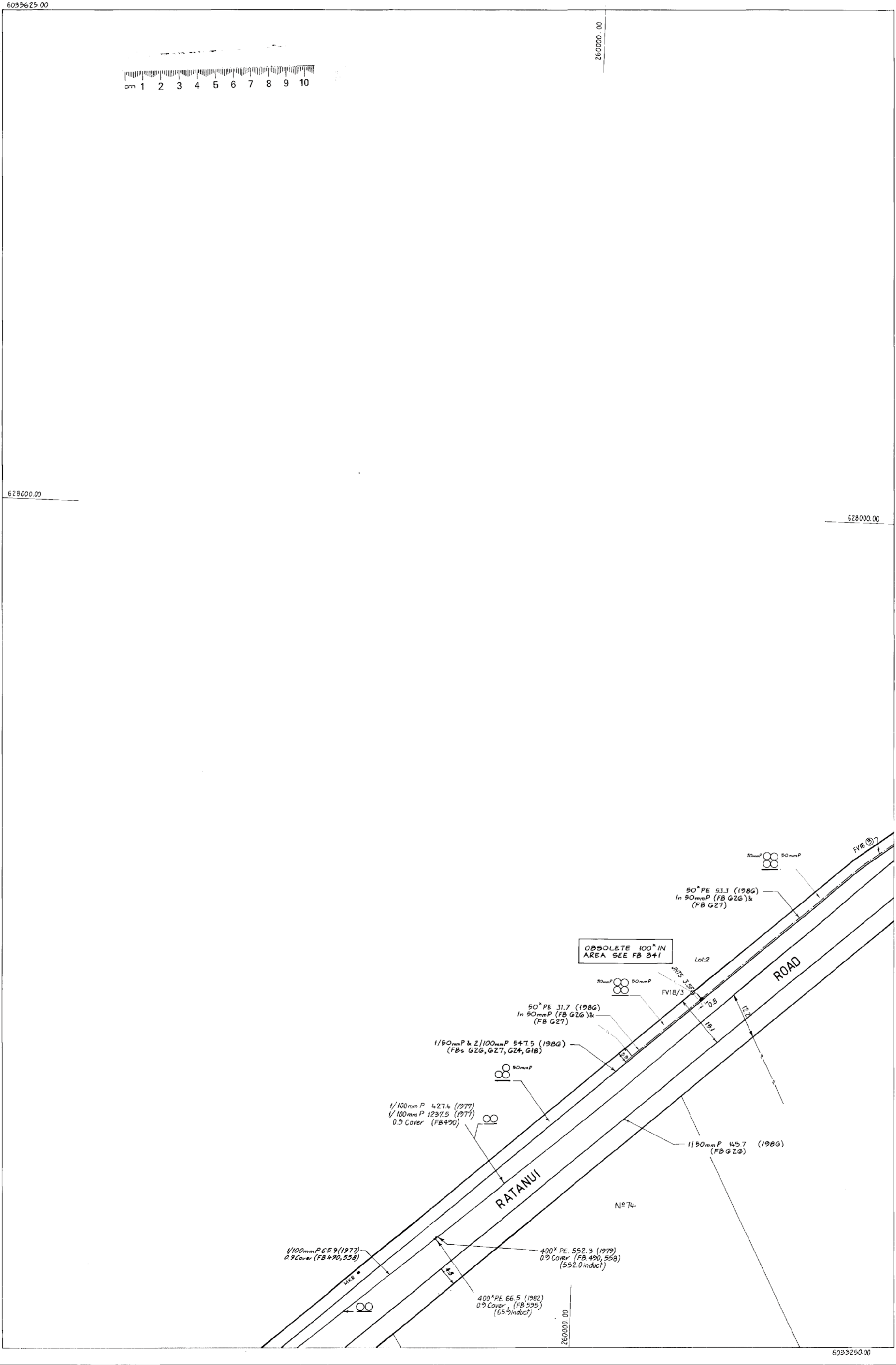
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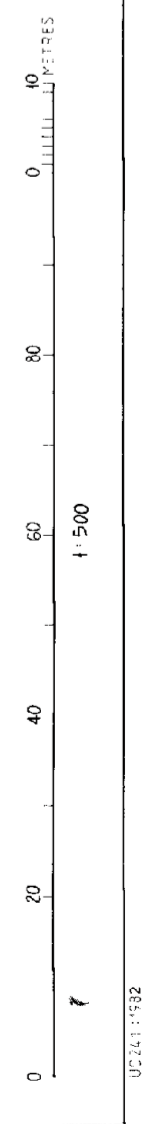
SELF-ADHESIVE PLAN HANGER

Number 137641

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Plan Name	FV18
Plan ID	166092
Version	GI
Current at	31/07/2024

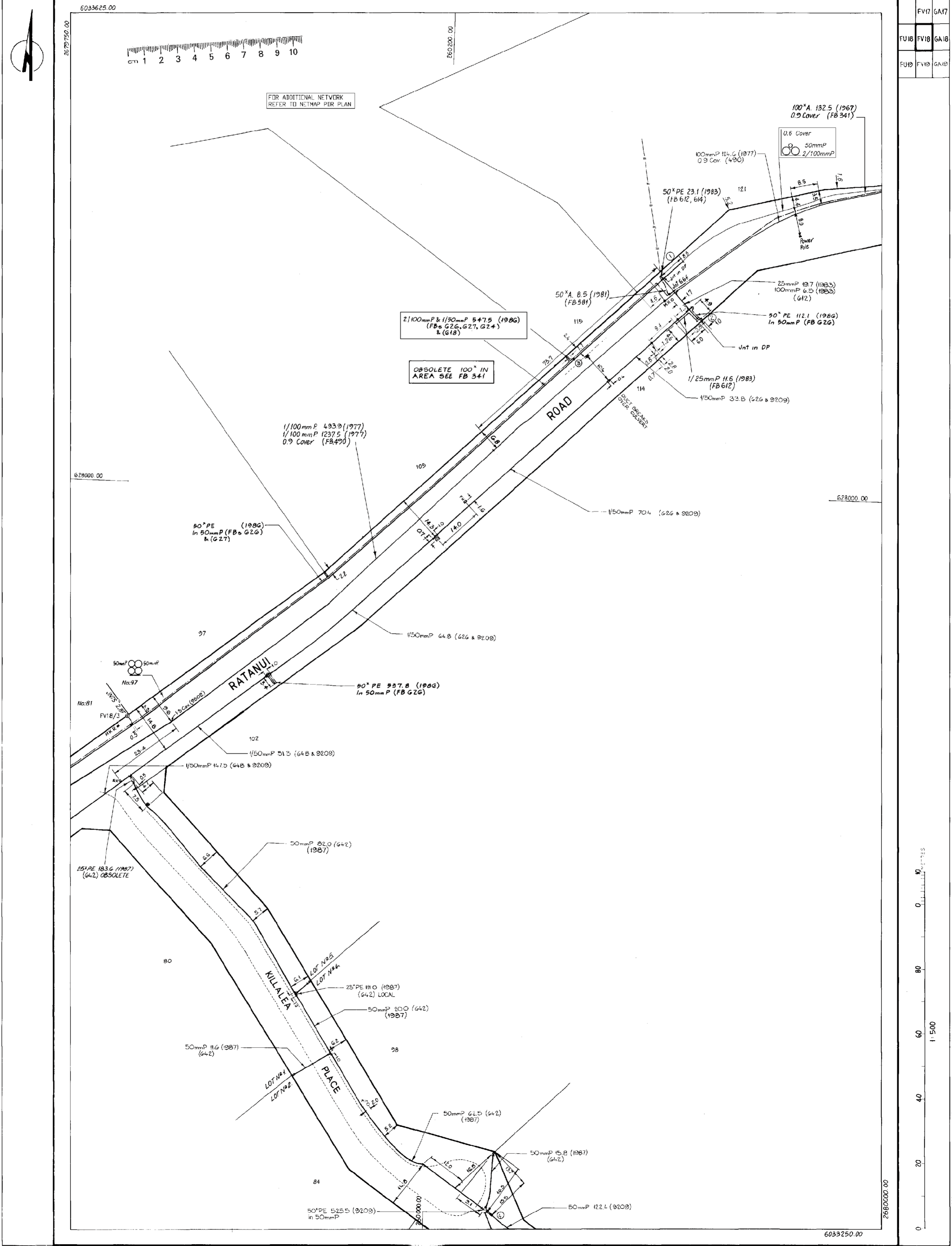
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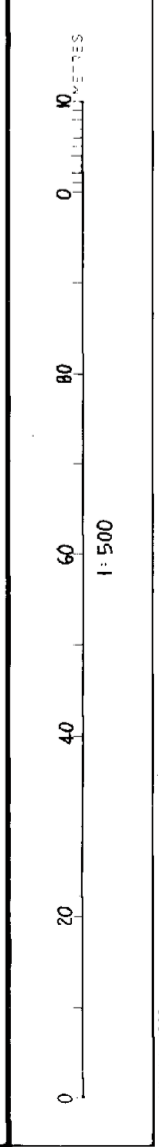
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FV18	GA18
FV19	GA19



13/7/24:15:52

Appendix B - CHORUS CAPACITY LETTER

Chorus NZ Ltd
4 Graham Street
Auckland CBD
Auckland

Rey Sidon
4 Turama Road
Royal Oak, Auckland 1023

01/08/2024

Re: Ratanui Road, Paraparaumu

Hi Rey,

Thank you for providing an indication of your development plans in the Paraparaumu area. I can confirm that we have infrastructure in the general land area that you are proposing to develop at Ratanui Road, Paraparaumu. Chorus will be able to extend our network to provide connection availability. However, please note that this undertaking would of course be subject to Chorus understanding the final total property connections that we would be providing, roll-out of property releases/dates and what investment may or may not be required from yourselves and Chorus to deliver the infrastructure to and throughout the site in as seamless and practical way as possible.

The cost can only be finalised at the time that you are ready to proceed.

Chorus is happy to work with you on this project as the network infrastructure provider of choice. What this ultimately means is that the end customers (business and homeowners) will have their choice of any retail service providers to take their end use services from once we work with you to provide the physical infrastructure.

Please reapply with a detailed site plan once you are ready to proceed.

Kind Regards,

Merita Tagaloa
Group Account Manager
Chorus NZ Ltd



Torque IP

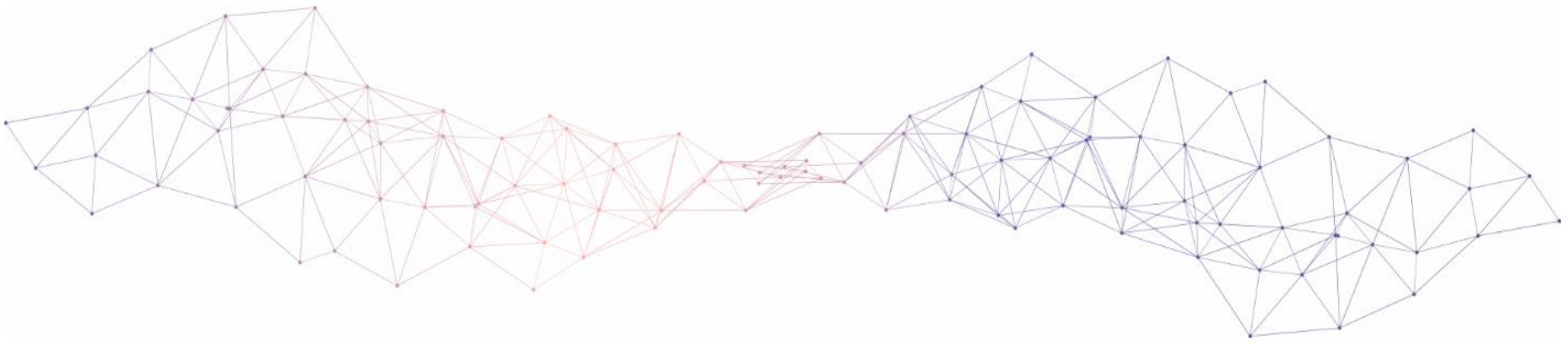
Head office

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Email info@torqueip.co.nz

Web www.torqueip.co.nz

4 Turama Road
Royal Oak
Auckland, 1023
New Zealand



Mark Thomson

From: Ravitesh Nand <ravitesh.nand@electra.co.nz>
Sent: Friday, 2 August 2024 3:43 pm
To: Samuel Huang | Frequency; Campbell Smythe
Cc: Oliver Boyd; Deon Vandy | Frequency
Subject: RE: Confidential: Summerset Paraparamu Due Diligence

Hi Samuel

Thanks for your patience in me responding for price & timing.

I have done some research around this area and as of today, we have spare capacity of **1.6MVA** along Ratanui Road. We do have available capacity around the vicinity, but by looing at the plans sent, Summerset will have to get easement for this.

I have based load requirement in reference to the development recently that was at Park Avenue. Which in summary is, 2 x 750kVA transformers, 2 x 11kV switchgears & 11kV cable. The internal reticulation will be an embedded network as been done historically.

Estimated cost for this will be around the [REDACTED] mark & availability to commence construction is 4-6months.

Please take note that Electra does not reserve capacity & this is all subject to an approved engineering design by the Electra Network Team.

Please let me know if you have any further queries.



Ravitesh Nand
Project Manager - Overhead
+64275590481
Registered Office:
Cnr Bristol and Exeter Streets, Levin www.electra.co.nz

From: Samuel Huang | Frequency <samuelh@frequency.nz>
Sent: Thursday, August 1, 2024 11:02 AM
To: Campbell Smythe <Campbell.Smythe@summerset.co.nz>; Ravitesh Nand <ravitesh.nand@electra.co.nz>
Cc: Oliver Boyd <Oliver.Boyd@summerset.co.nz>; Deon Vandy | Frequency <deonv@frequency.nz>
Subject: RE: Confidential: Summerset Paraparamu Due Diligence

[EXTERNAL EMAIL] Ensure you recognise the sender and take EXTRA CARE when opening any links or attachments.

Hi Ravi,

Following up on my call from Tuesday. Do you have an update on this?

Ngā Mihi,

Samuel Huang
Associate
m [0226227613](tel:0226227613)
6-10 Nikau Street Eden Terrace Auckland 1021