

08 April 2026

Document Ref: CHC2025-0004AB | Rev 0

Oakland Estates Nelson Limited
262 Marshs Road
Prebbleton 7676

Attention: Justin McDonald

RE: PRELIMINARY STATEMENT OF SUITABILITY FOR SUBDIVISION OAKLAND ESTATES, STOKE

CMW Geosciences (CMW) was engaged by Oakland Estates Nelson Limited to carry out a geotechnical investigation and geohazard assessment to support a plan change for the proposed Oakland Estates Subdivision in Stoke, Tasman.

The scope of work and associated terms and conditions of our engagement were detailed in our services proposal letter referenced CHC2025-0004AA Rev0, dated 6 March 2026. This letter provides a high-level summary to assist in the Fast Track referral process.

Based on provided drawings from Inovo Projects Limited^{1,2 & 3} the proposed subdivision involves:

- On the flatland areas of the site, a combination of medium density residential, retirement, and open space reserves zoning.
- A commercial zone at the southwestern end of Suffolk Road.
- On the elevated areas of the site, cuts of up to approximately 18m, fills of up to approximately 9m and retaining structures for the purposes of medium density residential zoning.

We have reviewed an existing Tonkin & Taylor desktop study letter⁴, existing geotechnical investigations on the New Zealand Geotechnical Database (NZGD), and Nelson City Council natural hazard zoning⁵ for liquefaction, slope instability and fault deformation. In addition, CMW have recently completed preliminary geotechnical investigations on the site comprising test pits and machine boreholes to further assess geohazards.

Based on our review of the existing information there are three primary identified geohazards:

- Liquefaction induced ground deformations.

¹ Inovo Projects Limited, Oaklands Subdivision, Outline Development Plan, sheet 16172-00-RC-0005, Revision C, dated 9 December 2025.

² Inovo Projects Limited, Oaklands Subdivision Stage 3, Earthworks Cut / Fill Plan, sheet 16172-00-SK-2103, Revision A, dated 12 February 2026.

³ Inovo Projects Limited, Oaklands Subdivision Stage 4, Earthworks Cut / Fill Plan, sheet 16172-00-SK-2104, Revision A, dated 12 February 2026.

⁴ Tonkin & Taylor Limited, Geotechnical & Ecological Constraints and Opportunities Letter, Oakland Flats – Nelson, dated 6 March 2023.

⁵ <https://experience.arcgis.com/experience/4854afe0019e43c9adb51723d78a28db/page/Nelson-Natural-Hazards?views=Layers>

- Slope instability.
- Fault induced ground deformations.

Liquefaction induced ground deformations are considered to be a low risk for the proposed subdivision due to the flatland soils comprising generally non-liquefiable gravel, gravelly clay, sandy clay and clay. Nelson City Council hazard zoning indicates “Liquefaction Damage is Unlikely” for flatland areas of the site and “Very Low Liquefaction Vulnerability” for elevated areas of the site.

Slope instability risk is currently anticipated to be low based on the morphology and encountered ground conditions, with only shallow soil slips evident. The slope stability is to be improved by the proposed cuts, filling and retaining structures which will reduce overall slope angles and manage surface water flows.

Fault induced ground deformations are considered a low risk due to the inferred onsite Flaxmore Fault (associated with the Waimea Fault) having a recurrence interval of 6000 to 18000 years. This recurrence interval range is defined as ‘rare’ to ‘very rare’ as per National Policy Statement for Natural Hazards 2025.

Following review of the existing information and our investigations to date, we anticipate the site will be geotechnically suitable for subdivision. CMW is contracted to deliver a report to support Plan change which will present ground models, results of our investigation and slope stability analysis for the existing and proposed topography.

For and on behalf of CMW Geosciences

Prepared by:



Craig Scott
Senior Engineering Geologist

Reviewed and authorised by:

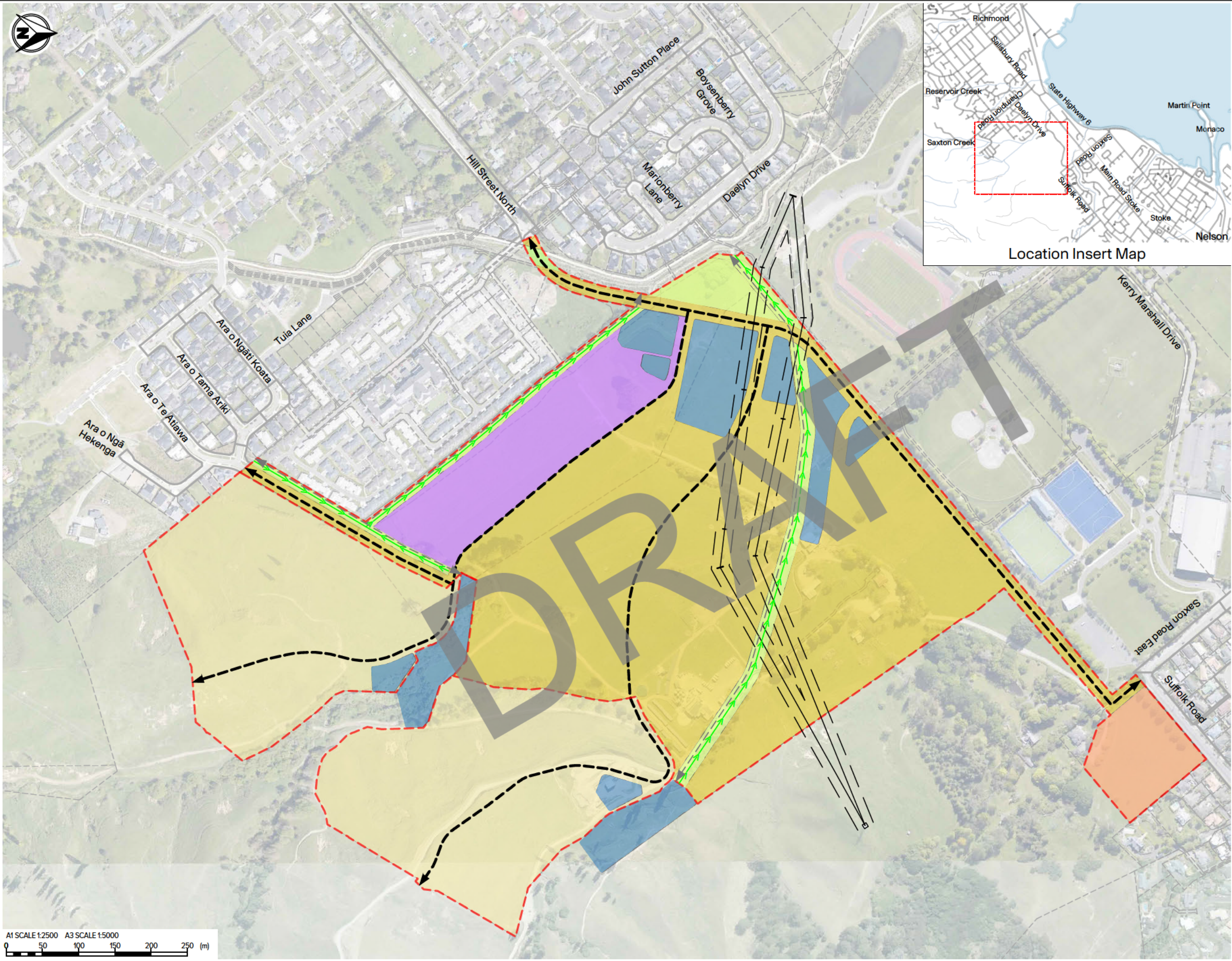


Chris Thompson
Principal Engineering Geologist

Distribution: 1 electronic copy to Oakland Estates Nelson Limited and Inovo Projects Limited via email
Original held at CMW Geosciences



Attachments – Site Plan



NOTES

1. Aerial imagery and locality insert sourced from LINZ Data Service.

LEGEND

- Indicative Road
Outline Development Plan Area
Indicative Cycle / Pedestrian Route
HV Power Pylon and Centreline
HV Power Offset [37m or 12m]
Medium Density Residential Zone [400m² Lots]
Medium Density Residential Zone [650m² Lots]
Commercial
Retirement
Open Space Reserve - Existing
Open Space Reserve - Proposed
Open Space Reserve - Proposed
Waterway - Proposed

A1 SCALE 1:2500 A3 SCALE 1:5000
0 50 100 150 200 250 (m)

Rev#	Description	Drawn	Date
C	SCALE AND MINIMAP	JC	09.12.25
B	ADD PONDS	JC	03.10.25
A	PRELIMINARY	JC	17.09.25



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Scale A1
1:2500
Scale A3
1:5000
DO NOT SCALE FROM DRAWING

Drawn
JC
Approved
MP
Date
03.09.2025



Project
OAKLANDS SUBDIVISION

Drawing Title
**OUTLINE
DEVELOPMENT
PLAN**

Status
PRELIMINARY

Drawing No.
16172-00-RC-0005

Rev
C