

INFRASTRUCTURE REPORT

Fast Track Referral Application - Oaklands, Nelson

Oaklands Estate Nelson Limited

Issue No. 1

2nd April 2026

Project Code 16172

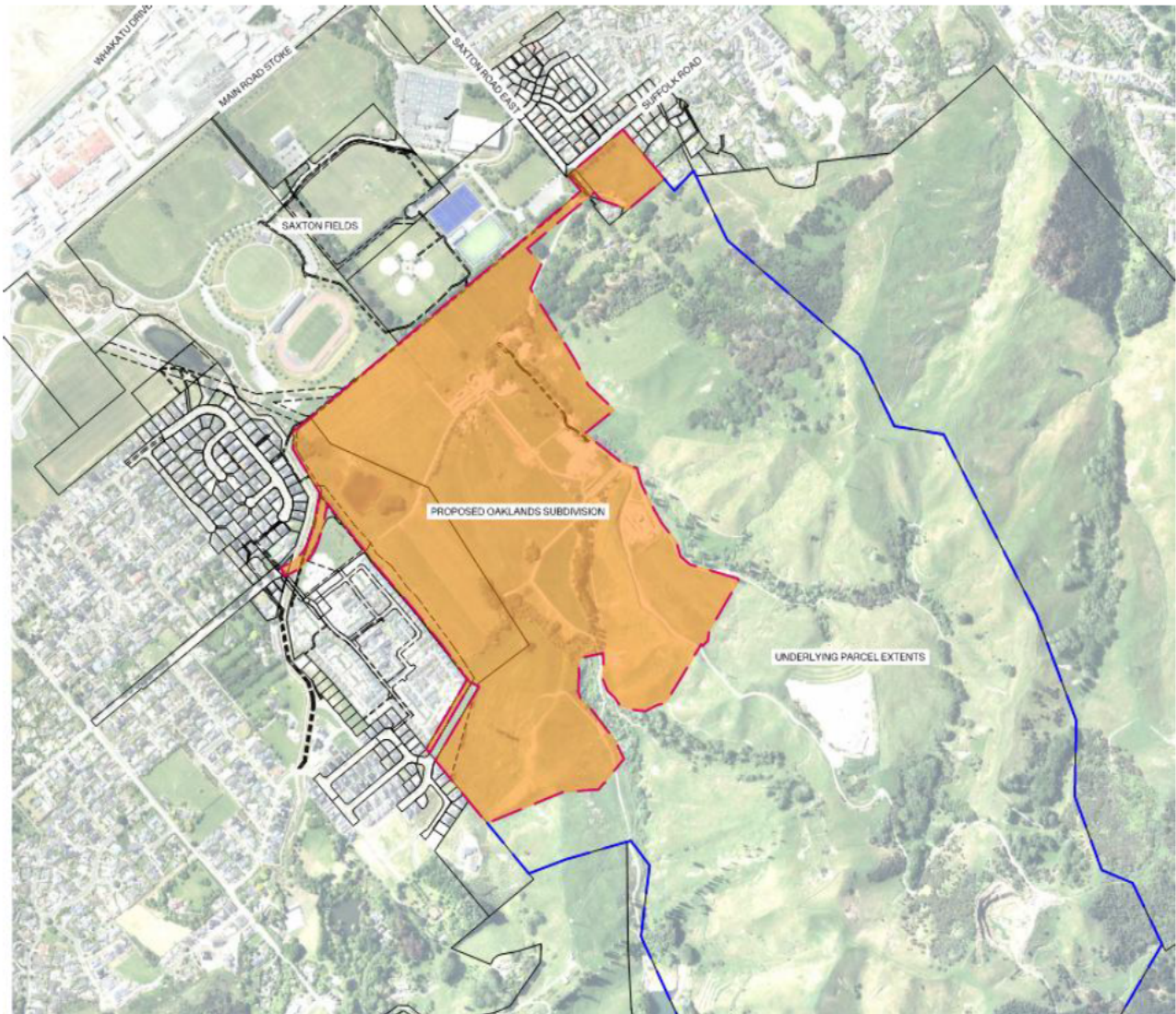
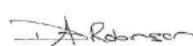


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QUALITY ASSURANCE

PREPARED BY	Ben Henry	Senior Civil Engineer	02/04/2026	
REVIEWED & APPROVED BY	Dave Robinson	Engineering Manager	15/04/2026	

VERSION HISTORY

A	Dave Robinson	Engineering Manager	15/04/2026	FIRST ISSUE
B	Dave Robinson	Engineering Manager	15/04/2026	Scheme Plan Updates
C	Dave Robinson	Engineering Manager	5/05/2026	Update Commercial Area

STATEMENT OF GENERAL REPORTING POLICIES

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- 2) This report may not be reproduced, in whole or in part, without our prior written approval.
- 3) This report has been prepared for the purpose stated in the report and may be relied upon for that purpose only. Assumptions made in the preparation of the report are as expressly stated in the report or set out below.
- 4) Where information has been supplied to us for the purpose of the report by another party, this information is believed to be reliable but we can accept no responsibility if this should prove not to be so.

1 Introduction

1.1 Purpose

This preliminary infrastructure report has been prepared in support of a referral application under the Fast Track Approvals Act 2024 for the proposed subdivision and development of Oaklands Farm at 467 Suffolk Road, Stoke, Nelson. Legal description Lot 8 & Lot 9 DP 527984. The proposed site comprises approximately 57.8 ha of predominantly rural-zoned land, with the subdivision area being a portion of the existing 'Raine' farm which will leave a balance parcel on Lot 9 DP 527984 of 146.8ha (See Appendix 1 for location plan & subdivision scheme plans). The Proposed Subdivision Plans are included in Appendix A.

The purpose of this report is to present our assessment of the infrastructure servicing of the proposed development with respect to road access, wastewater, water supply, stormwater, electricity and telecommunications infrastructure.

The proposed subdivision is anticipated to yield approximately 580-740 residential units, comprising a mix of residential, commercial, with the potential for a portion of these to be retirement village units. Residential development is expected to range from suburban to medium-density allotments. The commercial areas comprise a total of approximately 2.0 ha with an indicative floor area between 6,000-7,800m². Appendix 1 contains the proposed subdivision scheme plan, with two options. Option 1 includes a future retirement village block, at this stage, there are multiple options for the location of the retirement village, and Option 2 excludes the block and replaces it with residential sections.

The site is located on the southeastern side of Saxton Field Recreation Reserve. Surrounding land uses include existing residential development and a retirement village to the west, rural farm land to the south, and residential development to the northeast along Suffolk Road.

The proposed subdivision infrastructure is intended to be designed and constructed in accordance with the Nelson Tasman Land Development Manual, Nelson City Council requirements, and the conditions of relevant statutory approvals relating to the site, so that assets intended for vesting can be accepted by Nelson City Council on completion.

1.2 Current site conditions

1.2.1 Topography

The site is located within the Suffolk Road foothill margin, forming part of the transition between the lower-lying Saxton Field area to the north and northwest, and the rising foothill land to the east and southeast. The land within the site boundary is predominantly pasture and is currently used for rural purposes.

The north and northwestern third of the site adjoining Saxton Field is relatively flat at approximately RL 15 m, while the remaining south to southeastern portion of the site is characterised by rolling to moderately sloping terrain at the base of more prominent spurs and ridgelines, rising to approximately RL 105 m at the highest point at the southern boundary.

The eastern corner of the site, identified for commercial allotment, is characterised by moderately sloping terrain at the base of a rising spur that is currently occupied by the existing Oaklands Farm dwellings.

The subdivision layout and earthworks strategy has been developed to respond to this topography and achieve suitable road gradients, water supply and stormwater management outcomes.

1.2.2 Geotechnical

The preliminary geotechnical assessment carried out by Tonkin and Taylor indicates that the site includes both low-lying alluvial ground and steeper hill land, each with different design considerations. Within the flat area adjoining the Saxton Fields, potential constraints include elevated groundwater and seepage during wet periods, possible soft alluvial and estuarine soils.

More recent geotechnical investigations undertaken by CMW in March 2026 indicate that the flatter parts of the site generally comprise silt and clayey silt soils overlying clayey/silty gravel, gravelly silt/clay, and clays. Silts and clays are stiff. Gravels are dense. Sandstone/mudstone was encountered at the base of the hills at ~6.5m bgl. The hill areas comprise shallow approximately 1.5m of silt soils overlying Port Hills Gravel (Tadmor Group). Typically, this is dense to very dense clay bound gravel/cobbles and boulders. Sandstone/mudstone bedrock not encountered within 22.5m investigation depth. These findings generally support the broad distinction between lower lying alluvial ground and steeper hill land, and will help inform the detailed design of earthworks, foundations, pavement subgrades and underground services once CMW's reporting is completed.

The preliminary assessment also identifies the Flaxmore Fault as crossing the flatter part of the site. However, additional geotechnical investigations indicate that this fault feature is minor and is not expected to constrain the proposed development. While the wider assessment also refers to the Waimea Fault, this is located south of and external to the proposed site and is not considered to constrain the proposed development. Fault-related constraints are therefore not expected to be a significant issue for the site. These matters will be allowed for in the detailed design of earthworks, foundations, pavement subgrades, finished levels, and underground services.

While some areas of the site have slope instability risks, the CMW report concludes that with the proposed earthworks for the site, slope instability risk is anticipated to be low based on the morphology and encountered ground conditions. The design strategy therefore allows for further site-specific geotechnical investigation and assessment, including confirmation of groundwater conditions, slope instability risks, fault constraints, and the suitability of earthworks in areas requiring cut and fill. This will enable the final land forming and infrastructure design to respond appropriately to the confirmed ground conditions and geotechnical constraints across the site.

1.2.3 Watercourses and Wetland Features

Saxton Creek is the principal watercourse and catchment feature associated with the site, forming part of a broader foothill catchment that includes an upstream farm dam and reservoir. In the vicinity of the site, the Saxton Creek system comprises eastern and western branches. The eastern branch traverses the proposed subdivision area and remains the principal drainage feature within the site. The western branch runs west of, and external to, the site between existing residential properties and the Summerset retirement village, where it has been upgraded to convey larger storm flows in a general north to northeast direction.

Along part of the boundary adjoining the Summerset retirement village, approximately 460 m of the eastern branch has been straightened in association with earthworks undertaken to form the raised development platform.

Any ecological features will be identified with field delineation by a suitably qualified ecologist, and any confirmed wetland constraints can then be incorporated into the design in accordance with the National Policy Statement for Freshwater Management 2020 and the Resource Management (National Environmental Standards for Freshwater) Regulations 2020, as applicable, so that any natural wetland habitats are appropriately recognised and integrated within the site layout.

A man-made pond exists in the northwestern portion of the site. This pond will be investigated in more detail, however, at this stage is considered to have low ecological value and will therefore not form a constraint for the site.

It is considered that any ecological features on the site can be adequately protected or enhanced by the development and the current constraints can be incorporated into the subdivision and will provide a positive outcome for open space and integration of the natural environment.

2 Proposed Earthworks

Substantial bulk earthworks are proposed across the ridgeline and hill spur areas to create road and allotment gradients that are consistent with the design intent of NZS 4404:2010 and the Nelson Tasman Land Development Manual.

The earthworks strategy has been developed to form usable building platforms and achieve suitable roading access, while also regrading steeper landforms where this assists in reducing slope instability risk associated with the existing in situ soils. In some locations, cuts of up to approximately 15 m are anticipated. The proposed design also incorporates retaining walls as part of the overall land forming strategy to manage allotment slopes and achieve practical platform transitions across the hill spur areas.

Based on the current bulk earthworks assessment for the hill slopes, the proposed works comprise approximately 400,000 m³ of cut and 250,000 m³ of fill, resulting in a net surplus of approximately 150,000 m³ of cut material. It is anticipated that this cut material will be used to fill the lower lying areas of the site.

Detailed design, retaining design and earthworks methodology would be developed at subsequent stages to demonstrate compliance with the applicable statutory and engineering requirements.

It is anticipated that with appropriate geotechnical input, the upper slopes of the site can be formed into buildable residential platforms, with appropriate road gradients and the lower lying areas can be modified to ensure suitable overland flow paths and form a sound based for residential and commercial allotments.

2.1 Erosion and Sediment Control

Construction of the proposed subdivision will adopt industry best practice to minimise erosion and contain and treat sediment-laden runoff generated by earthworks. An Erosion and Sediment Control Plan (ESCP) must be prepared and implemented as part of the construction methodology, and all erosion and sediment control measures will be designed and carried out in accordance with the Nelson Tasman Erosion and Sediment Control Guidelines, the Nelson Tasman Land Development Manual, and the conditions of relevant statutory approvals relating to the site.

It is anticipated that with the implementation of erosion and sediment control, any run-off can be controlled, and the effects of construction can be appropriately mitigated to ensure protection of downstream waterways and ecology.

3 Water Supply

3.1 Existing Water Supply

The Oaklands subdivision is intended to be supplied primarily from the existing 200 mm trunk watermain along the site's northern boundary. Nelson City Council has confirmed this as the preferred point of connection, while also requiring the main to remain a trunk main with only limited take-offs. A maximum of two connections is anticipated, generally at either end of the main within the site. To improve resilience and provide a secondary feed path, a supplementary connection is also proposed to the existing Saxton Road East watermain.

Council's hydraulic modelling indicates that the external network can provide sufficient capacity and pressure at the development boundary under current conditions, for a portion of the development, with future upgrades required to service the full development. Minimum modelled pressure at the site boundary reduced from about 86.9 m in the base case to about 80.5 m once the development demand

and developer mains were included. Fire flow performance remained acceptable at the boundary, with approximately 67.9 L/s modelled as the peak firefighting flow rate.

However, the available boundary pressure does not translate into full serviceability across the entire site. Inovo's assessment indicates that, allowing for uncertainty in reservoir operating level, a practical serviceability limit of about RL 55 m should be adopted for reliable domestic supply from the existing system. This is below the highest proposed lot levels, which extend to approximately RL 95 m. To accommodate the upper reaches of the development, it is proposed to include a new reservoir at the southeastern extent of the site. This will be protected by appropriate legal rights in favour of Council. By including the new reservoir, adequate supply pressures and water volumes can be accommodated for the complete development.

3.2 Proposed Water Supply

The proposed servicing strategy is based on a looped subdivision network connected to the northern trunk main at two locations, together with a secondary resilience connection to Saxton Road East. The hydraulic model also assumed developer-delivered link mains comprising a 200 mm main to the primary supply point and a 150 mm main to the secondary connection. Individual allotments will be serviced by 63mm submains with 25 or 32mm lateral connections. This configuration provides the most robust interim arrangement prior to wider council upgrades being delivered.

Council has separately identified future network improvements including an upgrade of the Suffolk Road main from 200 mm to 300 mm and an upgrade of the Saxton Road main from 100 mm to 150 mm. These works improve pressure and fire flow performance and are included within Councils long term plan.

For the elevated parts of the site, supplementary infrastructure will be required. The preferred high-level solution is to include a new reservoir at an elevation 25-30m above the highest lot level. Based on the current layout, around 79 lots on the eastern spur and 26 lots on the southern spur may not be reliably serviceable from the existing network alone. A high-level assessment has been completed and an indicative storage volume of 210 m³ and a two-tank arrangement is likely to provide the best balance of resilience, maintenance flexibility and staging. This will be confirmed as part of the Substantive Application. Should greater volume be required, there is land available in the location shown to accommodate this.

3.3 Water Supply Summary

The existing network provides sufficient water supply capacity and pressures for a portion of the development. Future upgrades planned within the Nelson City Council long term plan will further support the development demand. To supply water to the later stages of the development, in the upper reaches, it is proposed to construct a new reservoir on site. All works will be designed and constructed to the requirements Nelson Tasman land development manual.

4 Wastewater

4.1 Existing Wastewater

The site is located within the Wakatu Pump Station catchment of Nelson City Council's existing public wastewater network. Existing wastewater infrastructure confirmed by Council as available to service the proposed subdivision includes the wastewater networks within Harold Nelson Way / Saxton Field, Saxton Road East, and Ara o Ngāti Koata. These multiple connection locations provide flexibility to service different parts of the development by gravity to the nearest practical connection points, while also making efficient use of available network capacity and avoiding unnecessary conveyance within the site.

The downstream Wakatu Pump Station, located within the Wakatu Industrial Area off Whakatu Drive, services this part of the network. Council has advised that the current capacity of the Wakatu Pump Station is approximately 40 L/s, and that upgrades are planned in the early part of the 2027 to 2037 Long Term Plan, increasing capacity to approximately 84 L/s, with potential to increase this further to around 90 L/s. These upgrades are expected to provide the downstream capacity required to service

the proposed subdivision and will be timed to coordinate with development on the site. This has been confirmed with the Council.

4.2 Wastewater Design

The proposed subdivision is to be serviced by a reticulated wastewater network designed to accommodate the ultimate development. On the basis of the current development yield, the subdivision is estimated to generate an Average Dry Weather Flow (ADWF) of approximately 6.5 L/s and a Peak Wet Weather Flow (PWWF) of approximately 39.1 L/s.

To align with site topography, gravity servicing efficiency, and available downstream network capacity, wastewater discharge from the development is proposed to be divided between multiple connection locations. In broad terms, this comprises a connection for the commercial allotment, a connection for the larger residential catchment, and a separate connection for the smaller stage located to the south west of Saxton Creek. This approach enables each part of the subdivision to discharge to the nearest practical connection point, reduces the extent and depth of internal reticulation required, and makes efficient use of the capacity available within the surrounding public network.

Hydraulic modelling undertaken to date indicates that this servicing arrangement is feasible. However, under full development flows, surcharging is indicated within the downstream network at the western end of Kotua Place cul-de-sac. This will require mitigation as development progresses into the later stages. Based on discussions with the Council to date, this is likely to involve downstream network upgrades, such as upsizing of pipes east of Kotua Place and along Elms Street to provide additional storage and conveyance capacity, and/or increasing inflow capacity to the Wakatu Pump Station system. These matters can be resolved through detailed design and staging in consultation with Nelson City Council.

It is anticipated that upgrades to the downstream pump station will be completed prior to the first residential dwelling becoming operational on the site, with future upgrades to the network reticulation not required until near the completion of the proposed development works. Existing reticulation around the site has capacity to convey wastewater flows through the existing Nelson City Council network and connection points have been discussed and agreed with Nelson City Council. Therefore, the site can be appropriately serviced for wastewater.

5 Stormwater

5.1 Existing Stormwater Features

The site sits to the southeast of the Saxton Creek stormwater basins, with the recently upgraded Saxton Creek running along the western boundary of the site. Another open channel bisects the site running from southeast to northwest corner of the site, this open channel discharges into Saxtons Creek and downstream basins.

The Orphanage Stream located to the northeast of the site receives run off from the northeastern most corner of the proposed development.

Geotechnical investigations indicate that the site has low permeability soils, which has informed the stormwater management strategy and the need for attenuation basins.

5.2 Proposed Stormwater Management Measures

Stormwater generated from the site will be conveyed from new allotments into proposed roads, where it will be collected by stormwater sumps for the capture of rubbish. Stormwater will then be conveyed within reticulation to new or existing stormwater basins for stormwater attenuation before discharging to either Saxton Creek or Orphanage Stream. As part of the recently completed Saxton Creek stormwater upgrade completed in 2020, stormwater attenuation for a portion of the site has been allowed for within the Saxton Creek stormwater facility located to the northwest of the site. Where development has not already been allowed for within existing facilities new stormwater attenuation basins will be constructed to meet the requirements of the Nelson Tasman Land Development Manual, including the mitigation of post development flows to ensure they match pre-development flows.

It is proposed to reshape/naturalise the existing open channel drains through the site, including vegetation buffers and ecological enhancement. The proposed location of the naturalised drains are shown on the proposed outline development plans. While the outfalls of the channels will remain the same, they will be piped under the proposed development's road network where necessary.

All infrastructure will be constructed and designed in accordance with the Nelson Tasman Land Development manual and will ultimately be vested in Nelson City Council.

During the naturalisation of the drains on site, any requirements for fish capture and ecological oversight will be provided by a qualified ecologist. A similar exercise has been undertaken recently on Saxton Creek with great success, providing an enhanced ecological environment.

5.3 Dam Breakout

An existing irrigation Dam is located on the hill side above the proposed development. The Dam has recently been modified during the development of the neighbouring retirement village located to the west of the site. The Dam was modified to ensure it has a Low Potential Impact Classification under the New Zealand Society of Large Dams. The reporting which supported this Dam modification demonstrates potential Dam breakout scenarios and flooding effects associated with the Dam. In the event of a Dam breakout, floodwaters will be conveyed via the modified open channels towards Saxtons Creek and ultimately out to the Saxtons Basins.

5.4 Flood Flows

The site is located within the Saxton Creek catchment, and the site receives stormwater flows from a large upstream catchment. Investigation of the flood flows on the site has been undertaken and existing information examined. Under the Nelson River Flooding maps web portal, the site does not show any evidence of coastal inundation or flooding. Additionally, the site is not subject to a Natural Hazard overlay under the Nelson District Plan. Any flood waters which may be generated from the site will be conveyed to new roading corridors or stormwater swales and out to existing discharge points.

Further reporting previously undertaken on the site for the Dam Breakout assessment demonstrated flooding through the existing open channels, however, with the proposed naturalisation/upgrade works proposed, any potential flood waters from upstream catchments can be conveyed through the site without causing negative effects on proposed or existing sections.

Finished floor levels will be determined for each new allotment based on the *Nelson City Council Inundation Practice Note: Calculating minimum ground and/or flood levels for subdivision, new buildings and major alterations March 2019*.

5.5 Stormwater Summary

By enhancement of existing drains and flow paths across the site and standard engineering design principles the site can be serviced for stormwater. Proposed reticulation and stormwater attenuation basins will be designed and constructed in accordance with the Nelson Tasman Land Development Manual. Any flooding effects caused by large storm events or dam breakout flows can be managed on site by conveyance through proposed roading corridors or enhanced drainage channels.

6 Roading and Access

The surrounding road environment comprises an established road network along the edge of existing residential development and the lower Stoke foothills. Proposed connections are to be made to Ngāti Rāua Street, and the corner of Suffolk Road and Saxton Road East, which collectively provide linkage between the site and the surrounding residential area and wider Stoke transport network. Suffolk Road and Saxton Road East follow the edge of the Saxton Field area, while Ngāti Rāua connect into the existing residential street pattern to the west of the site. A transport assessment has been undertaken for the fast-track referral and provides transport modelling to support the traffic generation for the development.

7 Utilities

Consultation with Network Tasman has confirmed that the existing overhead 11 kV line crossing the northern portion of the site can be undergrounded, with the design and implementation of these works to be undertaken in accordance with the relevant standards and the utility provider's requirements. Transpower transmission lines are also located to the south of the site, but these are outside the extent of the proposed subdivision.

Consultation has also been undertaken with Network Tasman regarding electricity supply and fibre servicing for the proposed subdivision, including whether the network can accommodate the ultimate development of up to 659 lots. Network Tasman have confirmed the ability to service up to 750 lots. Refer to Appendix B for Confirmation of Capacity certificate. Network Tasman have also requested for a new Zone substation site to be located within the development to support wider network resilience. The details of this will be finalised during detailed design and coordinated with Network Tasman.

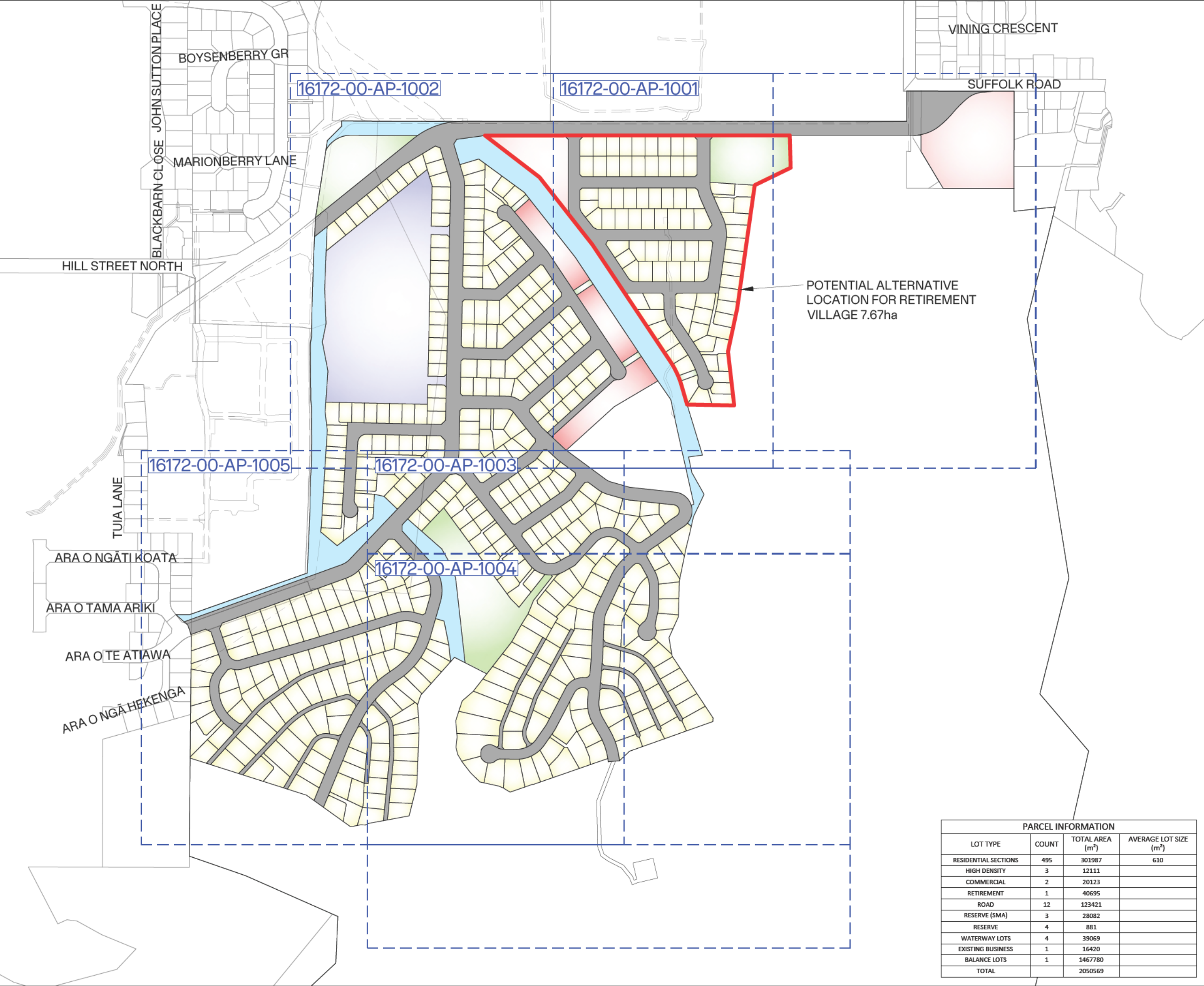
Subsequent stages of design will confirm the number and location of kiosks required to service the proposed development density. Each lot would be provided with an electricity supply connection and fibre connection at or near the boundary. Subject to detailed design and approval, the on-site electricity reticulation and fibre infrastructure would be installed in accordance with the relevant utility requirements and applicable electrical and communications standards and vested as appropriate on completion.

Streetlighting would also be installed within the vested road reserve in accordance with the applicable residential road standards.

8 Conclusion

This infrastructure report has investigated the feasibility of servicing the proposed subdivision at 467 Saxton Road. Based on our significant consultation with the network owners, Nelson City Council, stormwater, wastewater and water supply demands can be accommodated for the site. Some wider network upgrades are required to support the development as it progresses, with these being planned within the Nelson City Council Long Term Plan, with confirmation from Nelson City that these can be coordinated within the development program. With upgrades to the existing natural features on the site, ecological constraints can be appropriately managed, providing overall enhancement to the natural environment.

Appendix 1 Proposed Subdivision Plans



NOTES:

- SURVEY DISTRICT: NELSON
- LEGAL DESCRIPTION: LOT 8 & LOT 9 DP 527984
- COMPRISED IN: RT 1024234
- APPLICANT: QUE HOMES NZ LIMITED
- REGISTERED OWNERS: RAINE ESTATE "OAKLANDS" LIMITED"
- LOCAL AUTHORITY: CHRISTCHURCH CITY COUNCIL
- ZONE: RURAL
1. EASEMENTS TO BE CONFIRMED ON SITE.
 2. LOT 1000 TO BE VESTED AS ROADS IN NELSON CITY COUNCIL.
 3. LOTS 3000-3002 TO BE VESTED AS LOCAL PURPOSE (UTILITY STORMWATER RESERVE) IN NELSON CITY COUNCIL.
 4. LOTS 4000-4003 WATERWAYS.

LEGEND:

- PROPOSED BOUNDARY
- EXISTING BOUNDARY
- PROPOSED EASEMENT
- RESERVE
- MEDIUM DENSITY
- HIGH DENSITY
- COMMERCIAL AREA
- RETIREMENT
- ROAD
- WATERWAYS

CLIENT:

QUE HOMES NZ LIMITED

PROJECT:

OAKLANDS
RESIDENTIAL SUBDIVISION
OPTION "A"

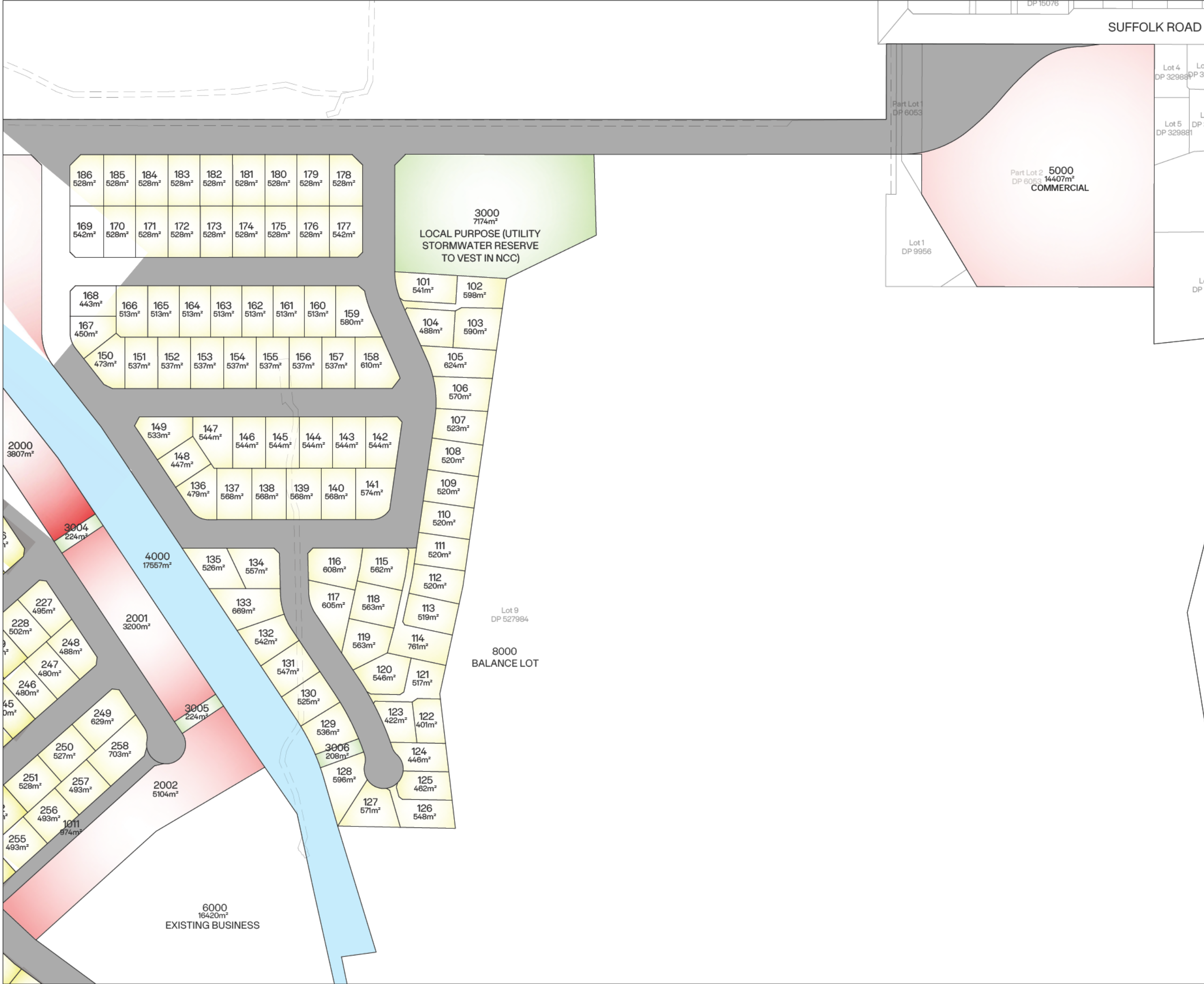
DRAWING TITLE:

PROPOSED SUBDIVISION
OF LOT 8 & LOT 9 DP 527984
SHEET 1 OF 6

PARCEL INFORMATION			
LOT TYPE	COUNT	TOTAL AREA (m²)	AVERAGE LOT SIZE (m²)
RESIDENTIAL SECTIONS	495	301987	610
HIGH DENSITY	3	12111	
COMMERCIAL	2	20123	
RETIREMENT	1	40695	
ROAD	12	123421	
RESERVE (SMA)	3	28082	
RESERVE	4	881	
WATERWAY LOTS	4	39069	
EXISTING BUSINESS	1	16420	
BALANCE LOTS	1	1467780	
TOTAL		2050569	

E	AMENDED BOUNDARIES	ZC	04/05/2026
D	AMENDED BOUNDARIES	ZC	14/04/2026
C	AMENDED BOUNDARIES	ZC	09/04/2026
B	AMENDED BOUNDARIES	ZC	08/04/2026
REVISION DETAILS		BY	DATE
	SURVEYED	-	-
	DESIGNED	DR	01/04/2026
	DRAWN	ZC	01/04/2026
	REVIEWED	DR	01/04/2026
	APPROVED	DR	01/04/2026
SCALE	1:2,500 @A1	1:5,000 @A3	REVISION
STATUS	FOR INFORMATION NOT FOR CONSTRUCTION		E
DWG NO	16172-00-AP-1000		

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EXISTING BOUNDARY

PROPOSED EASEMENT

RESERVE

MEDIUM DENSITY

HIGH DENSITY

COMMERCIAL AREA

RETIREMENT

ROAD

WATERWAYS

CLIENT:

QUE HOMES NZ LIMITED

PROJECT:

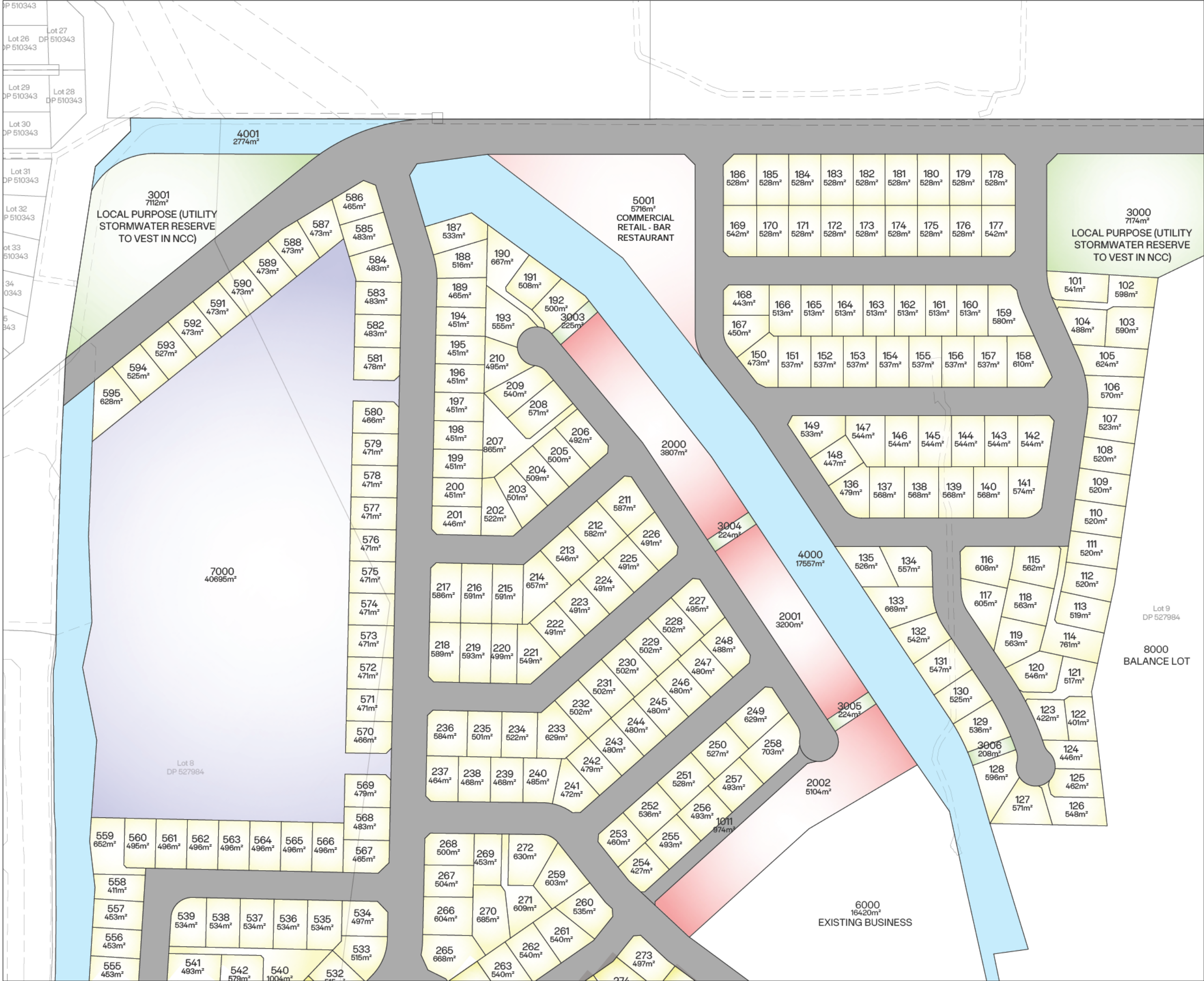
OAKLANDS
RESIDENTIAL SUBDIVISION
OPTION "A"

DRAWING TITLE:

PROPOSED SUBDIVISION
OF LOT 8 & LOT 9 DP 527984
SHEET 2 OF 6

E	AMENDED BOUNDARIES	ZC	04/05/2026
D	AMENDED BOUNDARIES	ZC	14/04/2026
C	AMENDED BOUNDARIES	ZC	09/04/2026
B	AMENDED BOUNDARIES	ZC	08/04/2026
REVISION DETAILS		BY	DATE
	SURVEYED	-	-
	DESIGNED	DR	01/04/2026
	DRAWN	ZC	01/04/2026
	REVIEWED	DR	01/04/2026
APPROVED		DR	01/04/2026
SCALE	1:1,000 @A1	1:2,000 @A3	REVISION
STATUS	FOR INFORMATION NOT FOR CONSTRUCTION		E
DWG NO	16172-00-AP-1001		

0 20 50 100 SCALE (m) 1:1,000 @A1
1:2,000 @A3



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CLIENT:
QUE HOMES NZ LIMITED

PROJECT:
**OAKLANDS
RESIDENTIAL SUBDIVISION
OPTION "A"**

DRAWING TITLE:
**PROPOSED SUBDIVISION
OF LOT 8 & LOT 9 DP 527984
SHEET 3 OF 6**

E	AMENDED BOUNDARIES	ZC	04/05/2026
D	AMENDED BOUNDARIES	ZC	14/04/2026
C	AMENDED BOUNDARIES	ZC	09/04/2026
B	AMENDED BOUNDARIES	ZC	08/04/2026
REVISION DETAILS		BY	DATE
	SURVEYED	-	-
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	REVIEWED	DR	01/04/2026
APPROVED		DR	01/04/2026
SCALE	1:1,000 @A1	1:2,000 @A3	REVISION
STATUS	FOR INFORMATION NOT FOR CONSTRUCTION		E
DWG NO	16172-00-AP-1002		



Memorandum of Easements in Gross			
Purpose	Shown	Servient Tenement (Burdened Land)	Grantee
Right of Way, Right to convey Water, Telecommunications and Electricity, Right to drain Water and Sewage	A	Lot 8000	Nelson City Council



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 - LOTS 3000-3002 TO BE VESTED AS LOCAL PURPOSE (UTILITY STORMWATER RESERVE) IN NELSON CITY COUNCIL.
 - LOTS 4000-4003 WATERWAYS.

LEGEND:

- PROPOSED BOUNDARY
- EXISTING BOUNDARY
- PROPOSED EASEMENT
- RESERVE
- MEDIUM DENSITY
- HIGH DENSITY
- COMMERCIAL AREA
- RETIREMENT
- ROAD
- WATERWAYS

CLIENT:

QUE HOMES NZ LIMITED

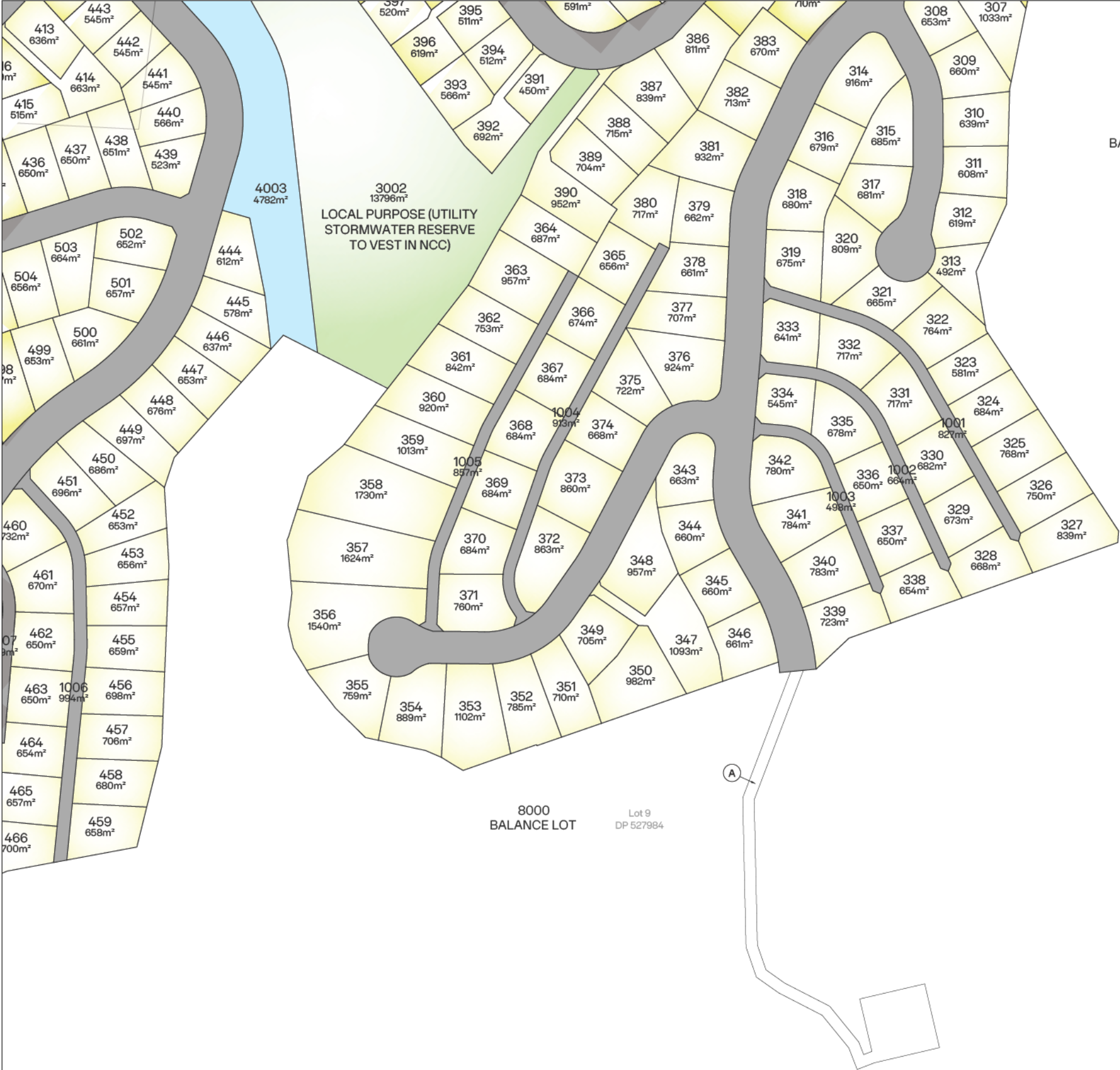
PROJECT:

OAKLANDS
RESIDENTIAL SUBDIVISION
OPTION "A"

DRAWING TITLE:

PROPOSED SUBDIVISION
OF LOT 8 & LOT 9 DP 527984
SHEET 4 OF 6

E	AMENDED BOUNDARIES	ZC	04/05/2026
D	AMENDED BOUNDARIES	ZC	14/04/2026
C	AMENDED BOUNDARIES	ZC	09/04/2026
B	AMENDED BOUNDARIES	ZC	08/04/2026
REVISION DETAILS		BY	DATE
	SURVEYED	-	-
	DESIGNED	DR	01/04/2026
	DRAWN	ZC	01/04/2026
	REVIEWED	DR	01/04/2026
	APPROVED	DR	01/04/2026
SCALE	1:1,000 @A1	1:2,000 @A3	REVISION
STATUS	FOR INFORMATION NOT FOR CONSTRUCTION		E
DWG NO	16172-00-AP-1003		



Memorandum of Easements in Gross			
Purpose	Shown	Servient Tenement (Burdened Land)	Grantee
Right of Way, Right to convey Water, Telecommunications and Electricity, Right to drain Water and Sewage	A	Lot 8000	Nelson City Council



NOTES:

SURVEY DISTRICT: NELSON

LEGAL DESCRIPTION: LOT 8 & LOT 9 DP 527984

COMPRISED IN: RT 1024234

APPLICANT: QUE HOMES NZ LIMITED

REGISTERED OWNERS: RAINE ESTATE "OAKLANDS" LIMITED"

LOCAL AUTHORITY: CHRISTCHURCH CITY COUNCIL

ZONE: RURAL

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LEGEND:

	PROPOSED BOUNDARY
	EXISTING BOUNDARY
	PROPOSED EASEMENT
	RESERVE
	MEDIUM DENSITY
	HIGH DENSITY
	COMMERCIAL AREA
	RETIREMENT
	ROAD
	WATERWAYS

CLIENT:

QUE HOMES NZ LIMITED

PROJECT:

OAKLANDS
RESIDENTIAL SUBDIVISION
OPTION "A"

DRAWING TITLE:

PROPOSED SUBDIVISION
OF LOT 8 & LOT 9 DP 527984
SHEET 5 OF 6

E	AMENDED BOUNDARIES	ZC	04/05/2026
D	AMENDED BOUNDARIES	ZC	14/04/2026
C	AMENDED BOUNDARIES	ZC	09/04/2026
B	AMENDED BOUNDARIES	ZC	08/04/2026

REVISION DETAILS		BY	DATE
	SURVEYED	-	-
	DESIGNED	DR	01/04/2026
	DRAWN	ZC	01/04/2026
	REVIEWED	DR	01/04/2026
	APPROVED	DR	01/04/2026

SCALE	1:1,000 @A1	1:2,000 @A3	REVISION
STATUS	FOR INFORMATION NOT FOR CONSTRUCTION		E

DWG NO 16172-00-AP-1004

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1:2,000 @A3



NOTES:

SURVEY DISTRICT: NELSON
LEGAL DESCRIPTION: LOT 8 & LOT 9 DP 527984
COMPRISED IN: RT 1024234
APPLICANT: QUE HOMES NZ LIMITED
REGISTERED OWNERS: RAINE ESTATE "OAKLANDS" LIMITED"
LOCAL AUTHORITY: CHRISTCHURCH CITY COUNCIL
ZONE: RURAL

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- PROPOSED BOUNDARY
- EXISTING BOUNDARY
- PROPOSED EASEMENT
- RESERVE
- MEDIUM DENSITY
- HIGH DENSITY
- COMMERCIAL AREA
- RETIREMENT
- ROAD
- WATERWAYS

CLIENT:

QUE HOMES NZ LIMITED

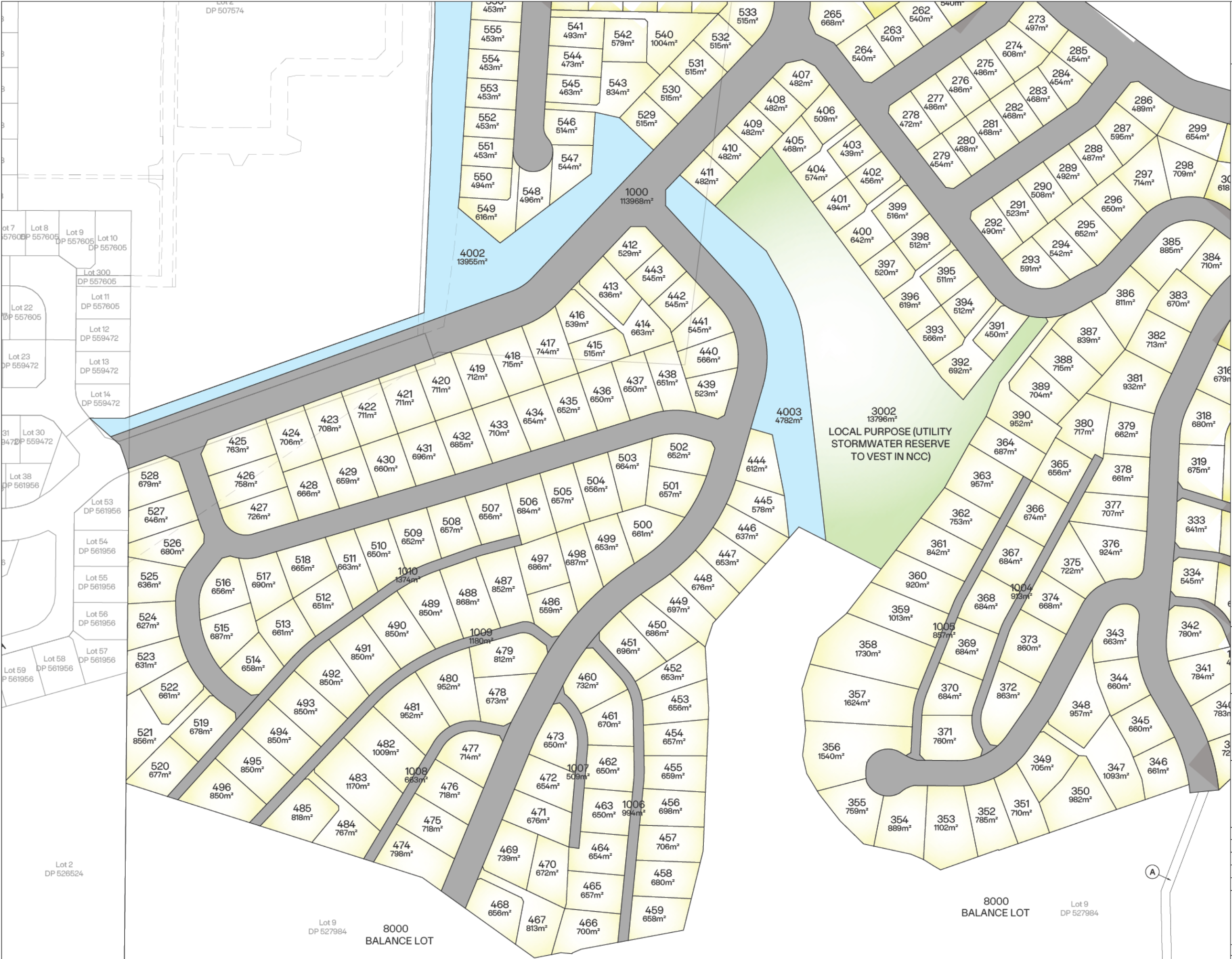
PROJECT:

OAKLANDS
RESIDENTIAL SUBDIVISION
OPTION "A"

DRAWING TITLE:

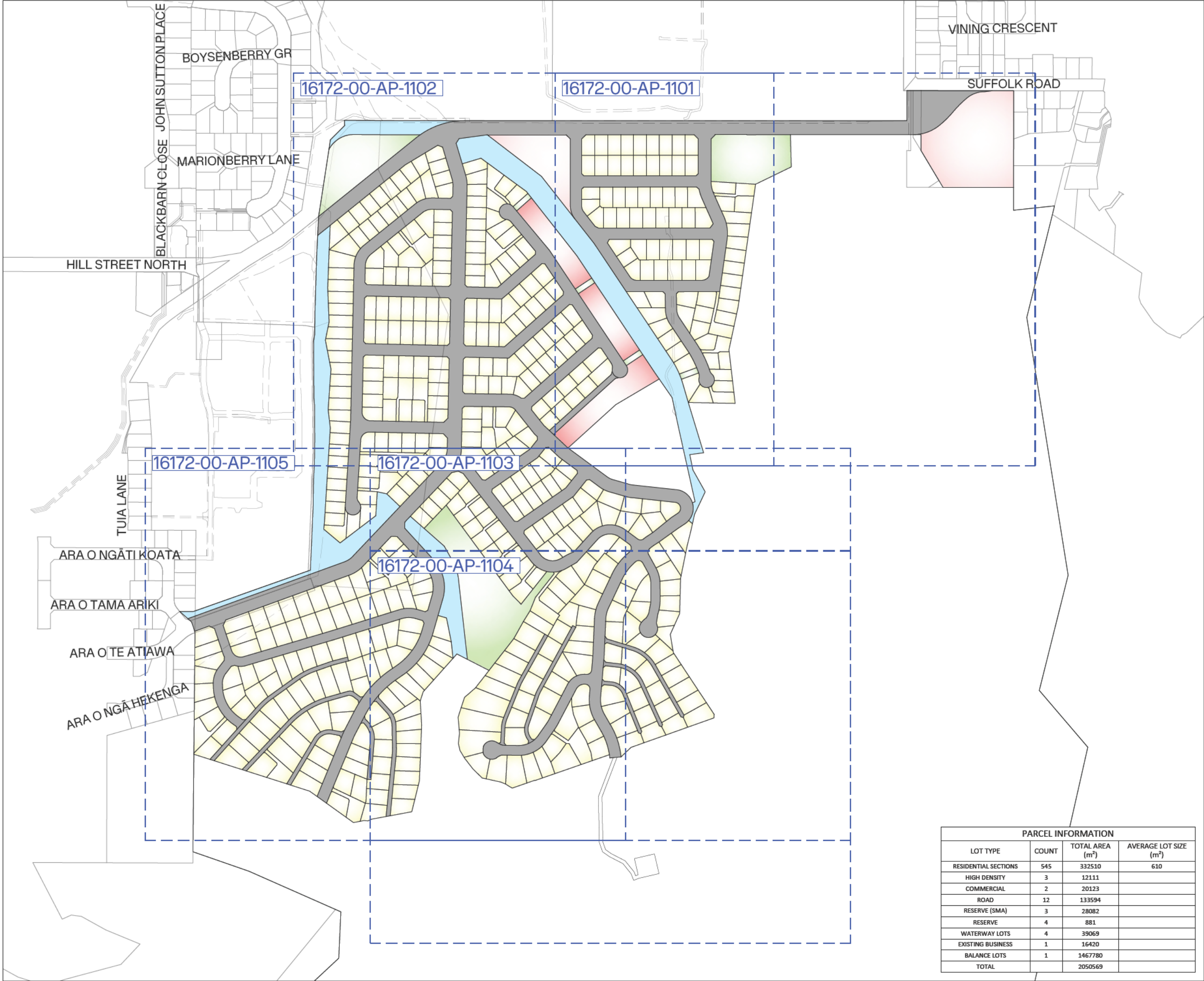
PROPOSED SUBDIVISION
OF LOT 8 & LOT 9 DP 527984
SHEET 6 OF 6

E	AMENDED BOUNDARIES	ZC	04/05/2026
D	AMENDED BOUNDARIES	ZC	14/04/2026
C	AMENDED BOUNDARIES	ZC	09/04/2026
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REVISION DETAILS		BY	DATE
	SURVEYED	-	-
	DESIGNED	DR	01/04/2026
	DRAWN	ZC	01/04/2026
	REVIEWED	DR	01/04/2026
	APPROVED	DR	01/04/2026
SCALE	1:1,000 @A1	1:2,000 @A3	REVISION
STATUS	FOR INFORMATION NOT FOR CONSTRUCTION		E
DWG NO	16172-00-AP-1005		



0 20 50 100 SCALE (m) 1:1,000 @A1
1:2,000 @A3

Appendix 1 Proposed Subdivision Plans Option 2



NOTES:

- SURVEY DISTRICT: NELSON
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- COMPRISED IN: RT 1024234
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- PROPOSED BOUNDARY
- EXISTING BOUNDARY
- PROPOSED EASEMENT
- RESERVE
- MEDIUM DENSITY
- HIGH DENSITY
- COMMERCIAL AREA
- ROAD
- WATERWAYS

CLIENT:

QUE HOMES NZ LIMITED

PROJECT:

OAKLANDS
RESIDENTIAL SUBDIVISION
OPTION "B"

DRAWING TITLE:

PROPOSED SUBDIVISION
OF LOT 8 & LOT 9 DP 527984
SHEET 1 OF 6

PARCEL INFORMATION			
LOT TYPE	COUNT	TOTAL AREA (m ²)	AVERAGE LOT SIZE (m ²)
RESIDENTIAL SECTIONS	545	332510	610
HIGH DENSITY	3	12111	
COMMERCIAL	2	20123	
ROAD	12	133594	
RESERVE (SMA)	3	28082	
RESERVE	4	881	
WATERWAY LOTS	4	39069	
EXISTING BUSINESS	1	16420	
BALANCE LOTS	1	1467780	
TOTAL		2050569	

B	AMENDED BOUNDARIES	ZC	04/05/2026
A	FOR INFORMATION	ZC	14/04/2026
REVISION DETAILS		BY	DATE
	SURVEYED	-	-
	DESIGNED	DR	14/04/2026
	DRAWN	ZC	14/04/2026
	REVIEWED	DR	14/04/2026
	APPROVED	DR	14/04/2026
SCALE	1:2,500 @A1	1:5,000 @A3	REVISION
STATUS	FOR INFORMATION NOT FOR CONSTRUCTION		B
DWG NO	16172-00-AP-1100		

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NOTES:

SURVEY DISTRICT: NELSON

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- HIGH DENSITY
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- ROAD
- WATERWAYS

CLIENT:

QUE HOMES NZ LIMITED

PROJECT:

**OAKLANDS
RESIDENTIAL SUBDIVISION
OPTION "B"**

DRAWING TITLE:

**PROPOSED SUBDIVISION
OF LOT 8 & LOT 9 DP 527984
SHEET 2 OF 6**

B	AMENDED BOUNDARIES	ZC	04/05/2026
A	FOR INFORMATION	ZC	14/04/2026
REVISION DETAILS		BY	DATE
	SURVEYED	-	-
	DESIGNED	DR	14/04/2026
	DRAWN	ZC	14/04/2026
	REVIEWED	DR	14/04/2026
	APPROVED	DR	14/04/2026
SCALE	1:1,000 @A1	1:2,000 @A3	REVISION
STATUS	FOR INFORMATION NOT FOR CONSTRUCTION		B
DWG NO	16172-00-AP-1101		



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CLIENT:

QUE HOMES NZ LIMITED

PROJECT:

OAKLANDS
RESIDENTIAL SUBDIVISION
OPTION "B"

DRAWING TITLE:

PROPOSED SUBDIVISION
OF LOT 8 & LOT 9 DP 527984
SHEET 3 OF 6

B	AMENDED BOUNDARIES	ZC	04/05/2026
A	FOR INFORMATION	ZC	14/04/2026
REVISION DETAILS		BY	DATE
	SURVEYED	-	-
	DESIGNED	DR	14/04/2026
	DRAWN	ZC	14/04/2026
	REVIEWED	DR	14/04/2026
	APPROVED	DR	14/04/2026
SCALE	1:1,000 @A1	1:2,000 @A3	REVISION
STATUS	FOR INFORMATION NOT FOR CONSTRUCTION		B
DWG NO	16172-00-AP-1102		

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1:2,000 @A3



Memorandum of Easements in Gross			
Purpose	Shown	Servient Tenement (Burdened Land)	Grantee
Right of Way, Right to convey Water, Telecommunications and Electricity, Right to drain Water and Sewage	A	Lot 8000	Nelson City Council



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- MEDIUM DENSITY
- HIGH DENSITY
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CLIENT:

QUE HOMES NZ LIMITED

PROJECT:

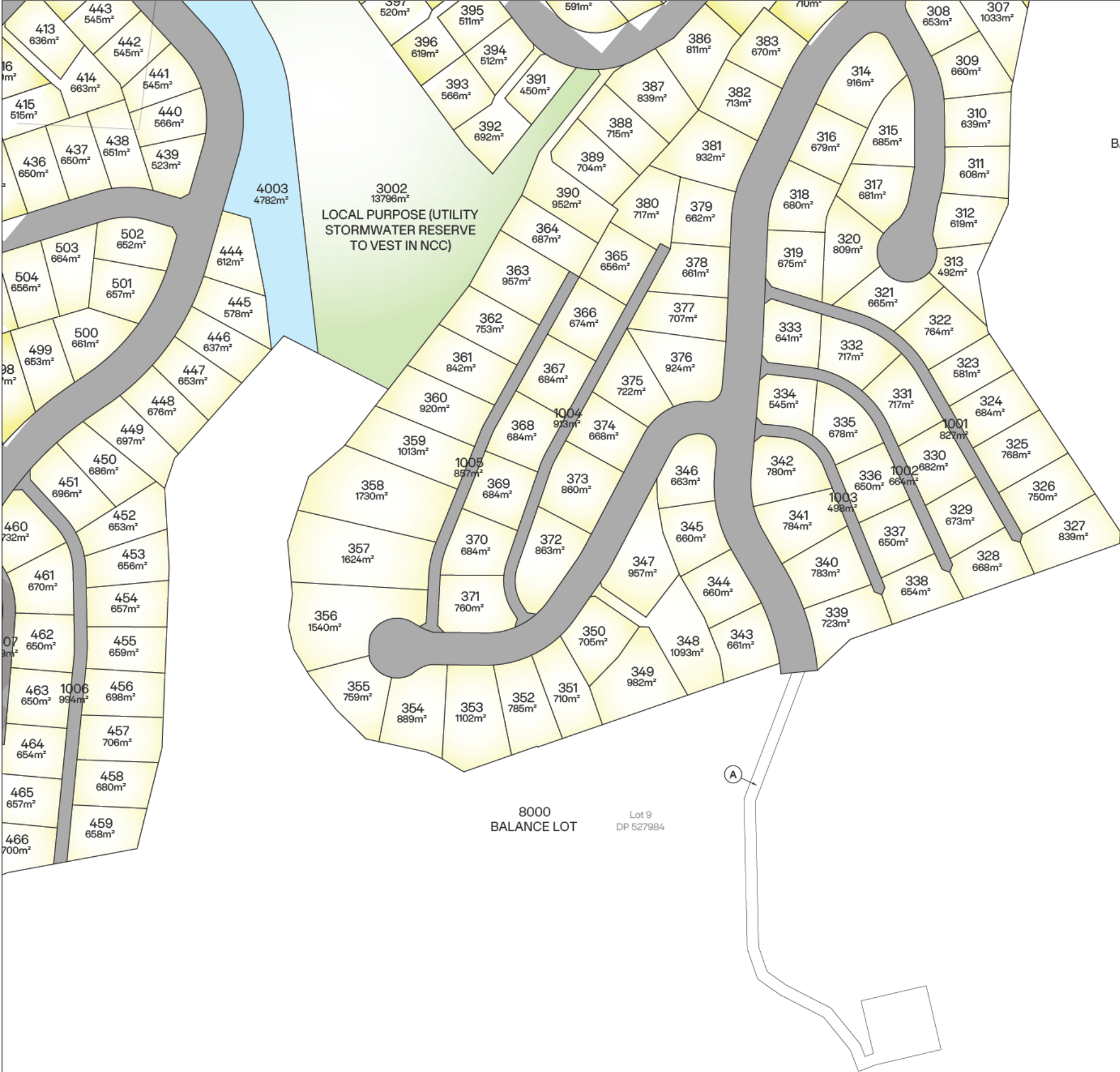
OAKLANDS
RESIDENTIAL SUBDIVISION
OPTION "B"

DRAWING TITLE:

PROPOSED SUBDIVISION
OF LOT 8 & LOT 9 DP 527984
SHEET 4 OF 6

B	AMENDED BOUNDARIES	ZC	04/05/2026
A	FOR INFORMATION	ZC	14/04/2026
REVISION DETAILS		BY	DATE
	SURVEYED	-	-
	DESIGNED	DR	14/04/2026
	DRAWN	ZC	14/04/2026
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	APPROVED	DR	14/04/2026
SCALE	1:1,000 @A1	1:2,000 @A3	REVISION
STATUS	FOR INFORMATION NOT FOR CONSTRUCTION		B
DWG NO	16172-00-AP-1103		

0 20 50 100 SCALE (m) 1:1,000 @A1
1:2,000 @A3



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	EXISTING BOUNDARY
	PROPOSED EASEMENT
	RESERVE
	MEDIUM DENSITY
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	COMMERCIAL AREA
	ROAD
	WATERWAYS

CLIENT:

QUE HOMES NZ LIMITED

PROJECT:

OAKLANDS
RESIDENTIAL SUBDIVISION
OPTION "B"

DRAWING TITLE:

PROPOSED SUBDIVISION
OF LOT 8 & LOT 9 DP 527984
SHEET 5 OF 6

B	AMENDED BOUNDARIES	ZC	04/05/2026
A	FOR INFORMATION	ZC	14/04/2026
REVISION DETAILS		BY	DATE
	SURVEYED	-	-
	DESIGNED	DR	14/04/2026
	DRAWN	ZC	14/04/2026
	REVIEWED	DR	14/04/2026
	APPROVED	DR	14/04/2026
SCALE	1:1,000 @A1	1:2,000 @A3	REVISION
STATUS	FOR INFORMATION NOT FOR CONSTRUCTION		B
DWG NO	16172-00-AP-1104		

0 20 50 100 SCALE (m) 1:1,000 @A1
1:2,000 @A3



NOTES:

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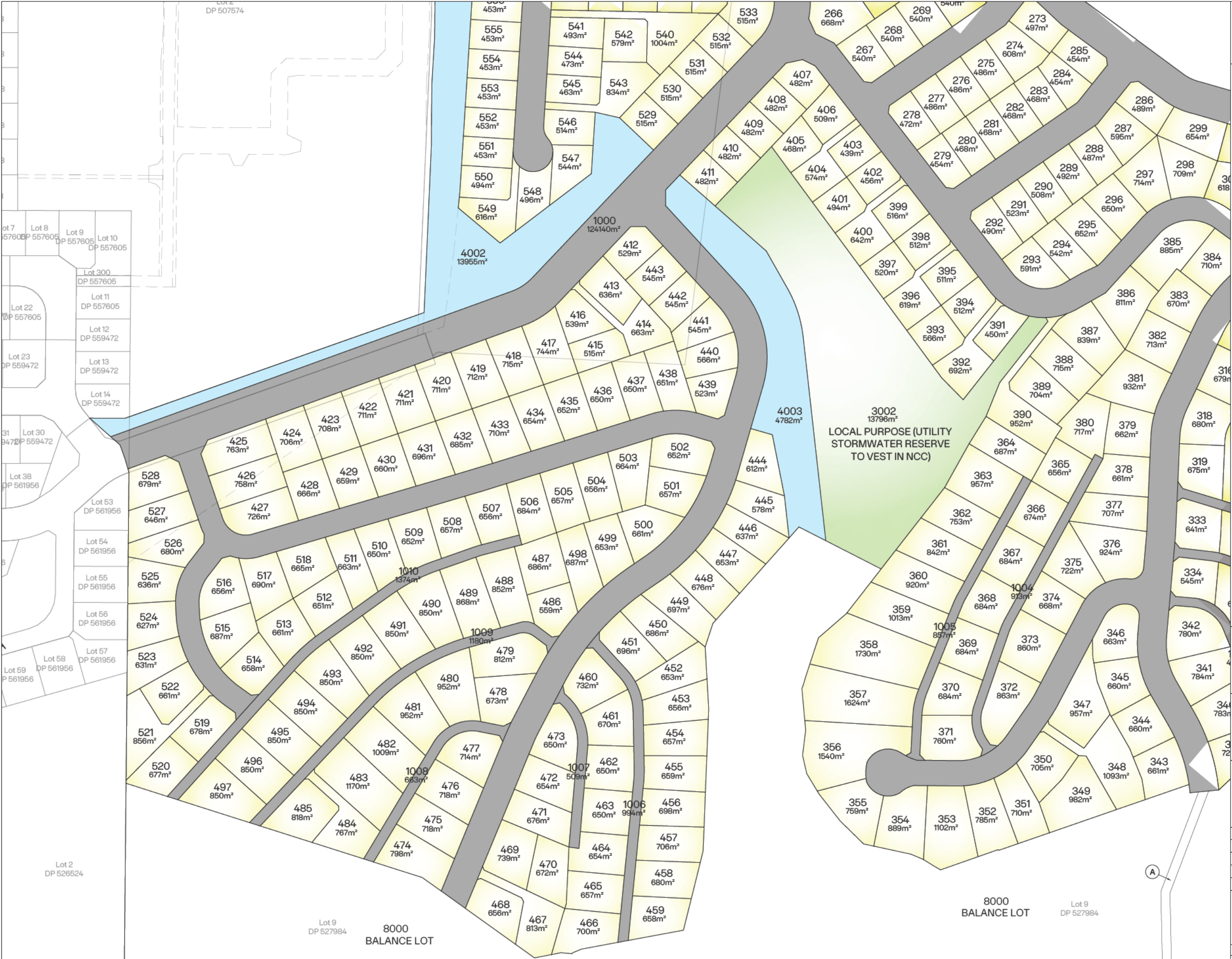
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- EXISTING BOUNDARY
- PROPOSED EASEMENT
- RESERVE
- MEDIUM DENSITY
- HIGH DENSITY
- COMMERCIAL AREA
- ROAD
- WATERWAYS

CLIENT:
QUE HOMES NZ LIMITED

PROJECT:
**OAKLANDS
RESIDENTIAL SUBDIVISION
OPTION "B"**

DRAWING TITLE:
**PROPOSED SUBDIVISION
OF LOT 8 & LOT 9 DP 527984
SHEET 6 OF 6**

B	AMENDED BOUNDARIES	ZC	04/05/2026
A	FOR INFORMATION	ZC	14/04/2026
REVISION DETAILS		BY	DATE
	SURVEYED	-	-
	DESIGNED	DR	14/04/2026
	DRAWN	ZC	14/04/2026
	REVIEWED	DR	14/04/2026
	APPROVED	DR	14/04/2026
SCALE	1:1,000 @A1	1:2,000 @A3	REVISION
STATUS	FOR INFORMATION NOT FOR CONSTRUCTION		B
DWG NO	16172-00-AP-1105		



0 20 50 100 SCALE (m) 1:1,000 @A1
1:2,000 @A3

Appendix 2 Confirmation of Capacity: Power and Fibre

7 April 2026

Our Ref: WS12023

Dave Robinson
By email: s 9(2)(a)

**CONFIRMATION OF CAPACITY: Power and Fibre
Upper Richmond Hill Street to Suffolk Road [#INOVO 16172]**

Subject to the required network reticulation upgrades, Network Tasman confirms the ability to service approx. 750 residential houses and a 1.5Ha commercial area with electrical and telecommunications reticulation, including maintaining the existing milk bottling plant on site

On a related note, NTL are interested in purchasing some land for a new zone substation in this development, to better supply the development and surrounds. It would be an indoor substation in that the transformers would be housed within a building.

This development will trigger a proposed new feeder cable out of Richmond Substation after the first few stages.

This letter does not advise on costings or reticulation upgrade timeframes.

Network Tasman Limited

per:



Darren Jurgens
Network Manager | Planning & Delivery

E: s 9(2)(a)

T: s 9(2)(a)

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