

## Technical Memorandum

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<b>TO:</b>	Carter Group Limited Attn: Tim Carter & Bruce Van Duyn	<b>FROM:</b>	Tom Lemon
<b>PROJECT:</b>	Ryans Road Fast Track Development	<b>DATE:</b>	27/11/2025
<b>SUBJECT:</b>	Engineering Design Plan Amendments		

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### 1.0 Introduction

This memorandum has been prepared by Capture Land Limited to provide a summary of the engineering plan amendments that have been undertaken for the industrial development at 104 Ryans Road during the consultation period post lodgement of the fast-track application. The design changes are due to the consultation process with the following parties and incorporating their feedback, where applicable, into the development plans.

- Christchurch City Council (CCC)
- Environment Canterbury (ECAN)
- Selwyn District Council (SDC)
- Christchurch International Airport Limited (CIAL)

The plans have also been updated to reflect changes to the applicant's proposal as advised by:

- PDP – Stormwater
- L+R Airport Consulting (L+R) – Airport protection surfaces

### 2.0 Plan Amendments

The enclosed engineering plans are a revision to the engineering plan set included in our previously issued technical memo, dated 12<sup>th</sup> of August 2025.

A list of the relevant changes to the plans are outlined below, along with a brief description why the amendments have been made.

#### Subdivision Layout & Staging Plans – PG110 and 115

- Adjustment to the size and shape of the Stormwater Management Areas (Lots 200 and 201) to accommodate the CCC agreed stormwater management devices. The SMA's still achieve 500m minimum separation to meet permitted activity guidance under the District Plan for bird strike management.

#### Airport Protection Surfaces Plans – PG120, 121, 122, 124, 125, 126, 130, 131, 132, 135, and 136

- Plans updated with the revised Stormwater Management Areas shown.
- No amendments to the overlay protection surfaces and levels.
- Plans PG126 (Windshear & Turbulence Assessment Area) and PG136 (Windshear & Turbulence Height Restriction Plan) have been removed from the plan set. This is due to the aviation consultant Navigatus assessment and recommendation that they are no longer required.

#### Contour Plans – EW200 - 201

- Plans updated with the revised Stormwater Management Areas shown.

#### Erosion & Sediment Control Plans – EW205 - 206

- Plans updated with the revised Stormwater Management Areas shown.

#### Earthwork Plans – EW220

- Added note - *'Fill any localised low areas within proposed lots to provide continuous sheet flow of stormwater towards proposed roads.'*

This note was added to ensure there is no isolated low areas that could be subject to surface water ponding and attract birds, as a result of the proposed earthworks for the road formation.

This was mentioned as a potential bird strike issue in the evidence of Robert Brain Norton, CCC Stormwater Engineer, under Item 15.

#### Roading Plans – RD300 – 301

- Plans updated with the revised Stormwater Management Areas shown.

#### Stormwater Plans – SW400 and 420

- Plans updated with the revised Stormwater Management Areas shown.
- The stormwater treatment system has been changed from a First Flush basin to a Stormwater 360 Filterra Bioscape device, based on consultation with CCC.
- The stormwater soak pit devices have been resized based on the amended treatment device above and a secondary soak pit added, based on consultation with CCC.
- Refer to PDP Technical Memorandum dated 7<sup>th</sup> of November 2025 for detailed information on the updated stormwater management outlined above.

#### Wastewater Plan – WW500

- Plans updated with the revised Stormwater Management Areas shown.

## Water Plan – WS600

- Plans updated with the revised Stormwater Management Areas shown.

### 3.0 Additional Plans

As a result of the consultation process, additional plans have been prepared in support of the application. The additional plans are.

- **PG127 – PSR3D/MSSR Building Restricted Area Plan** – added to assist with determining the building restricted area from the Christchurch Airport Radar Facility (Omni-Directional).
- **PG140 – Future ICAO OLS – Approach & Transitional Obstacle Free Surfaces** – added at the request of L+R.
- **PG142 – Future ICAO OLS – Critical Obstacle Evaluation Surfaces** – added at the request of L+R.
- **DCM Urban – Landscape Plans** – add for the purpose of creating one overall plan set for the development. Plans being:
  - Proposal - Proposed Landscape Concept Plan
  - Proposal - Lizard Habitat Concept Plan
  - Landscape Concept Plan - Plant Palette
  - Landscape Boundary Treatment - Ryans Road
  - Road Boundary Interface Sections
  - Landscape and Visual Assessment - Graphic Supplement
  - Road Reserve Section
  - Indicative Landscape Plan 001
  - Indicative Landscape Plan 002
  - Landscape Plan - Buffer Planting Details
  - Landscape Plan - Biofiltration System Plans

### 4.0 Construction Management Plan

The Construction Management Plan has been updated to include some additional requirements due to working near Garden City Helicopters (GCH) and CIAL. These additions are:

- Section 5.1 - Reference to the Garden City Helicopter Protection surfaces added.
- Section 8.12 - Securing of Objects requirement added.
- Section 8.11 – Debris referenced in the heading.
- Section 9.2.3 – Daily requirement for monitoring of dust, waste and debris management and object security included.

- Section 9.2.4 – Waste & Debris Management and Securing of Objects added to weekly inspection requirement.

## 4.0 Summary

The engineering design plans have been amended based on the consultation undertaken with external parties and the project consultants to achieve better engineering and environmental outcomes for the development.

Based on the consultation and feedback received from CCC, SDC and ECAN the development can be undertaken and serviced in accordance with relevant statutory requirements.

Prepared by:



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