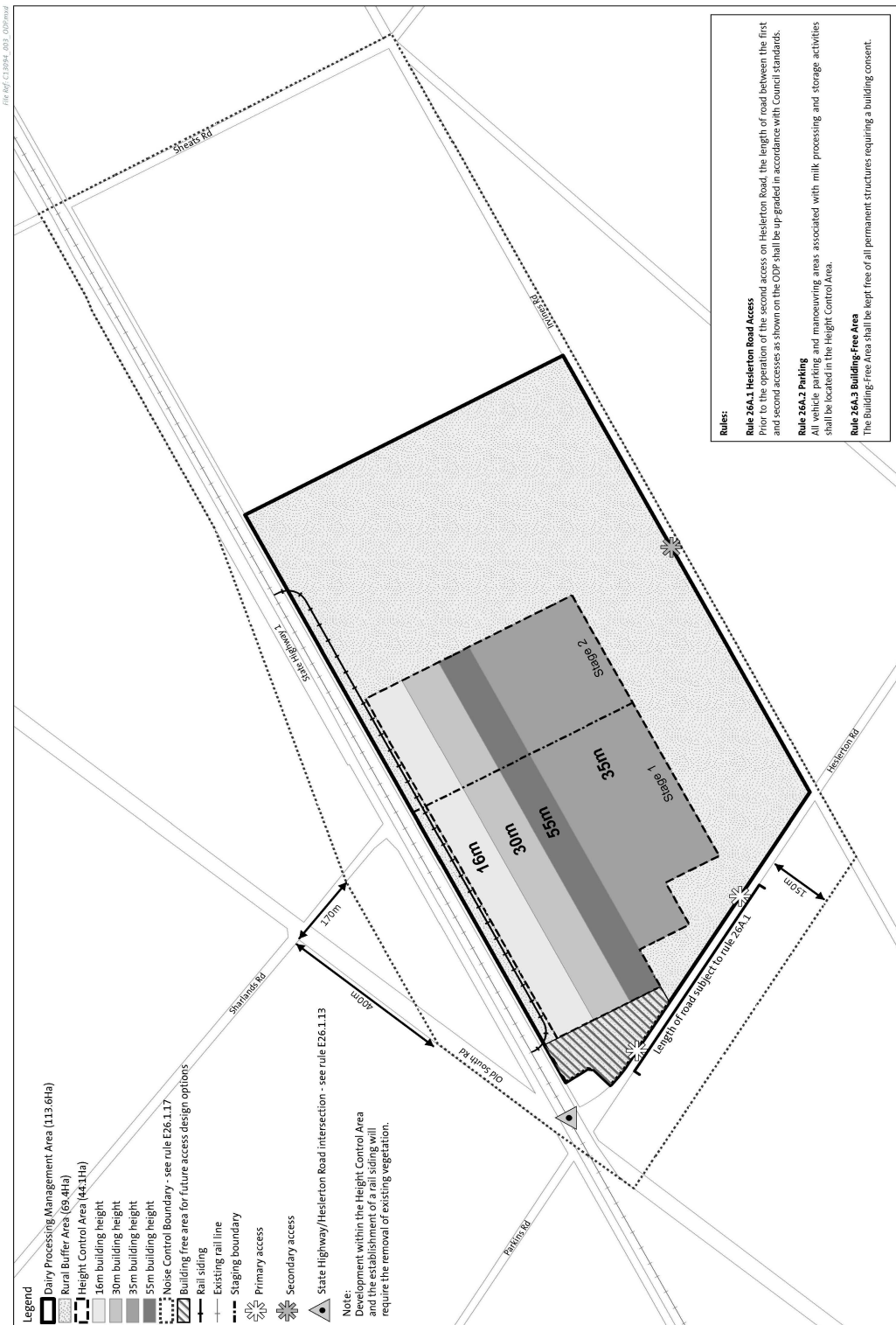


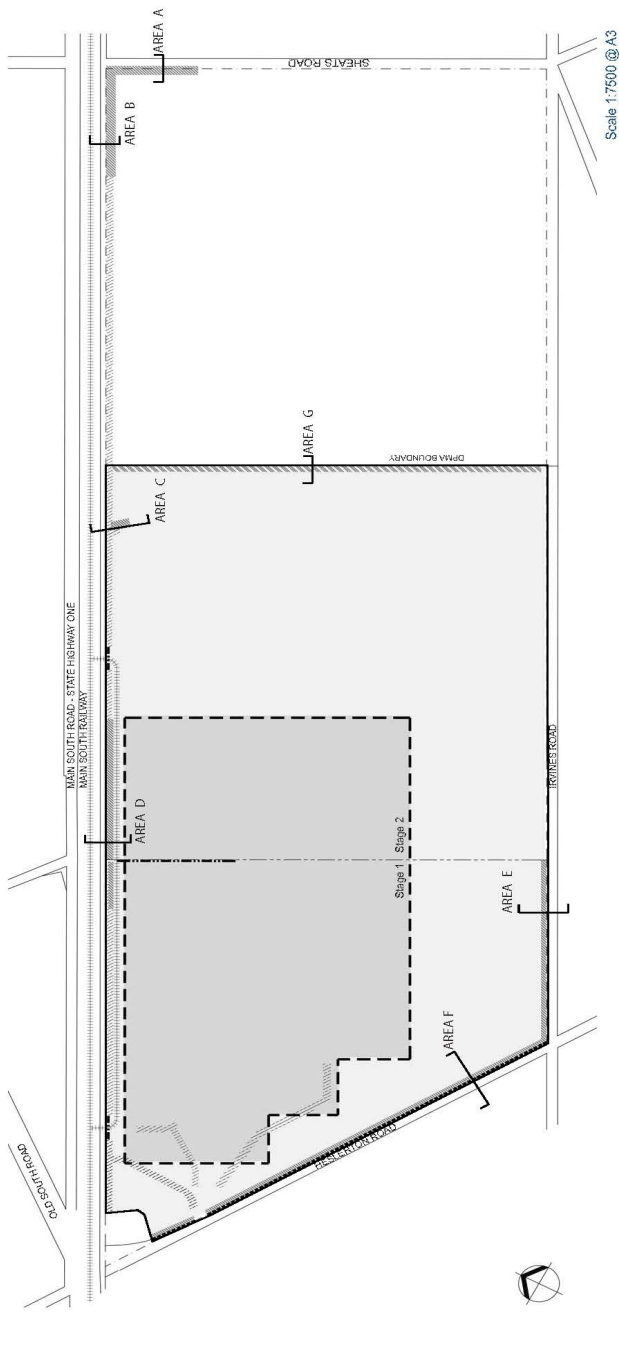
PART E

APPENDIX 26A

SYNLAIT DAIRY PROCESSING MANAGEMENT AREA – ODP



Appendix 26A
Outline Development Plan
Date: 27 May 2015 | Revision: 8



KEY

- Dairy Processing Management Area (DPMA)
- Height Control Area
- Stage 1 Landscape treatment
 - Area A - Sheats Road boundary near intersection with SH1
 - Area B - SH1 boundary near intersection with Sheats Road
 - Area C - SH1 adjacent to existing oak copse
 - Area D - SH1 boundary adjacent to primary building area
 - Area E - Irvin Road boundary west of staging boundary
 - Area F - Heslerton Road boundary

- Stage 2 landscape treatment
 - Area G - DPMA boundary
- Rail siding
- Staging boundary
- Existing planting to be retained
- Existing planting that may be removed to provide for development
- Existing planting that will be removed in 10-15 years as part of vegetation management

Rules Landscape Staging:

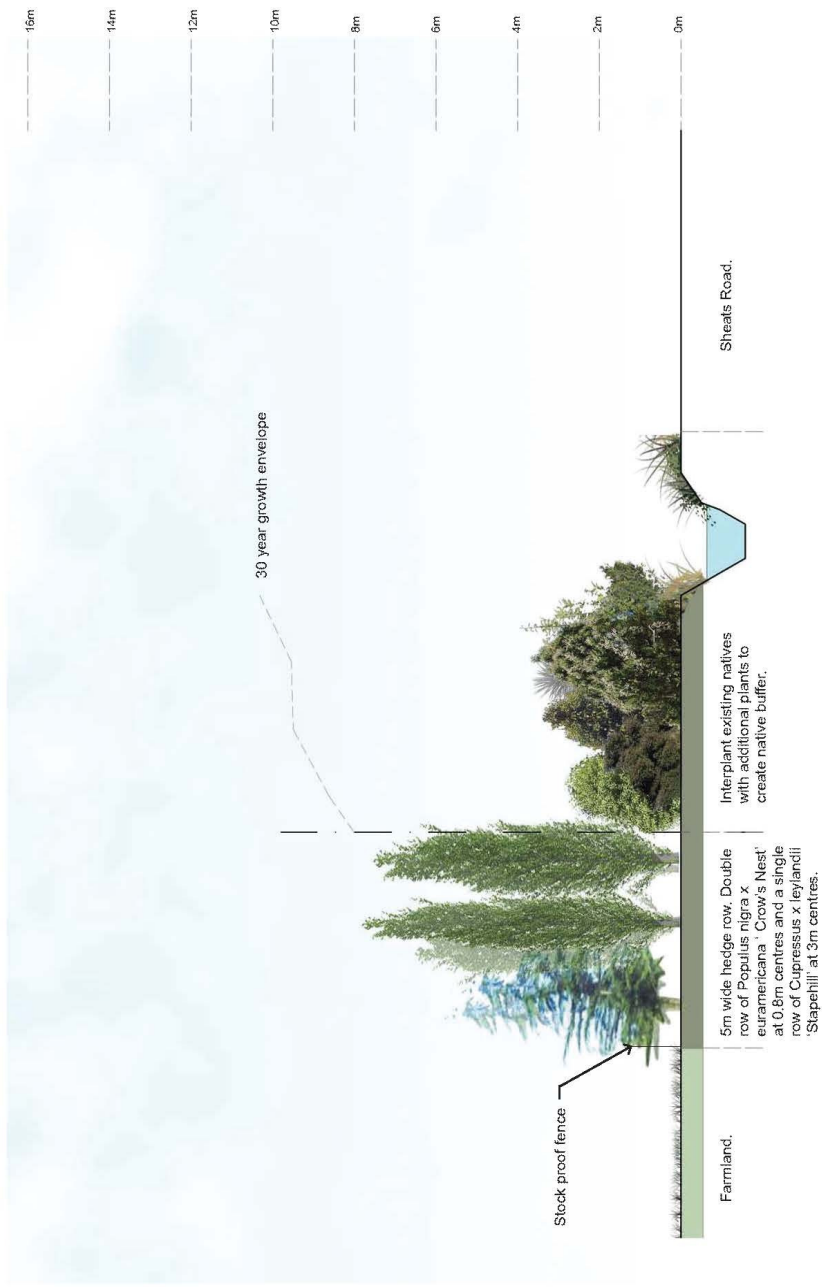
- Stage 1: Prior to the completion of construction of a new building which will increase capacity for milk processing or storage within the area identified as Stage 1 on the Outline Development Plan, the landscape planting shown as Stage 1 shall be established.
- Stage 2: The landscape planting shown as Stage 2 on the Outline Development Plan shall be established prior to either:
 - The issue of a subdivision consent (as controlled through the issue of a s224 certificate) relating to land identified within or including all of Stage 2; or
 - The construction of a new building which will increase capacity for milk processing or storage within the area identified as Stage 2.

Rules: Removal of Exotic Planting - Areas A to F

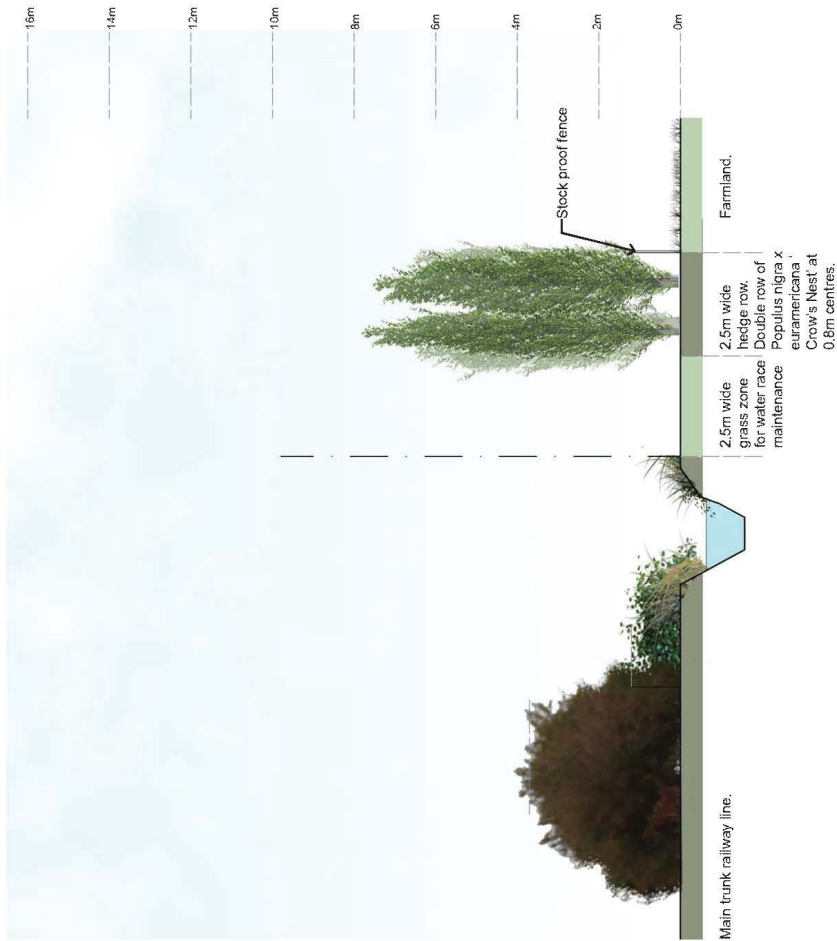
- In Areas A to F where identified indigenous tree species have achieved a minimum height of 10m, all exotic species shall be removed, irrespective of their condition, prior to the issue of a building consent for any new building within the DPMA.

General Notes:

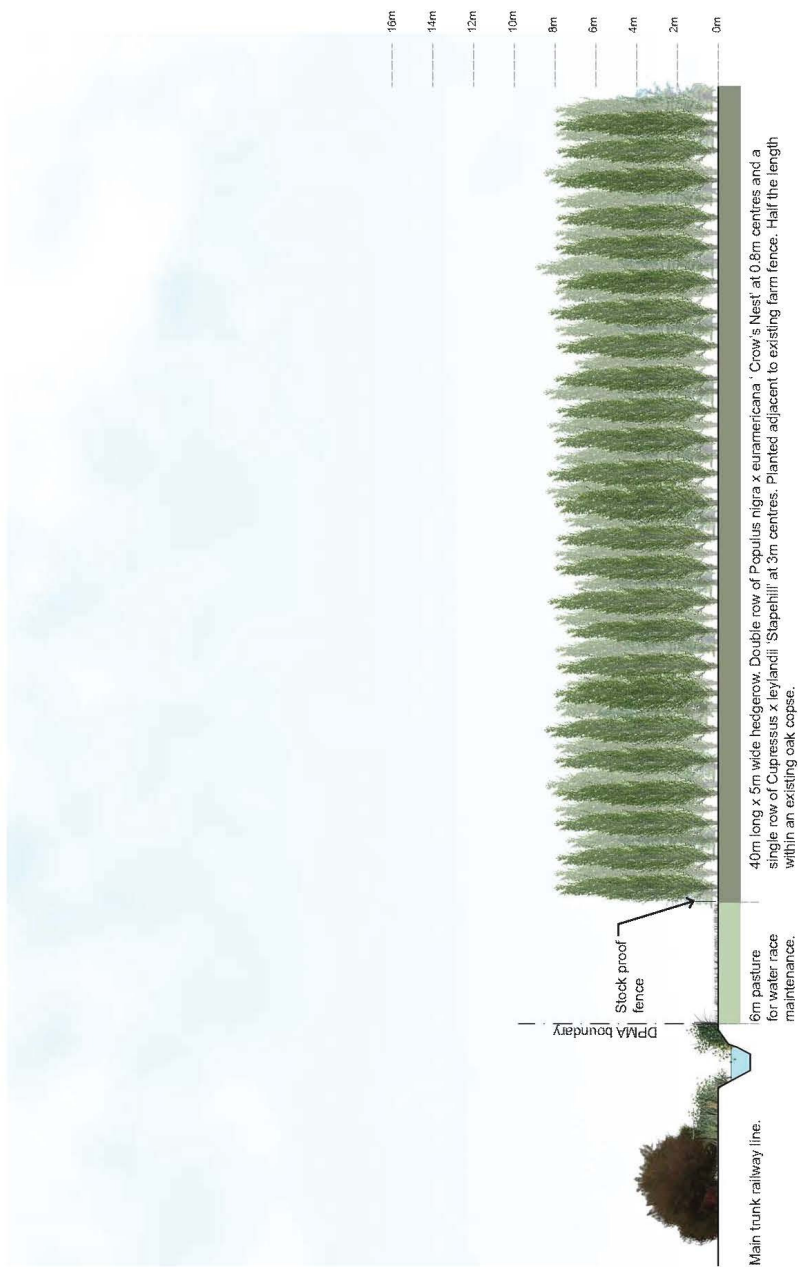
- See cross-sections for further detail on width of planting and indicative landscape outcomes.
- Development within the Height Control Area and the establishment of a rail siding will require the removal of existing vegetation.



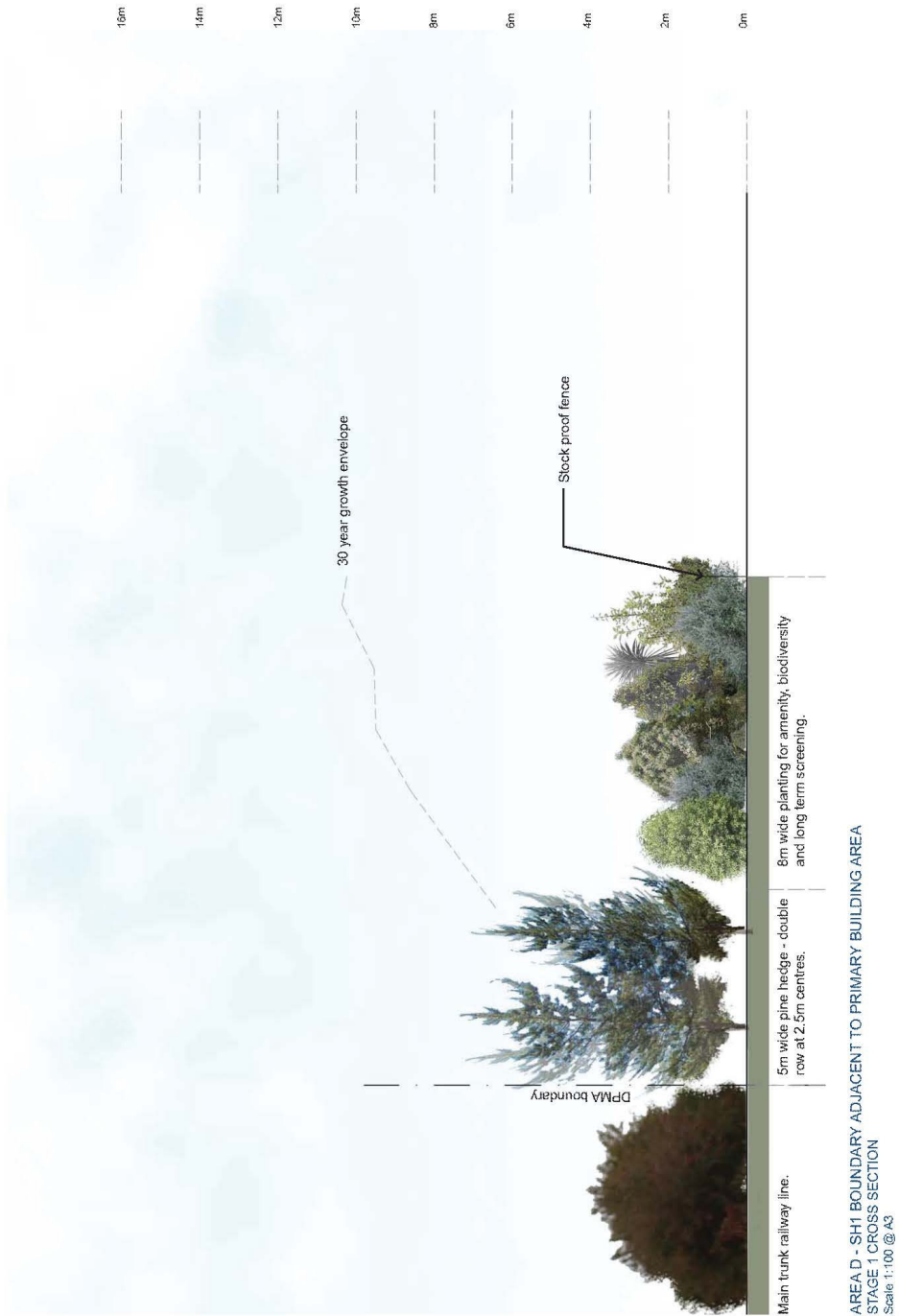
AREA A - SHEATS ROAD BOUNDARY NEAR INTERSECTION WITH SH1
STAGE 1 CROSS SECTION
Scale 1:100 @ A3



AREA B - SH1 BOUNDARY NEAR INTERSECTION WITH SHEAR'S ROAD
STAGE 1 CROSS SECTION
Scale 1:100 @ A3

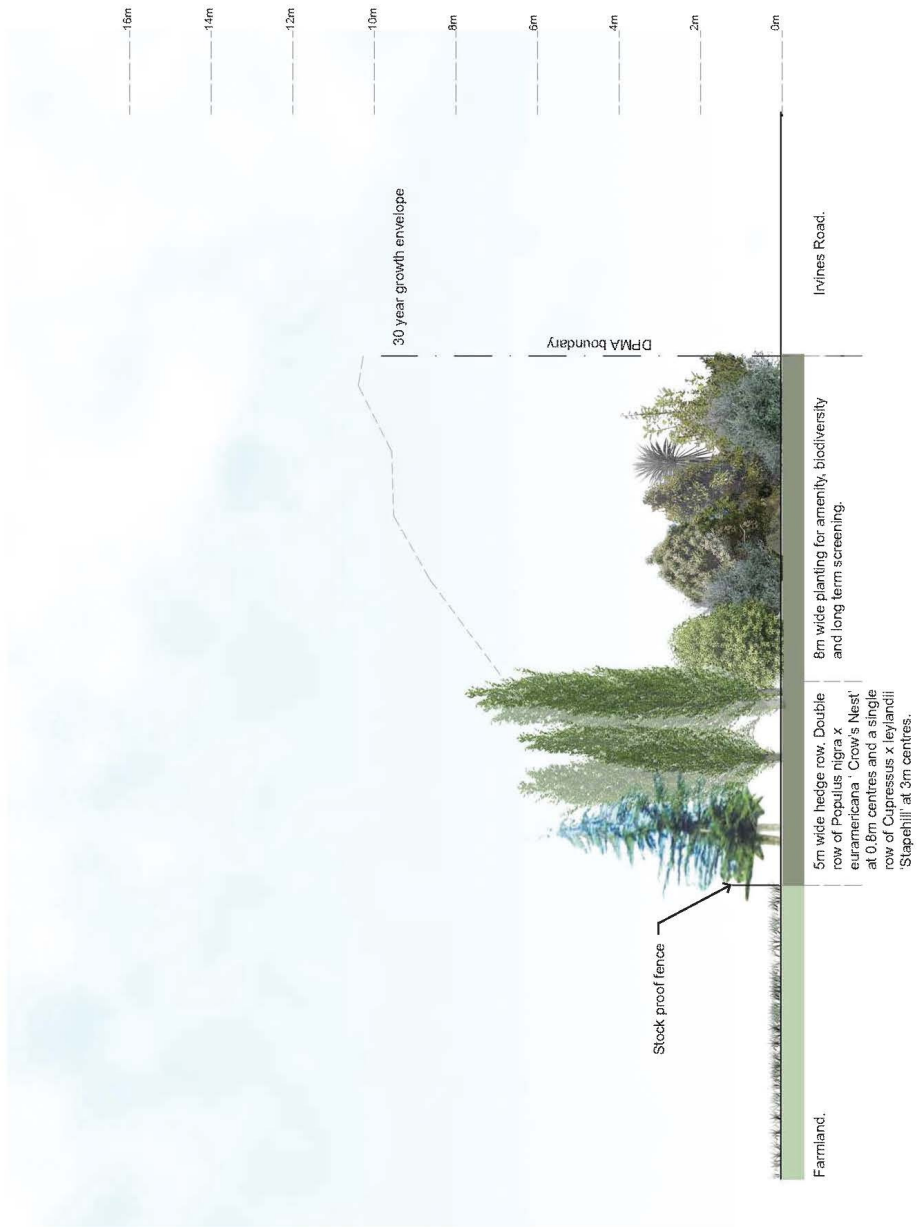


AREA C - SH1 ADJACENT TO EXISTING OAK COPSE
STAGE 1 LONG SECTION
Scale 1:200 @ A3

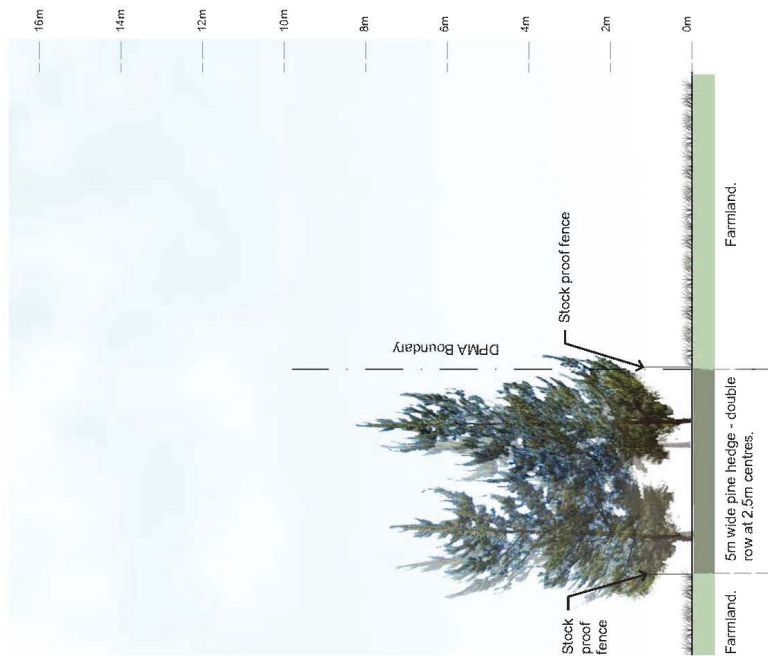




AREA F - HESLERTON ROAD BOUNDARY
STAGE 1 CROSS SECTION
Scale 1:100 @ A3



AREA E - IRVIN'S ROAD BOUNDARY WEST OF STAGING BOUNDARY
STAGE 1 CROSS SECTION
Scale 1:100 @ A3



AREA G - DPMA BOUNDARY
STAGE 2 CROSS SECTION
Scale 1:100 @ A3

PLANT LIST

SHELTER BELT SPECIES	PRIMARY SUCCESSIONAL SPECIES		SECONDARY SUCCESSIONAL SPECIES	
	Trees	Shrubs and Groundcovers	Trees and Large Shrubs	Shrubs and Groundcovers
* <i>Pinus radiata</i>		<i>Aristotelia serrata</i>	* <i>Podocarpus totara</i>	<i>Coprosma crassifolia</i>
* <i>Cupressus x leylandii</i> 'Stapehill'		<i>Carmichaelia australis</i>	<i>Elaeocarpus dentatus</i>	<i>Coprosma propinqua</i>
* <i>Populus nigra x euromeritana</i> 'Crow's Nest'		<i>Clematis marata</i>	* <i>Prumnopitys taxifolia</i>	<i>Coprosma rubra</i>
		* <i>Coprosma crassifolia</i>	<i>Coprosma lucida</i>	<i>Coprosma virescens</i>
		* <i>Coprosma propinqua</i>	<i>Coprosma robusta</i>	* <i>Hebe salicifolia</i>
		<i>Coprosma intertexta</i>	<i>Cordyline australis</i>	<i>Helichrysum lanceolatum</i>
		* <i>Corokia cotoneaster</i>	<i>Griselinia littoralis</i>	<i>Teucrium parvifolium</i>
		<i>Discaria toumatou</i>	<i>Hohenia angustifolia</i>	<i>Acaena novae-zelandiae</i>
		<i>Helichrysum lanceolatum</i>	<i>Kunzea ericoides</i>	<i>Anemathete lesssoniana</i>
		* <i>Meliclytus alpinus</i>	<i>Leptospermum scoparium</i>	<i>Asplenium bulbiferum</i>
		* <i>Muehlenbeckia astonii</i>	<i>Lophomyrtus obcordata</i>	<i>Blechnum penna-marina</i>
		<i>Olearia adenocarpa</i>	<i>Olearia paniculata</i>	* <i>Cortaderia richardii</i>
		<i>Ozothamnus leptophyllus</i>	<i>Pittosporum eugenioides</i>	<i>Phormium tenax</i>
		* <i>Sophora prostrata</i>	<i>Pittosporum tenuifolium</i>	<i>Microsorium pustulatum</i>
		<i>Carex comans</i>	<i>Plagianthus regius</i>	* <i>Polystichum neozelandicum</i>
		<i>Elymus solandri</i>	<i>Pseudopanax crassifolius</i>	<i>Blechnum discolor</i>
		<i>Festuca novae-zelandiae</i>	<i>Sophora microphylla</i>	<i>Pteridium esculentum</i>
		<i>Muehlenbeckia axillaris</i>		
		<i>Poa cita</i>		
		<i>Leptinella filiformis</i>		

* Suitable species for the Synlait DPMA.

The publication 'Native Plant Communities of the Canterbury Plains' by the Department of Conservation has been used as a reference for native species in the above plant list.