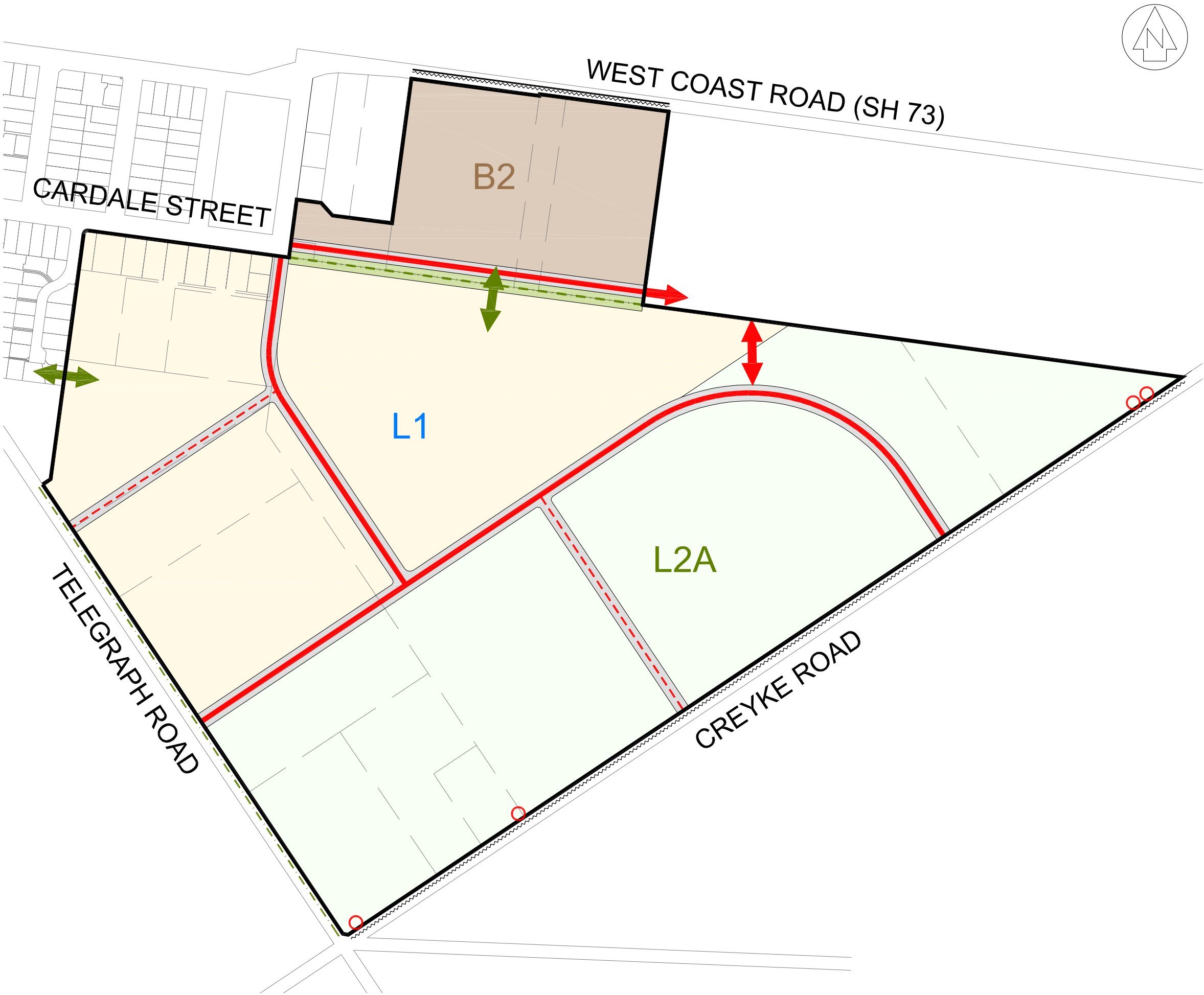


Appendix 4

Outline Development Plan

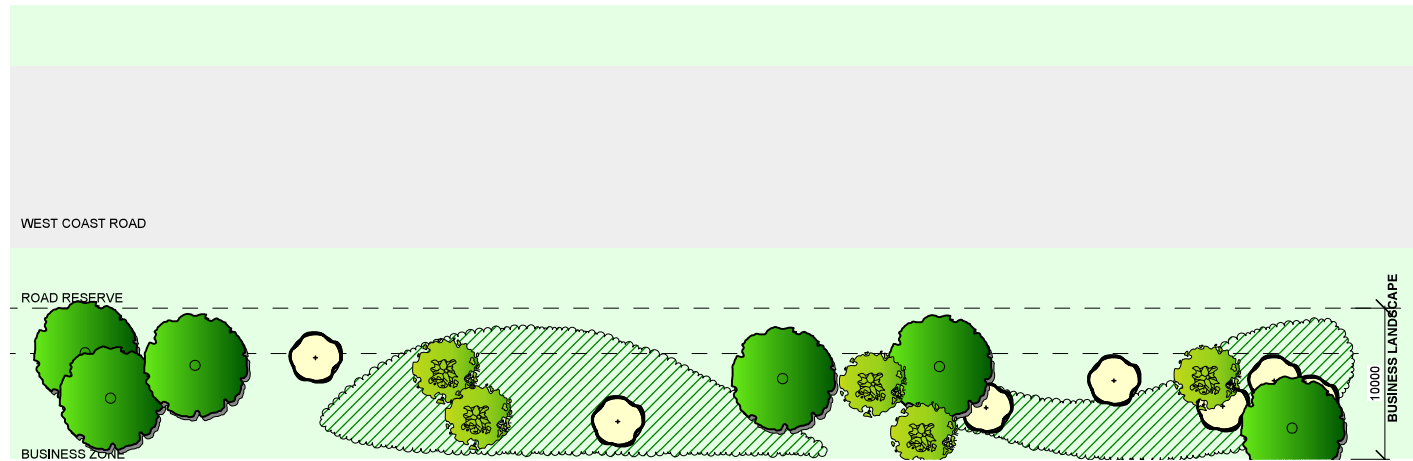
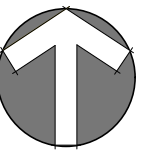
Darfield

Outline Development Plan

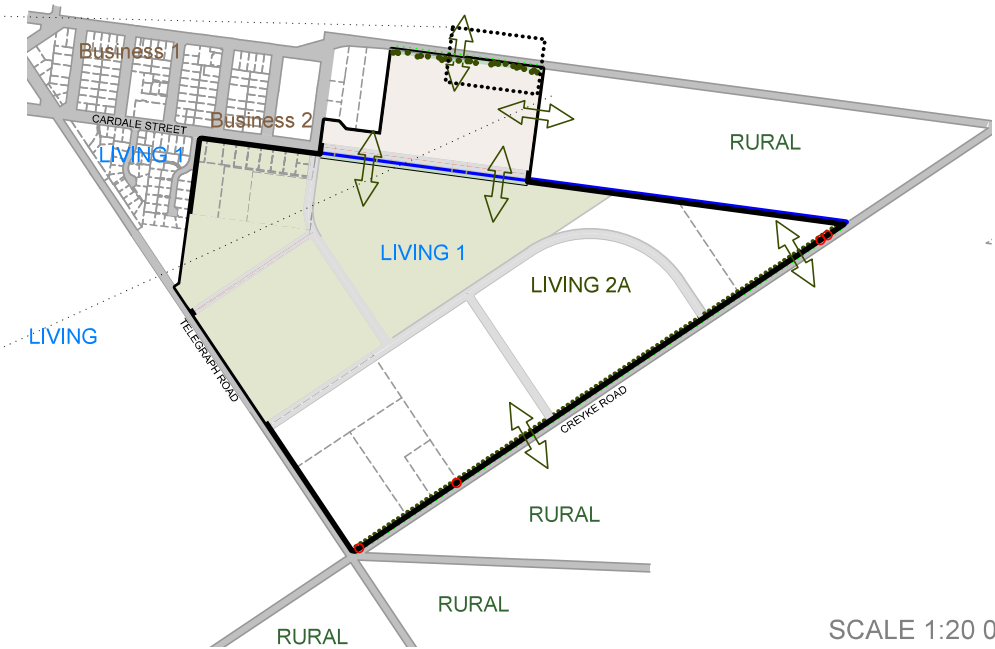


- Notes**
- 1) A connected road network is to be formed, linking Telegraph Road, Mathias Street and Creyke Road.
 - 2) Roads are to be aligned to provide a view along the road towards the Southern Alps
 - 3) Provisions are to be made for road links between land zoned Outer Plains and both the L2A and B2 zone to allow for either living or industrial use in the future.
 - 4) Any fencing along the Telegraph Road or Creyke Road frontages or the boundary with the Outer Plains zone to be generally consistent along the length of the frontage/boundary and to be of open rural style, such as post and rail or post and wire.
 - 5) For landscaping, refer to the landscape concept plan.
 - 6) No vehicular access to SH 73 except for existing access to existing activities.

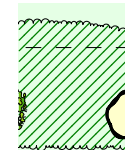
- Collector Road
- Local Road
- Provision to be made for possible future road connection
- No vehicular access to SH 73 except for existing accesses
- No individual property accesses except for those already existing
- Pedestrian / cycle links
- Water race amenity feature
- Water race reserve - minimum 20m wide
- Existing property accesses to remain



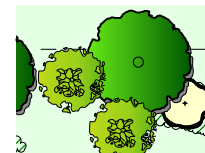
PLAN SECTION - BUSINESS BUFFER STRIP SCALE 1:500 @A3



BUSINESS LANDSCAPE STRIP
10m wide landscape setback/ amenity strip.
Combination of deciduous trees and evergreen groundcovers
Groups or individual trees maintaining a semi open feel within the setback.



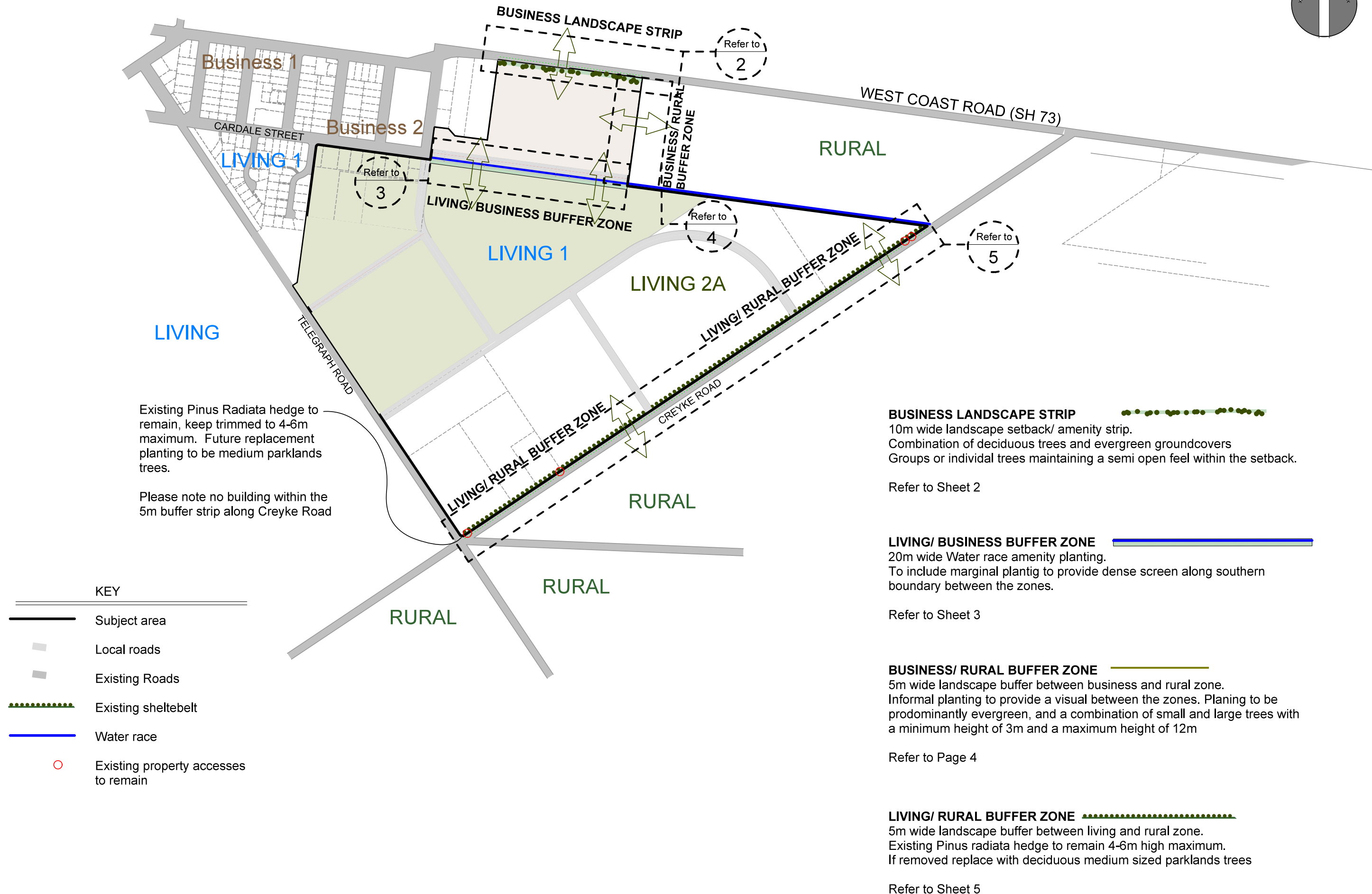
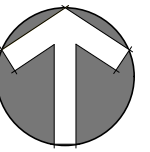
Groundcovers and low shrubs
Astelia nervosa (mt astelia) 1 x 1m
Carex testacea (sedge) 1 x 1m
Carex solandri (sedge) 0.5 x 0.5m
Cortaderia richardii (toe toe)
Chionochloa rubra (red tussock)
Poa cita (silver tussock)
Phormium tenax (NZ Flax, Harakeke) 2 x 2m

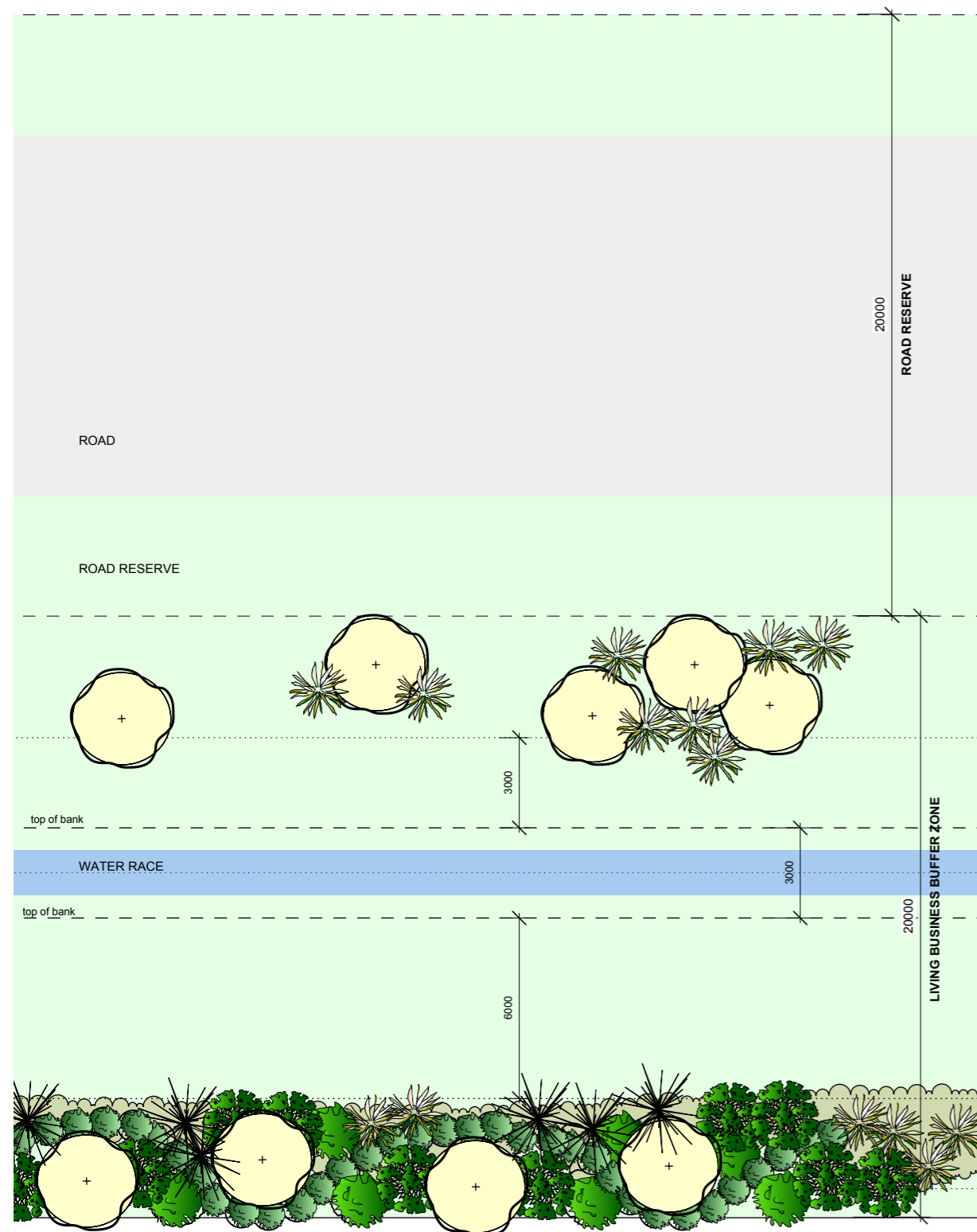
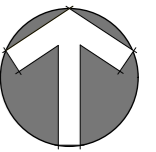


Botanical Name	Common Name	Mature height
<i>Prunus sp.</i>	Cherry Blossom	4m+
<i>Castanea sp.</i>	Chestnut	5m+
<i>Aesculus hippocantum</i>	Horsechestnut	15m+
<i>Quercus varities</i>	Oaks	10m+
<i>Sophora microphylla</i>	south island kowhai	8 x 5m



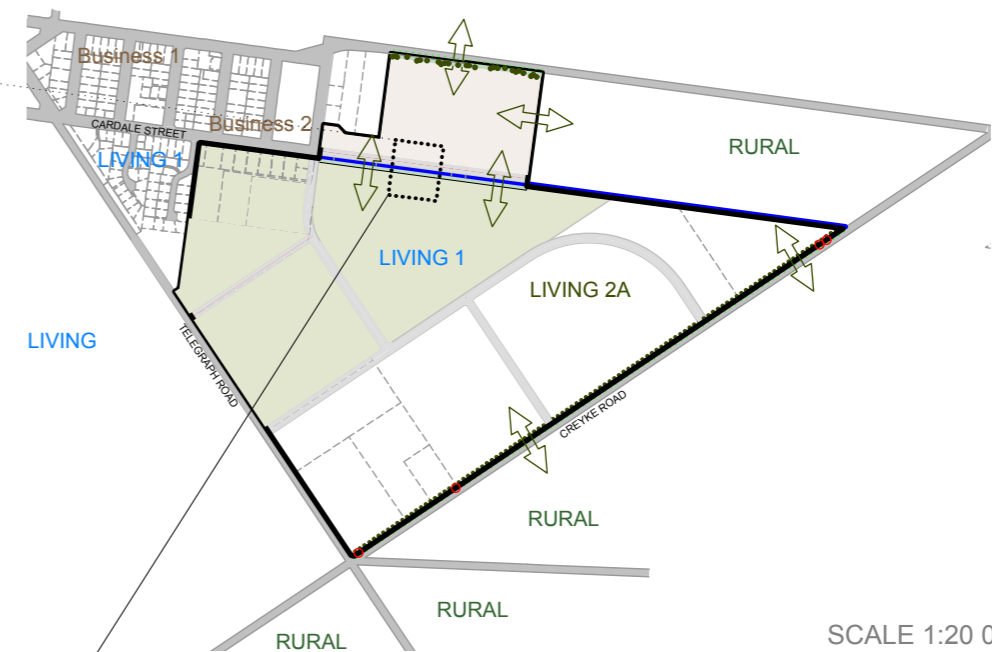
Grass



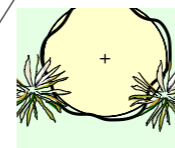


PLAN SECTION - LIVING/ BUSINESS BUFFER ZONE SCALE 1:200 @A3

PLEASE NOTE NO TREES TO BE PLANTED WITHIN 3M OF TOP OF WATER RACE BANK



SCALE 1:20 000 @A3



20m wide Water race native amenity planting.
To include marginal plantig to provide dense screen along southern boundary between the zones.

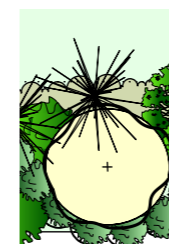
Informal groups of small native trees and grasses.



Marginal planting to edge of water race could include:

Juncus gregiflorus (rush)
Carex viragata (sedge) 1 x 1m
Carex solandri (sedge) 0.5 x 0.5m
Cortaderia richardii (toe toe)
Phormium tenax (NZ Flax, Harakeke) 2 x 2m

Small to medium trees along southern boundary of landscape strip to form visual buffer to 2.5m



Botanical Name	Common Name	Height after 5 years	Mature height approx
<i>Cordyline australis</i>	cabbage tree	4m	8 x 3m
<i>Griselinia littoralis</i>	broadleaf	3m	5m
<i>Hoheria augustifolia</i>	narrow leaved lacebark	3m	6m
<i>Kunzea erucoides</i>	kanuka	3m	10m
<i>Olearia paniculata</i>	golden akeake/ akiraho	3m	5 x 3m
<i>Pittosporum tenuifolium</i>	pittosporum	3m	6 x 3m
<i>Pseudopanax ferox</i>	lancewood	2m	5 x 2m
<i>Sophora microphylla</i>	south island kowhai	3m	8 x 5m