



OAKLANDS ESTATES FAST-TRACK APPLICATION

GRAPHIC ATTACHMENT

FOR OAKLANDS ESTATES NELSON LTD
PROJECT NO. 2026_004 | 5 MAY 2026 | REVISION D

OAKLANDS ESTATES FAST-TRACK | GRAPHIC ATTACHMENT

Project no: 2026_004
Document title: Oaklands Estates Fast-track Graphic Attachment
Revision: D
Date: 5 May 2026
Client name: Oaklands Estates Nelson Ltd.

Author: Anca Belu/ Zoe Hughes

File name: 2026_004 Oakland Estates Fast-track - Graphic Attachment_D

DOCUMENT HISTORY AND STATUS

REVISION	DATE	DESCRIPTION	BY	REVIEW	APPROVED
A	17/04/2026	Issue for Comment	AB / ZH	DCM	DCM
B	21/04/2026	Updated ODP	AB	DCM	DCM
C	24/04/2026	Scheme Updates	AB	DCM	DCM
D	06/05/2026	Scheme Updates	AB	DCM	DCM



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1.0	CONTEXT
002	PROXIMITY PLAN
003	DISTRICT PLAN CONTEXT
004	CONTEXT AND CONNECTIVITY MAP

LEGEND

- Site boundary
- Urban Growth Boundary
- 5km circles from site
- State highway 60
- State Highway 6
- Region boundaries



A. PROXIMITY PLAN (1:75,000 @ A3)

Image Source: GRIP 2026

PROXIMITY PLAN



LEGEND

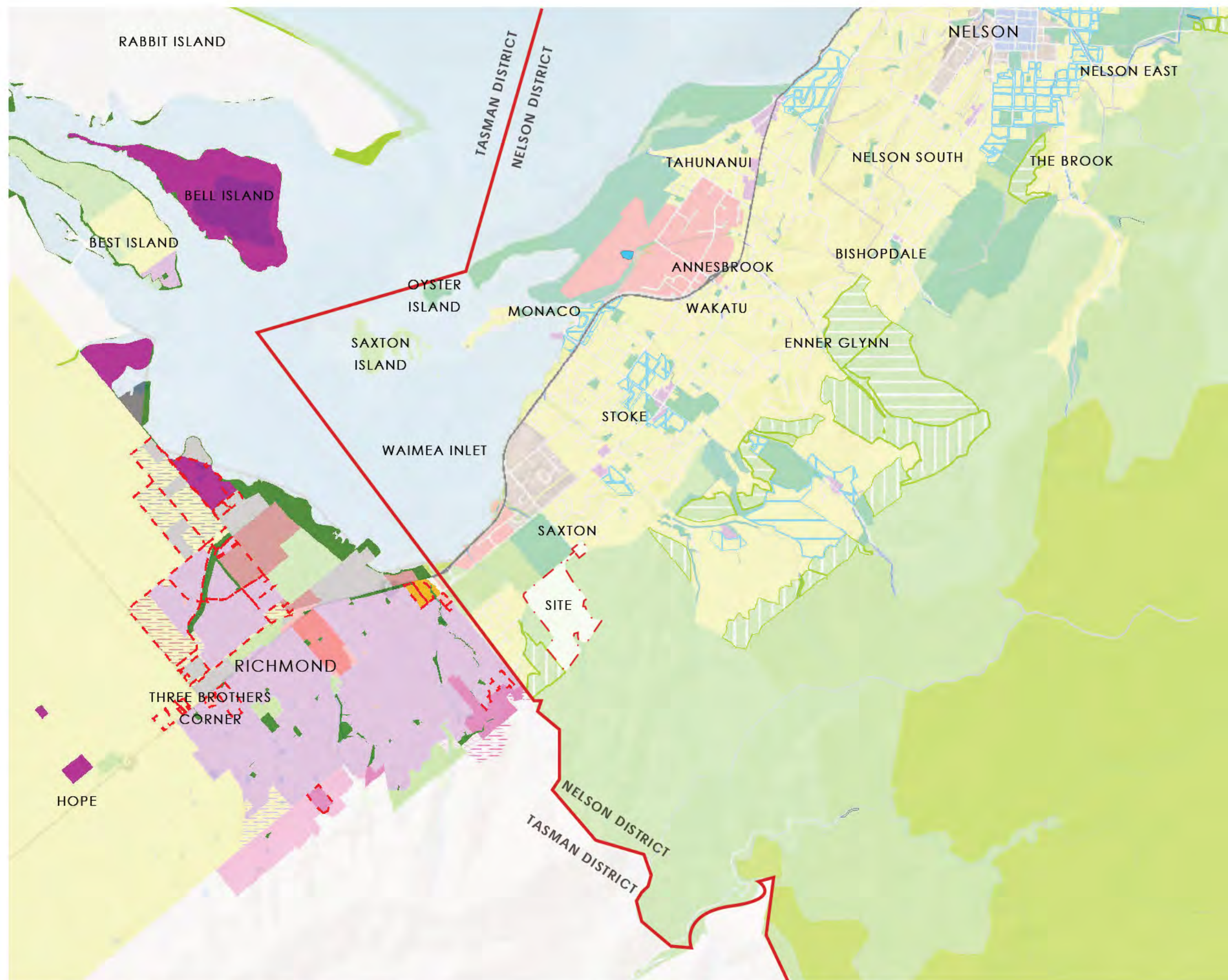
- Site Boundary
- Nelson District Boundary

NELSON CITY COUNCIL DISTRICT PLAN KEY

- CON Conservation
- IND Industrial
- ICF Inner City - Fringe
- ICC Inner City - Centre
- OSR Open Space Recreation
- RES Residential
- R Road
- RU Rural
- RHD Rural Higher Density Small Holdings Area
- RLH Rural Lower Density Small Holdings Area
- SB Stream Bed
- SC Suburban Commerical

TASMAN DISTRICT COUNCIL PLAN KEY

- Tasman District Council Zone Notations
- CB Central Business
- COM Commercial
- CON Conservation
- HI Heavy Industrial
- L Lake
- LI Light Industrial
- MB Mixed Business
- OS Open Space
- REC Recreation
- RES Residential
- RRES Rural Residential
- RIND Rural industrial
- RU1 Rural 1
- TS Tourist Services



A. DISTRICT PLAN CONTEXT MAP (1:50,000 @ A3)

Image Source: Top of the South Maps 2026

DISTRICT PLAN CONTEXT



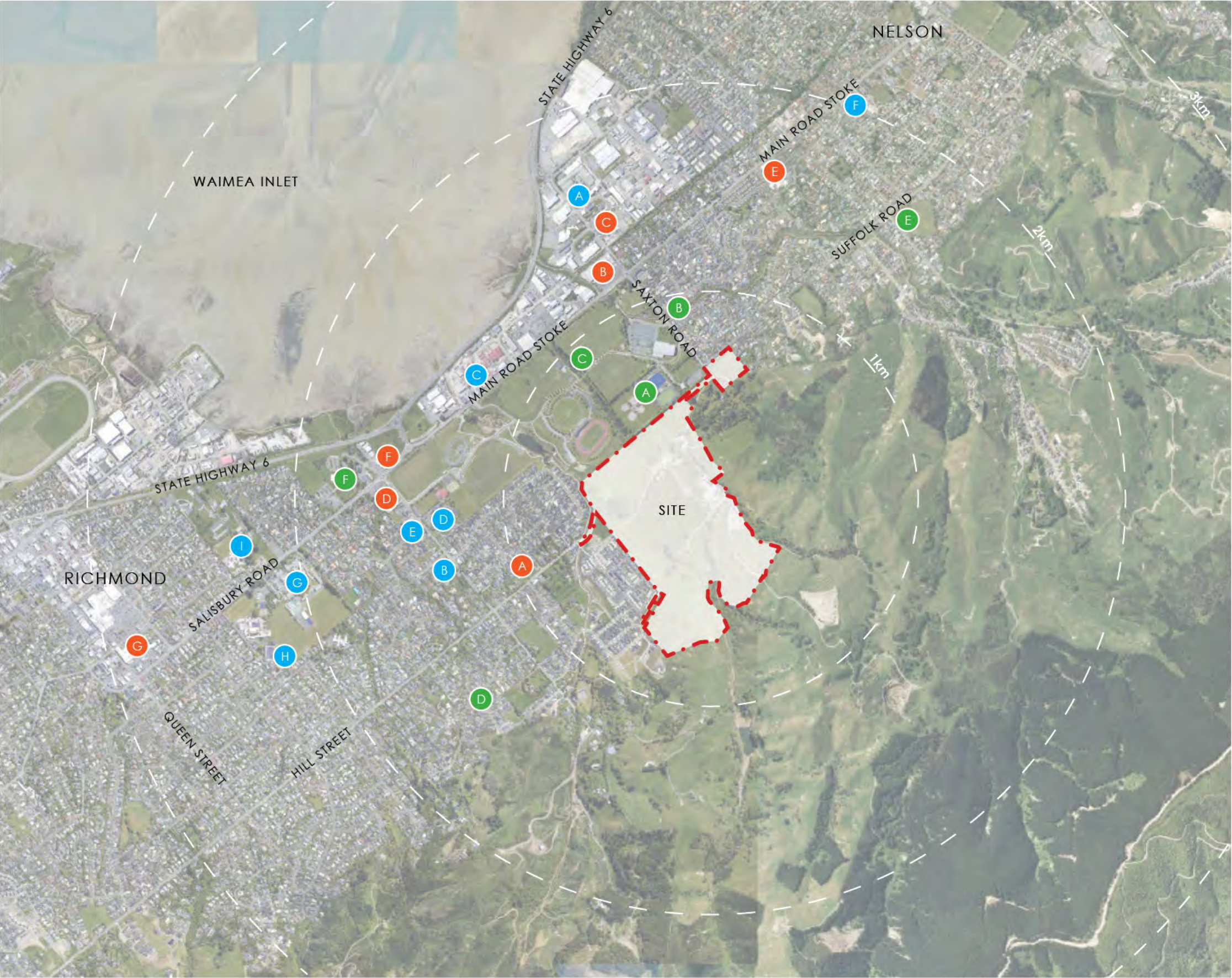
LEGEND

COMMERCIAL AREAS		
Destination	Distance	Walk/ Cycle Time
A Premier Pilates Nelson	500m	7min / 2min
B Bunnings Warehouse Nelson	700m	10min / 3min
C Pic's Peanut Butter World	900m	12min / 3min
D Woolworths Richmond	1.3km	17min / 4min
E Robinson's Neighbourhood Centre	1.5km	21min / 4min
F Zink Cafe	1.5km	21min / 4min
G Kmart Richmond	2.9km	39min / 10min

COMMUNITY / EDUCATIONAL FACILITIES		
Destination	Distance	Walk/ Cycle Time
A Annesbrook Church	900m	12min / 3min
B Champion Kids Early Childhood Education	950m	13min / 3min
C Nelson Technical Institute	1.1km	14min / 4min
D Garin College	1.2km	16min / 4min
E Whakatu Presbyterian Church	1.2	16min / 4min
F Elimkids Preschool Stoke	1.9km	27min / 6min
G Waimea College	2.0km	27min / 6min
H Henley School	2.2km	31min / 8min
I St Paul's School Richmond	2.2km	31min / 8min

RECREATION/ GREEN NETWORK		
Destination	Distance	Walk/ Cycle Time
A Saxton Field Recreational Centre	300m	5min / 2min
B Orphanage Stream Esplanade Reserve	300m	5min / 2min
C Nelson Suburbs Football Club	750m	10min / 2min
D Park Drive Park	1.2km	17min / 4min
E Ngawhatu Sportsfield	2.3km	18min / 5min
F Richmond Aquatic Centre	1.7km	23min / 5min

Note: Distances shown by roads/ footpaths/ cyclepaths



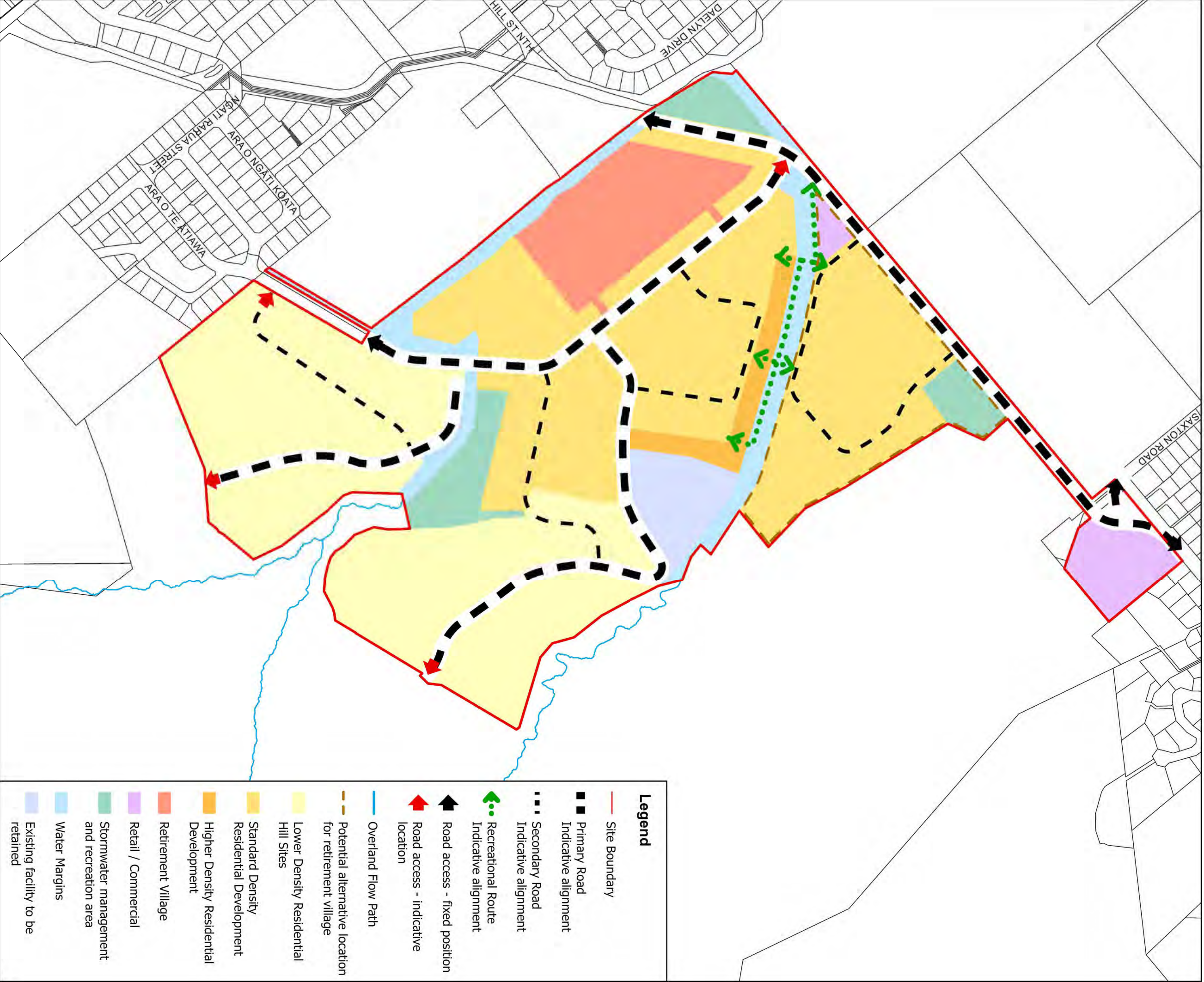
A. CONTEXT AND CONNECTIVITY MAP (1:20,000 @ A3)

Image Source: Top of the South Maps 2026

CONTEXT AND CONNECTIVITY MAP



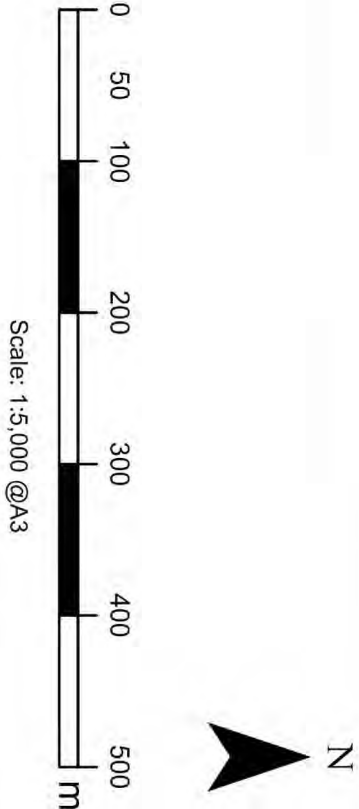
2.0	PROPOSAL
006	PROPOSED OUTLINE DEVELOPMENT PLAN
007	CONCEPT MASTERPLAN OPTION 1
008	CONCEPT MASTERPLAN OPTION 2
009-011	CONCEPT ELEVATED PERSPECTIVES
012	MITIGATION MEASURES PLAN
013-016	MITIGATION MEASURES (MM2-MM5)
017-020	ROAD SECTIONS (STREET TYPOLOGIES 1-4)

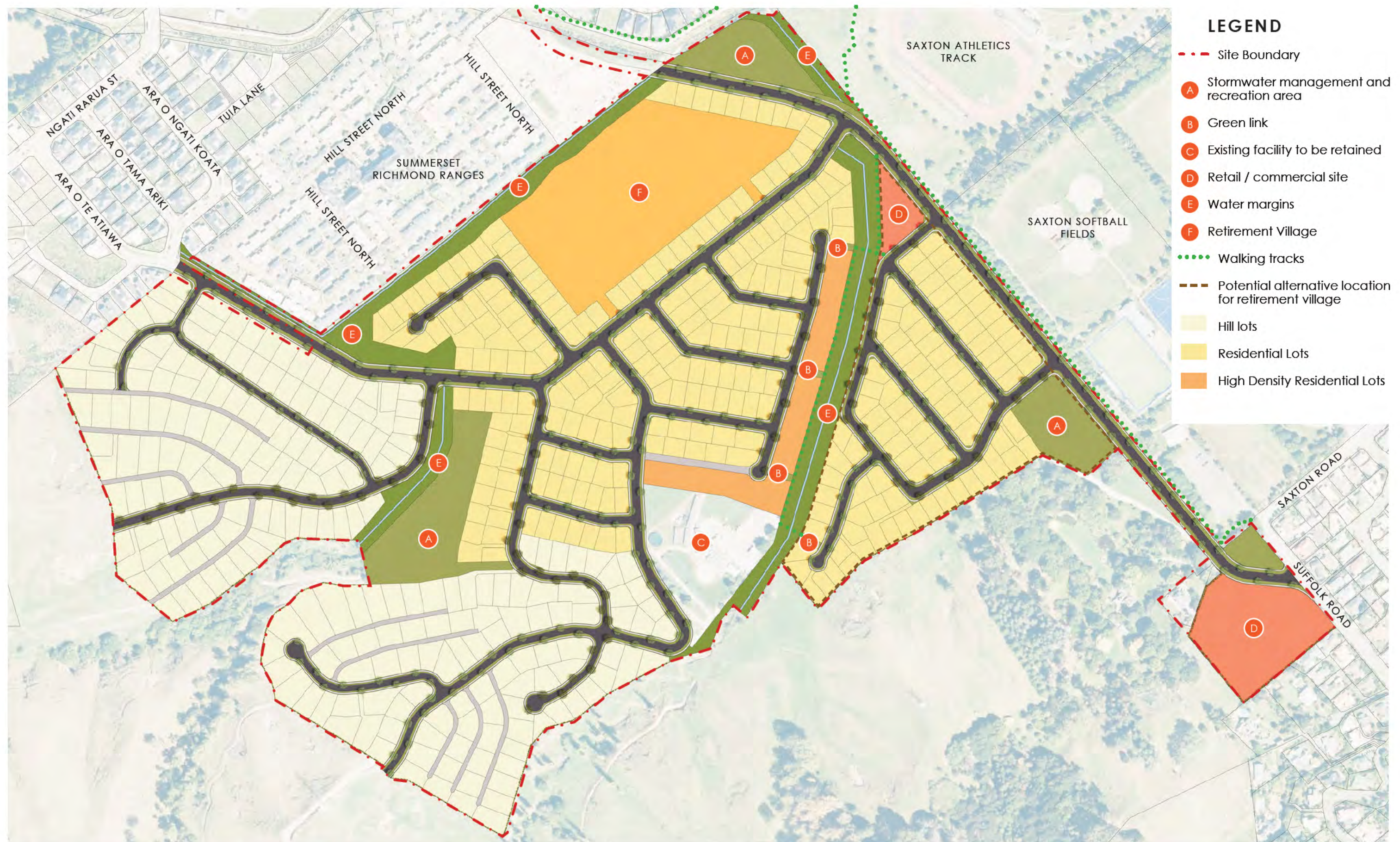


Oaklands Plan Change

Proposed Structure Plan

DCM Urban Ltd | 05.05.2026
2026_004 Oaklands Estates Nelson Ltd - ODP_G





A. CONCEPT MASTERPLAN OPTION 1 (1:4,000 @ A3)

CONCEPT MASTERPLAN PLAN OPTION 1





A. CONCEPT MASTERPLAN OPTION 2 (1:4,000 @ A3)

CONCEPT MASTERPLAN PLAN OPTION 2





A. ELEVATED PERSPECTIVE A - LOOKING EAST OVER SITE

B. LOCATION PLAN (NTS)

ELEVATED PERSPECTIVE A



A. ELEVATED PERSPECTIVE B - LOOKING WEST OVER SITE

B. LOCATION PLAN (NTS)

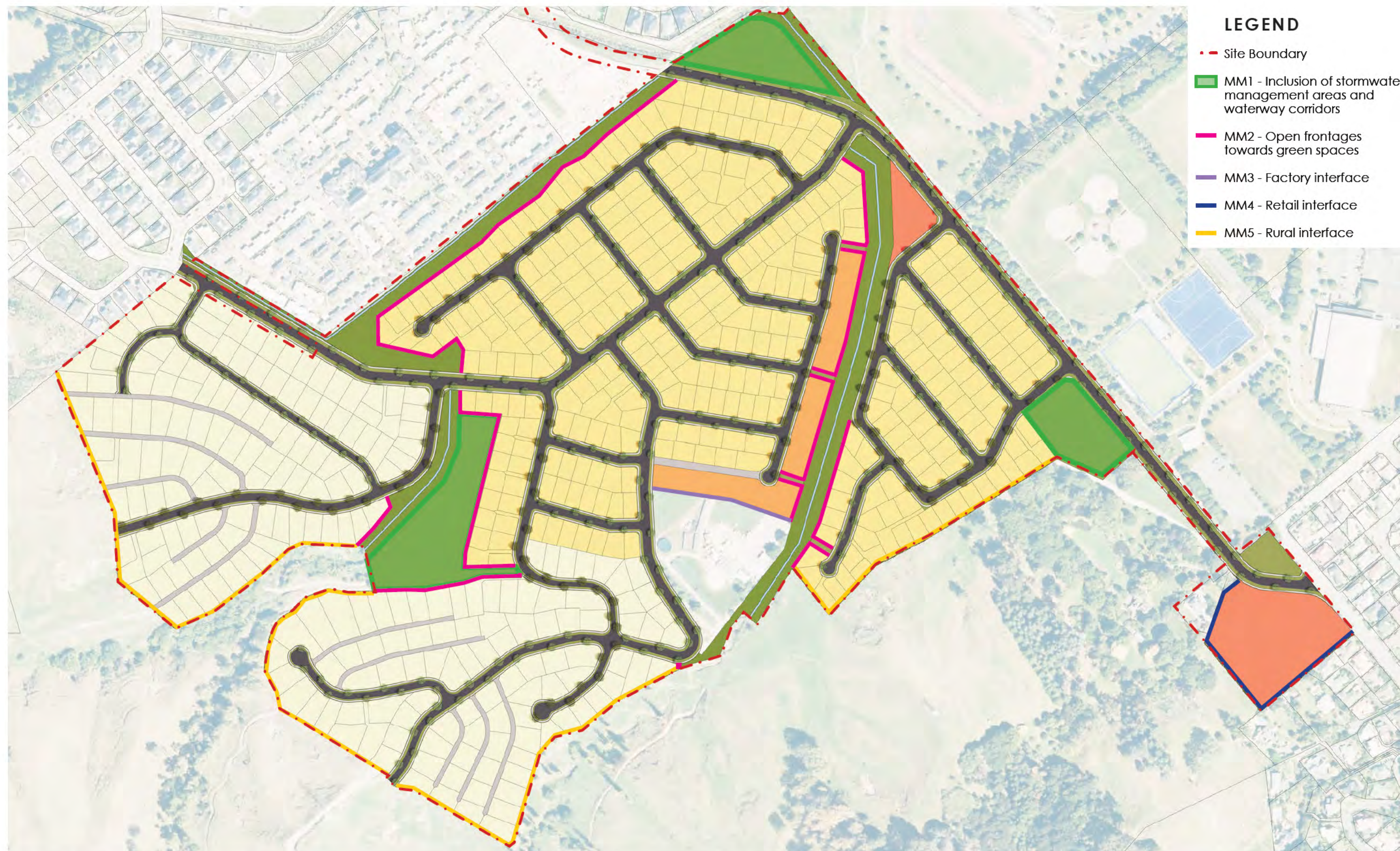
ELEVATED PERSPECTIVE B



A. ELEVATED PERSPECTIVE C - LOOKING NORTH OVER SITE

B. LOCATION PLAN (NTS)

ELEVATED PERSPECTIVE C



A. MITIGATION MEASURES PLAN (1:4,000 @ A3)

MITIGATION MEASURES PLAN





Road Reserve Lot Boundary Lot Boundary Green Space (Reserves, SMAs, Wetlands)

A. MM2 PLAN (SCALE 1:500@A3)

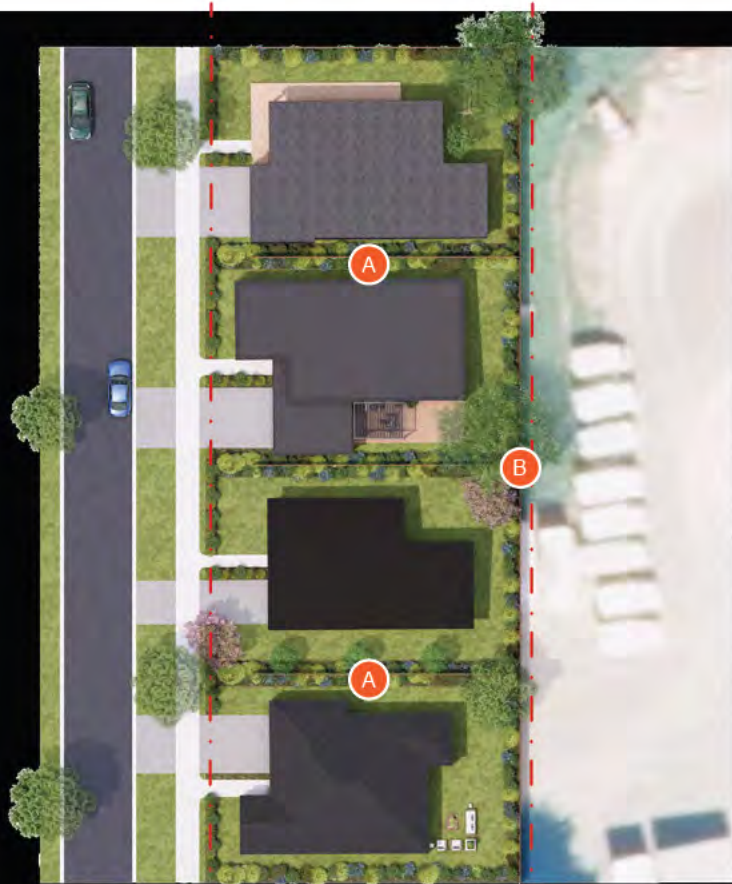
LEGEND

- A 1.2m high post and rail fencing with 1m planting strip along internal lot boundary
- B 1.2m high open-style gates for residential access to green space
- C 1.8m high closeboard fence between lots (Tapered to meet 1.2m high open-style fence)



B. MM2 PERSPECTIVE (NTS)

MM2: OPEN FRONTAGES TOWARDS GREEN SPACES



Road Reserve Lot Boundary Lot Boundary Existing Factory

A. MM3 PLAN (SCALE 1:500@A3)

LEGEND

- A 1.8m high closeboard fence between
- B 1.8m high closeboard fence along fo
boundary interface

B. MM3 PERSPECTIVE (NTS)



MM3: FACTORY INTERFACE



A. MM4 PLAN (SCALE 1:500@A3)

LEGEND

- A 1.8m high closeboard fence around retail boundary
- B 2m planting strip along internal lot boundaries



B. MM4 PERSPECTIVE (NTS)

MM4: RETAIL INTERFACE



A. MM5 PLAN (SCALE 1:500@A3)

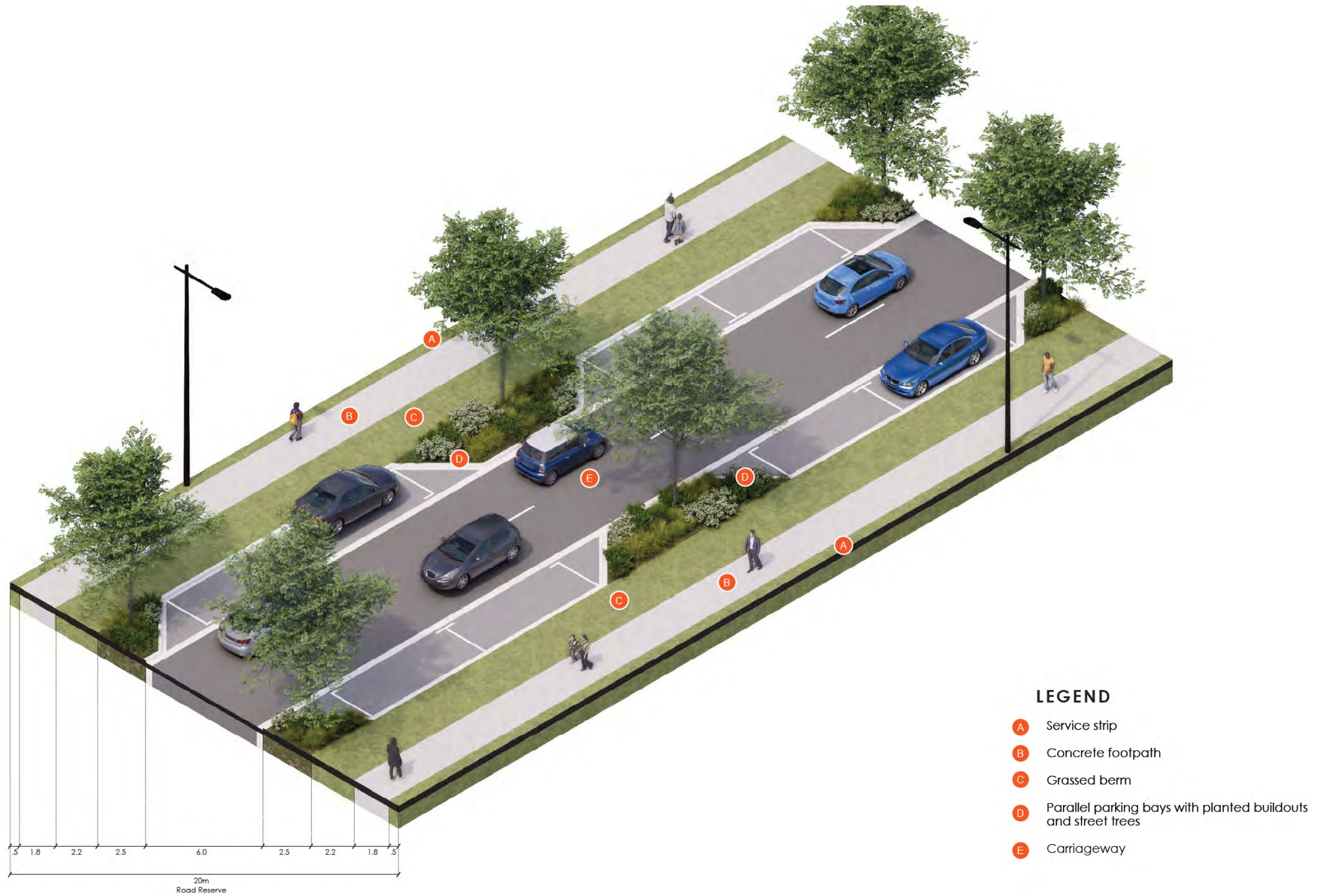
LEGEND

- A 1.8m high closeboard fence between (Tapered to meet 1.2m high open-style fence)
- B 1.2m high post and rail fence along rural boundary
- C 1m planting strip along internal lot boundaries

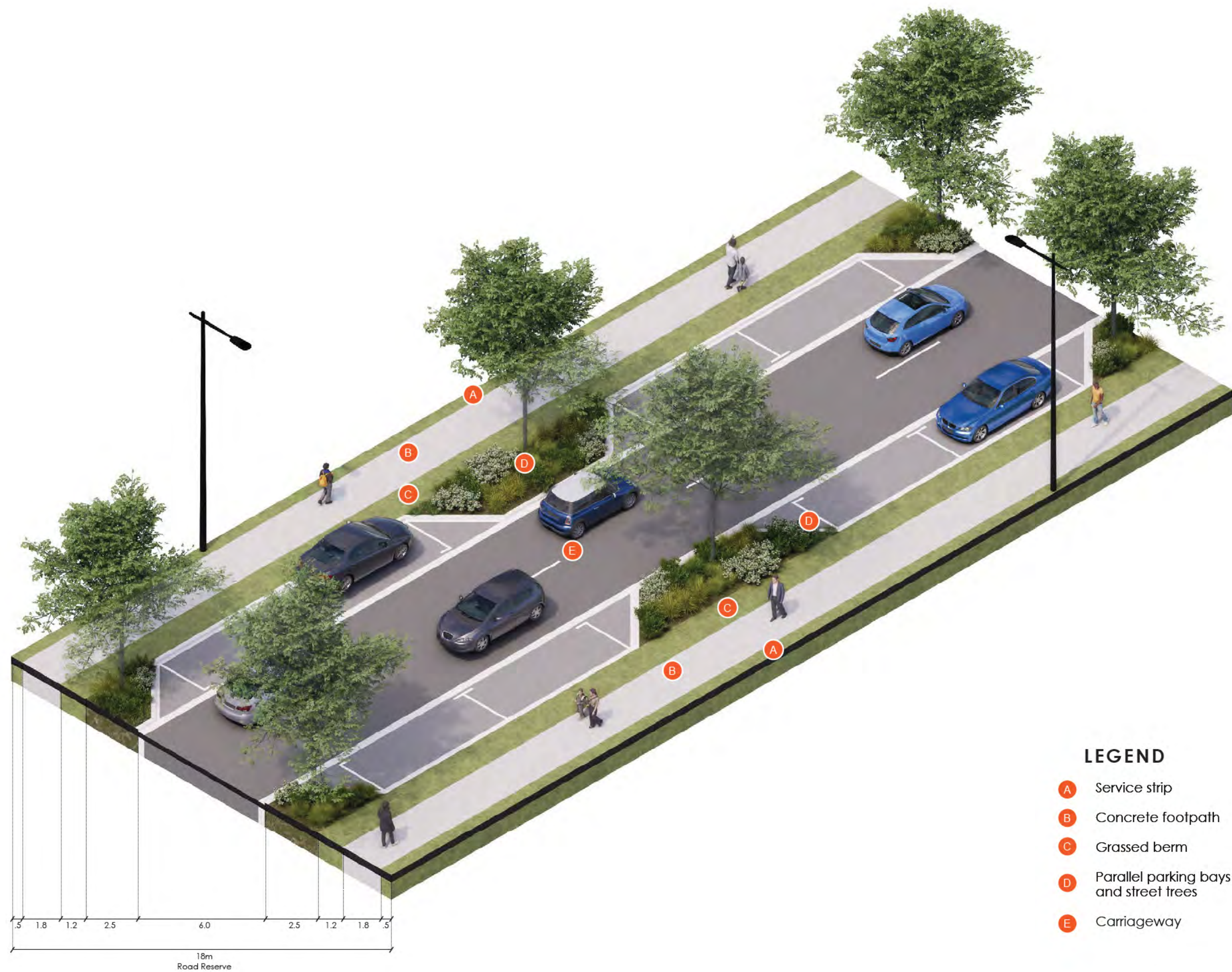


B. MM5 PERSPECTIVE (NTS)

MM5: RURAL INTERFACE



STREET TYPOLOGY 1 - 20M



LEGEND

- A Service strip
- B Concrete footpath
- C Grassed berm
- D Parallel parking bays with planted buildouts and street trees
- E Carriageway

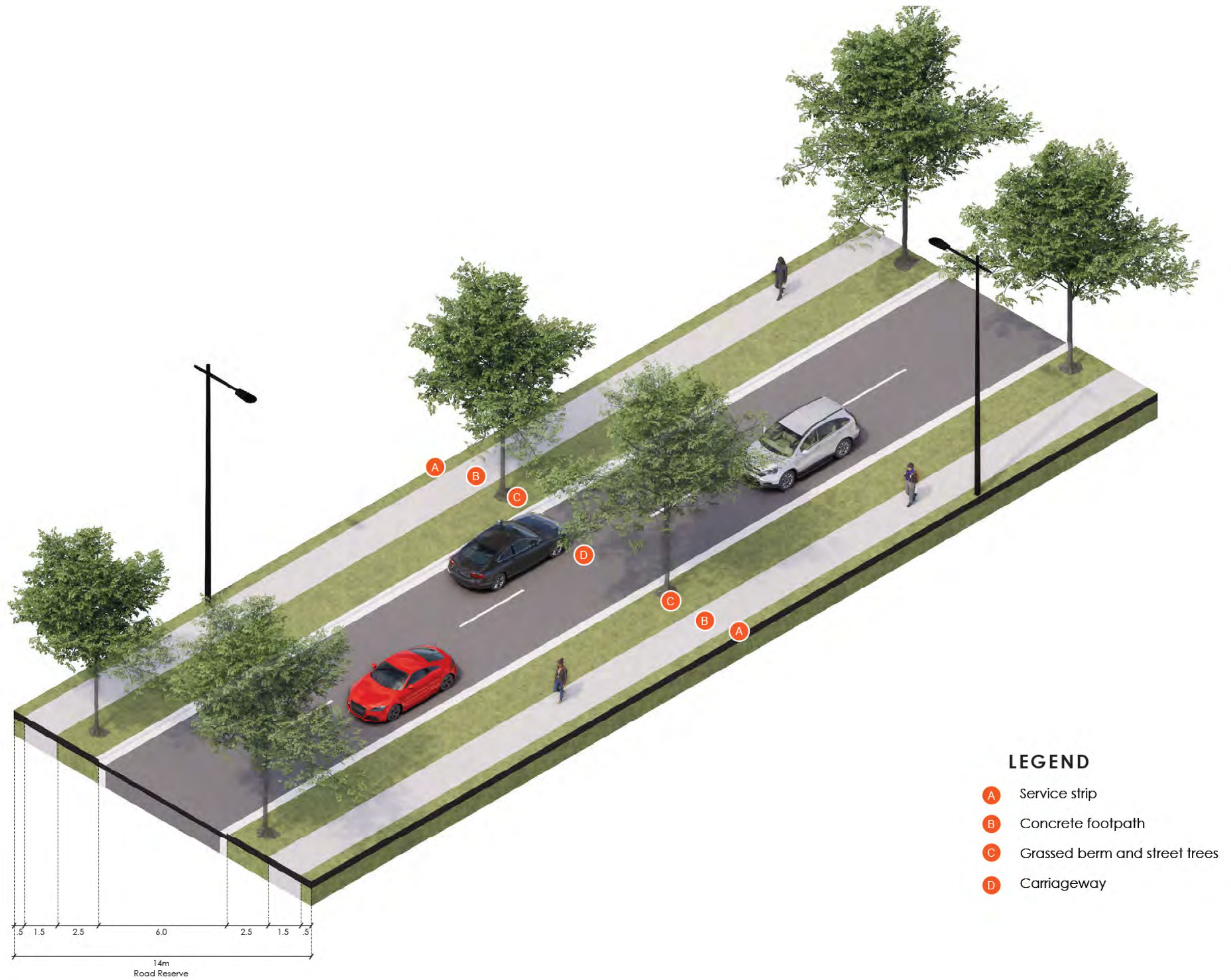
STREET TYPOLOGY 2 - 18M



LEGEND

- A Service strip
- B Concrete footpath
- C Parallel parking bays with planted buildouts and street trees
- D Carriageway

STREET TYPOLOGY 3 - 16M



STREET TYPOLOGY 4 - 14M

3.0	LANDSCAPE ASSESSMENT
022	CHARACTER AND VIEWPOINT PHOTO LOCATIONS
023	CONTEXT - CHARACTER PHOTOS
024-025	VP1 - VIEW SOUTHEAST FROM 465 SUFFOLK ROAD
026-027	VP2 - VIEW SOUTH FROM 142 SAXTON ROAD (SAXTON FIELD HOCKEY TURFS)
028-029	VP3 - VIEW SOUTHEAST FROM SHERWOOD ARCHERY CLUB
030-031	VP4 - VIEW SOUTHEAST FROM TASMAN MOTORCYCLE TRAINING AREA CARPARK
032-033	VP5 - VIEW SOUTHEAST FROM 91 DAELYN DRIVE AND SAXTON CREEK SHARED PATH
034-035	VP6 - VIEW NORTHEAST FROM HILL STREET NORTH BRIDGE OVER SAXTON CREEK
036-037	VP7 - VIEW NORTHEAST FROM SUMMERSET RICHMOND RANGES (1 HILL STREET NORTH)

LEGEND

Site Boundary

CHARACTER PHOTOS

- A Saxton Creek and the Barnicoat Range
- B Saxton Field Recreational Area
- C Existing residential development in Stoke
- D Summerset Richmond Ranges

VIEWPOINT PHOTOS

- 1 View Southeast from 465 Suffolk Road
- 2 View South from 142 Saxton Road (Saxton Field Hockey Turfs)
- 3 View Southeast from Sherwood Archery Club
- 4 View Southeast from Tasman Motorcycle Training Area Carpark
- 5 View Southeast from 91 Daelyn Drive and Saxton Creek Shared Path
- 6 View Northeast from Hill Street North Bridge over Saxton Creek
- 7 View Northeast from Summerset Richmond Ranges (1 Hill Street North)



A. CHARACTER AND VIEWPOINT PHOTO LOCATIONS (1:10,000 @ A3)

Base Map Source: GRIP

client / project name: OAKLANDS ESTATES GRAPHIC ATTACHMENT
drawing name: CHARACTER AND VIEWPOINT PHOTO LOCATIONS
designed by: ANCA BELU | ZOE HUGHES
drawn by: ANCA BELU | ZOE HUGHES
original issue date: 21 APRIL 2026
scale: 1:10,000 @ A3

revision no:
A Issue for Comment
B Updated ODP
C Scheme Updates
D Scheme Updates

approved
DCM
DCM
DCM
DCM
date
17/04/2026
21/04/2026
24/04/2026
5/05/2026



REGISTERED
LANDSCAPE
ARCHITECT



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LEVEL 1/ 17 GARRETT STREET, TE WHANGANUI-A-TARA / WELLINGTON
UNIT 1/ 11 UMBERS STREET, WĀNAKA
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project no / drawing no: 2026_004/022 revision: D





Saxton Creek and the Barnicoat Range: This image shows Saxton Creek, a waterway which runs through the eastern portion of Richmond, which has undergone improvements with recent development. The larger landscape backdrop, formed by the Barnicoat Range, is also seen in this image, composed of hills and ridgelines covered in pastoral grasses and forestry blocks. The Barnicoat Range contributes notably to legibility within the area, as a prominent landscape feature.



Saxton Field Recreational Area: The Saxton Field Recreational Area lies to the north of the proposal site. The Saxton Softball Fields are seen in the image above, although the area supports a wide range of sports, such as hockey, athletics, archery, cricket and football, amongst others. The various sports fields, clubs and facilities form make-up one of the many varied land uses in the area.



Existing residential development in Stoke: This image shows the present-day western residential edge of the Nelson suburb of Stoke. This area is positioned to the northeast of the proposal site, and forms one of the established urban areas in proximity to the outlined development area, the other being Richmond. Residential development in this area is typically well established, consisting largely of detached single-storey family homes.



Summerset Richmond Ranges: This image was taken within Summerset Richmond Ranges, a sizeable retirement community which is currently under construction immediately to the east of the site. This development has recently, and is still in the process of re-defining Richmond's urban boundary, expanding it outwards.

CONTEXT - CHARACTER PHOTOS



A. IMAGE LOCATION

Image captured on Sony ILCE-6000 (Alpha 6000) digital camera
 Single frame photo
 Focal length: 16mm $\approx$ 24mm full frame equivalent
 Date: 24 March 2026, 2:20:50 pm
 Height of 1.70 metres

Coordinates: 41°19'44.3"S 173°13'13.8"E
 Distance to proposal site: 20m
 Horizontal Field of View: 73.7°
 Vertical Field of View: 20°
 Recommended Viewing Distance at A3: 290mm

— — = extent of 50mm equivalent view



B. EXISTING VIEW

VP1 WIDER CONTEXT - VIEW SOUTHEAST FROM 465 SUFFOLK ROAD



A. IMAGE LOCATION

Image captured on Sony ILCE-6000 (Alpha 6000) digital camera
 Single frame photo
 Focal length: 35mm $\approx$ 52mm full frame equivalent
 Date: 24 March 2026, 2:20:50 pm
 Height of 1.70 metres

Coordinates: 41°19'44.3"S 173°13'13.8"E
 Distance to proposal site: 20m
 Horizontal Field of View: 37°
 Vertical Field of View: 10°
 Recommended Viewing Distance at A3: 550mm



B. EXISTING VIEW

VP1 NATURAL FIELD OF VIEW - VIEW SOUTHEAST FROM 465 SUFFOLK ROAD



A. IMAGE LOCATION

Image captured on Sony ILCE-6000 (Alpha 6000) digital camera
 Single frame photo
 Focal length: 16mm ≈ 24mm full frame equivalent
 Date: 24 March 2026, 2:26:24 pm
 Height of 1.70 metres

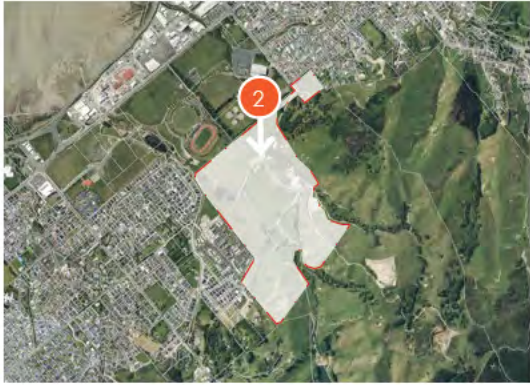
Coordinates: 41°19'50.2"S 173°13'07.5"E
 Distance to proposal site: 5m
 Horizontal Field of View: 73.7°
 Vertical Field of View: 20°
 Recommended Viewing Distance at A3: 290mm

— — = extent of 50mm equivalent view



B. EXISTING VIEW

VP2 WIDER CONTEXT - VIEW SOUTH FROM 142 SAXTON ROAD (SAXTON FIELD HOCKEY TURFS)



A. IMAGE LOCATION

Image captured on Sony ILCE-6000 (Alpha 6000) digital camera
 Single frame photo
 Focal length: 35mm ≈ 52mm full frame equivalent
 Date: 24 March 2026, 2:26:24 pm
 Height of 1.70 metres

 Coordinates: 41°19'50.2"S 173°13'07.5"E
 Distance to proposal site: 5m
 Horizontal Field of View: 37°
 Vertical Field of View: 10°
 Recommended Viewing Distance at A3: 550mm



B. EXISTING VIEW

VP2 NATURAL FIELD OF VIEW - VIEW SOUTH FROM 142 SAXTON ROAD (SAXTON FIELD HOCKEY TURFS)



A. IMAGE LOCATION

Image captured on Sony ILCE-6000 (Alpha 6000) digital camera
 Single frame photo
 Focal length: 16mm $\approx$ 24mm full frame equivalent
 Date: 24 March 2026, 2:31:22 pm
 Height of 1.70 metres

Coordinates: 41°19'55.8"S 173°12'58.3"E
 Distance to proposal site: 10m
 Horizontal Field of View: 73.7°
 Vertical Field of View: 20°
 Recommended Viewing Distance at A3: 290mm

— — = extent of 50mm equivalent view



B. EXISTING VIEW

VP3 WIDER CONTEXT - VIEW SOUTHEAST FROM SHERWOOD ARCHERY CLUB



A. IMAGE LOCATION

Image captured on Sony ILCE-6000 (Alpha 6000) digital camera
 Single frame photo
 Focal length: 35mm $\approx$ 52mm full frame equivalent
 Date: 24 March 2026, 2:31:22 pm
 Height of 1.70 metres

 Coordinates: 41°19'55.8"S 173°12'58.3"E
 Distance to proposal site: 10m
 Horizontal Field of View: 37°
 Vertical Field of View: 10°
 Recommended Viewing Distance at A3: 550mm



B. EXISTING VIEW

VP3 NATURAL FIELD OF VIEW - VIEW SOUTHEAST FROM SHERWOOD ARCHERY CLUB



A. IMAGE LOCATION

Image captured on Sony ILCE-6000 (Alpha 6000) digital camera
 Single frame photo
 Focal length: 16mm ≈ 24mm full frame equivalent
 Date: 24 March 2026, 2:39:58 pm
 Height of 1.70 metres

Coordinates: 41°19'57.6"S 173°12'44.2"E
 Distance to proposal site: 175m
 Horizontal Field of View: 73.7°
 Vertical Field of View: 20°
 Recommended Viewing Distance at A3: 290mm

— — = extent of 50mm equivalent view



B. EXISTING VIEW

VP4 WIDER CONTEXT - VIEW SOUTHEAST FROM TASMAN MOTORCYCLE TRAINING AREA CARPARK



A. IMAGE LOCATION

Image captured on Sony ILCE-6000 (Alpha 6000) digital camera
 Single frame photo
 Focal length: 35mm $\approx$ 52mm full frame equivalent
 Date: 24 March 2026, 2:39:58 pm
 Height of 1.70 metres

 Coordinates: 41°19'57.6"S 173°12'44.2"E
 Distance to proposal site: 175m
 Horizontal Field of View: 37°
 Vertical Field of View: 10°
 Recommended Viewing Distance at A3: 550mm



B. EXISTING VIEW

VP4 NATURAL FIELD OF VIEW - VIEW SOUTHEAST FROM TASMAN MOTORCYCLE TRAINING AREA CARPARK



A. IMAGE LOCATION

Image captured on Sony ILCE-6000 (Alpha 6000) digital camera
 Single frame photo
 Focal length: 16mm $\approx$ 24mm full frame equivalent
 Date: 24 March 2026, 2:45:00 pm
 Height of 1.70 metres

Coordinates: 41°20'06.3"S 173°12'50.9"E
 Distance to proposal site: 26m
 Horizontal Field of View: 73.7°
 Vertical Field of View: 20°
 Recommended Viewing Distance at A3: 290mm

— — = extent of 50mm equivalent view



B. EXISTING VIEW

VP5 WIDER CONTEXT - VIEW SOUTHEAST FROM 91 DAELYN DRIVE AND SAXTON CREEK SHARED PATH



A. IMAGE LOCATION

Image captured on Sony ILCE-6000 (Alpha 6000) digital camera
 Single frame photo
 Focal length: 35mm $\approx$ 52mm full frame equivalent
 Date: 24 March 2026, 2:45:00 pm
 Height of 1.70 metres

 Coordinates: 41°20'06.3"S 173°12'50.9"E
 Distance to proposal site: 26m
 Horizontal Field of View: 37°
 Vertical Field of View: 10°
 Recommended Viewing Distance at A3: 550mm



B. EXISTING VIEW

VP5 NATURAL FIELD OF VIEW - VIEW SOUTHEAST FROM 91 DAELYN DRIVE AND SAXTON CREEK SHARED PATH

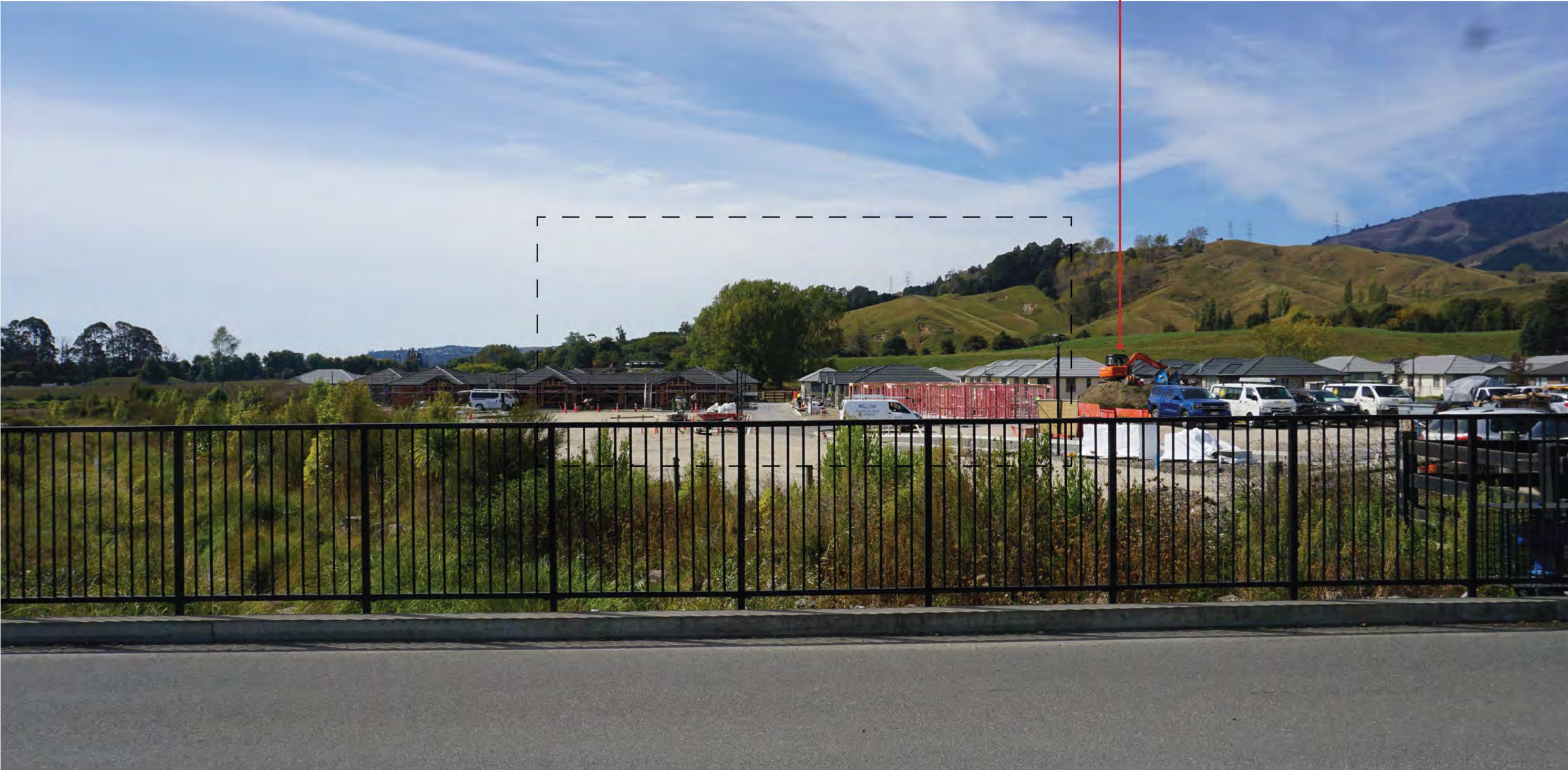


A. IMAGE LOCATION

Image captured on Sony ILCE-6000 (Alpha 6000) digital camera
 Single frame photo
 Focal length: 16mm ≈ 24mm full frame equivalent
 Date: 24 March 2026, 2:49:20 pm
 Height of 1.70 metres

Coordinates: 41°20'12.2"S 173°12'49.1"E
 Distance to proposal site: 170m
 Horizontal Field of View: 73.7°
 Vertical Field of View: 20°
 Recommended Viewing Distance at A3: 290mm

— — = extent of 50mm equivalent view



B. EXISTING VIEW

VP6 WIDER CONTEXT - VIEW NORTHEAST FROM HILL STREET NORTH BRIDGE OVER SAXTON CREEK



A. IMAGE LOCATION

Image captured on Sony ILCE-6000 (Alpha 6000) digital camera
 Single frame photo
 Focal length: 35mm $\approx$ 52mm full frame equivalent
 Date: 24 March 2026, 2:49:20 pm
 Height of 1.70 metres

 Coordinates: 41°20'12.2"S 173°12'49.1"E
 Distance to proposal site: 170m
 Horizontal Field of View: 37°
 Vertical Field of View: 10°
 Recommended Viewing Distance at A3: 550mm



B. EXISTING VIEW

VP6 NATURAL FIELD OF VIEW - VIEW NORTHEAST FROM HILL STREET NORTH BRIDGE OVER SAXTON CREEK

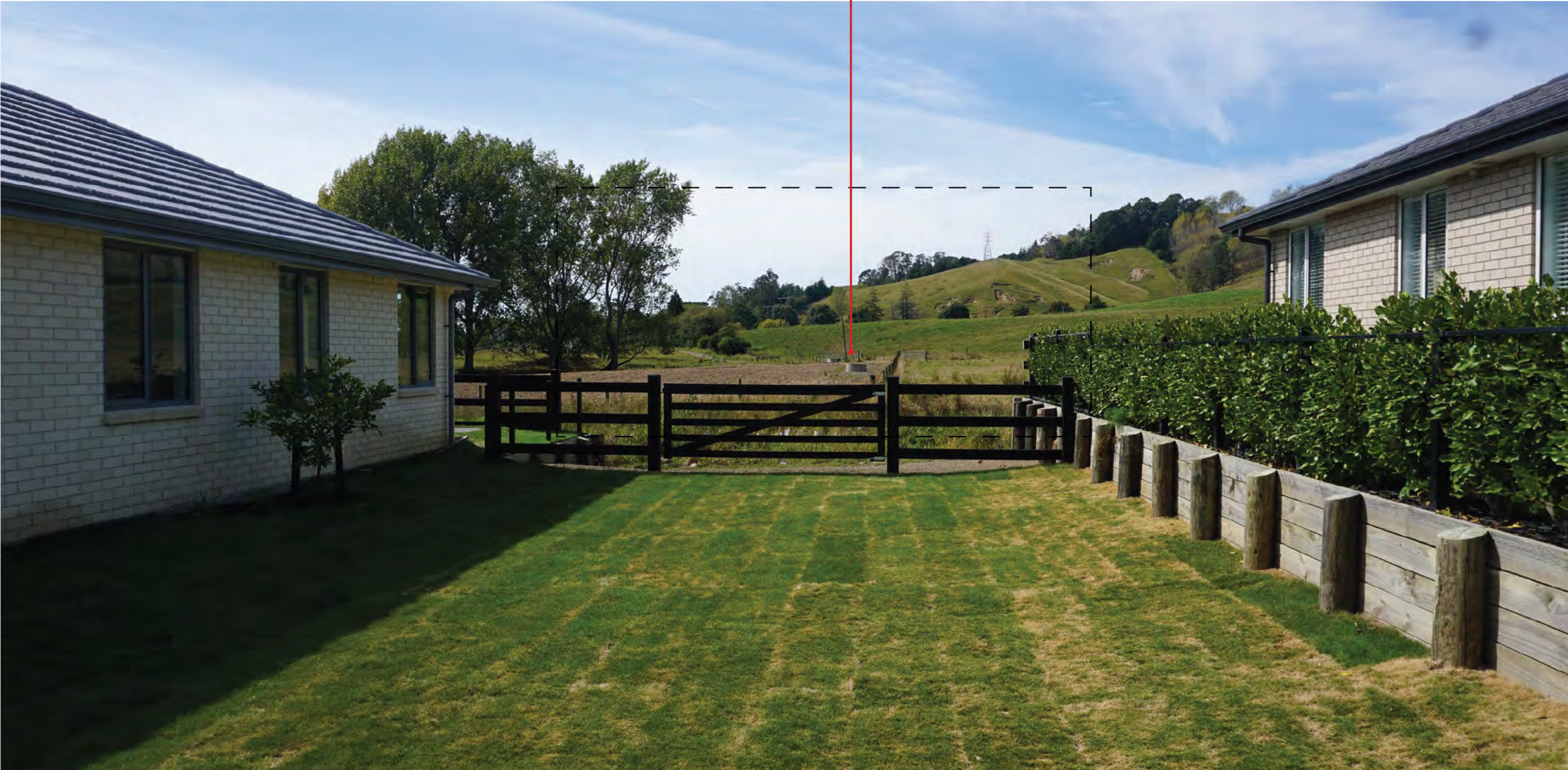


A. IMAGE LOCATION

Image captured on Sony ILCE-6000 (Alpha 6000) digital camera
 Single frame photo
 Focal length: 16mm ≈ 24mm full frame equivalent
 Date: 24 March 2026, 2:53:42 pm
 Height of 1.70 metres

Coordinates: 41°20'11.5"S 173°12'57.2"E
 Distance to proposal site: 20m
 Horizontal Field of View: 73.7°
 Vertical Field of View: 20°
 Recommended Viewing Distance at A3: 290mm

— — = extent of 50mm equivalent view



B. EXISTING VIEW

VP7 WIDER CONTEXT - VIEW NORTHEAST FROM SUMMERSET RICHMOND RANGES (1 HILL STREET NORTH)



A. IMAGE LOCATION

Image captured on Sony ILCE-6000 (Alpha 6000) digital camera
 Single frame photo
 Focal length: 35mm ≈ 52mm full frame equivalent
 Date: 24 March 2026, 2:53:42 pm
 Height of 1.70 metres

 Coordinates: 41°20'11.5"S 173°12'57.2"E
 Distance to proposal site: 20m
 Horizontal Field of View: 37°
 Vertical Field of View: 10°
 Recommended Viewing Distance at A3: 550mm



B. EXISTING VIEW

VP7 NATURAL FIELD OF VIEW - VIEW NORTHEAST FROM SUMMERSET RICHMOND RANGES (1 HILL STREET NORTH)