



## 104 RYANS ROAD INDUSTRIAL SUBDIVISION

APPENDIX TWO - LANDSCAPE AND VISUAL IMPACT ASSESSMENT GRAPHIC SUPPLEMENT

FOR CARTER GROUP LIMITED

PROJECT NO. 2024\_051 | 18 NOVEMBER 2025 | REVISION L



104 RYANS ROAD - LVIA FIGURES

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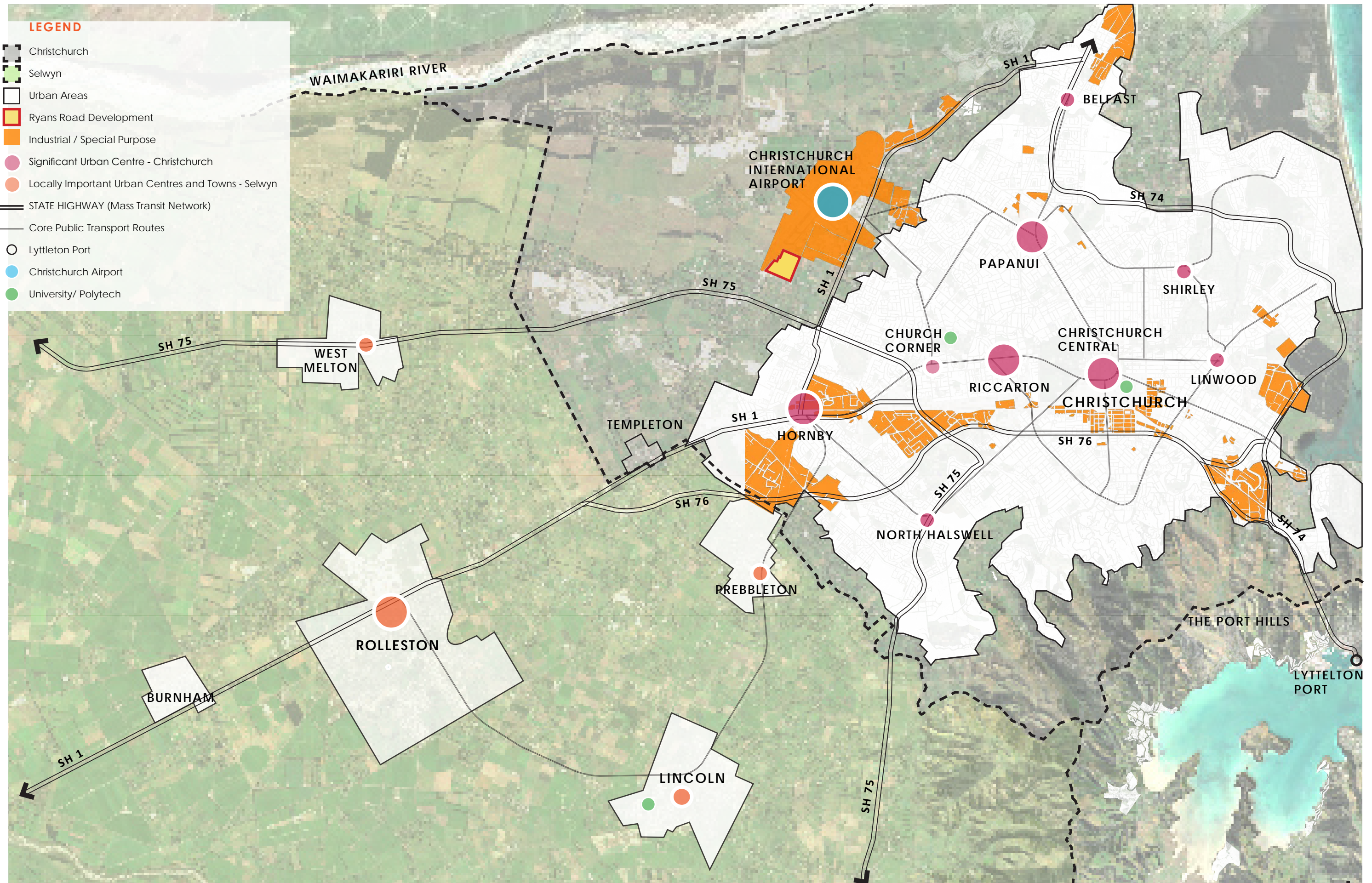
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## STRATEGIC CONTEXT AND SPATIAL PLAN (1:100,000)

APPENDIX 2 - LANDSCAPE AND VISUAL IMPACT ASSESSMENT - GRAPHIC SUPPLEMENT

2024\_051 CARTER GROUP 104 RYANS ROAD - LVIA APPENDIX\_L





## LEGEND

— Site Boundary

Aerial map (1:40,000@A3 - Map/Image Source: Canterbury Maps)

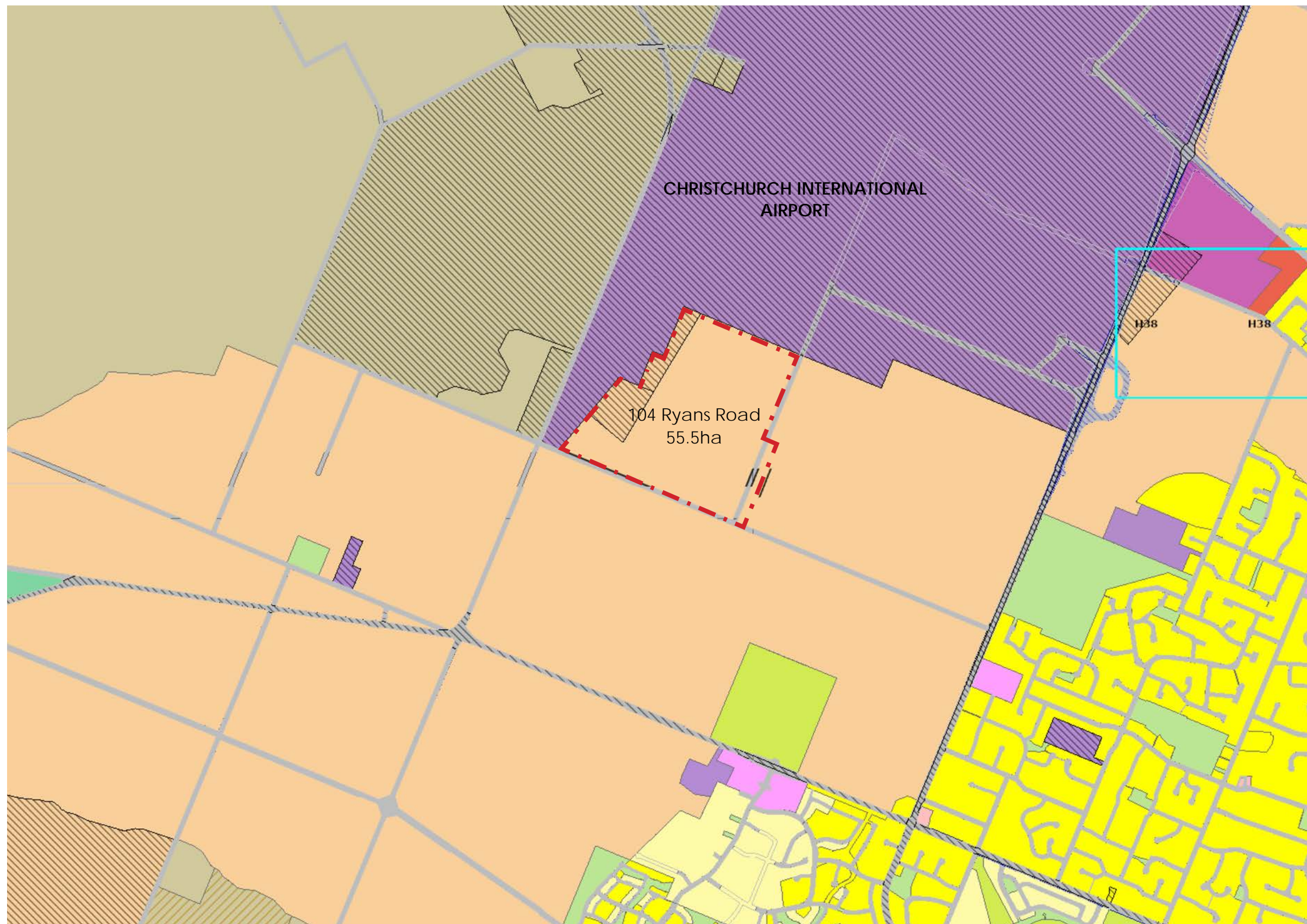
## CONTEXT - LOCATION PLAN

APPENDIX 2 - LANDSCAPE AND VISUAL IMPACT ASSESSMENT - GRAPHIC SUPPLEMENT

2024\_051 CARTER GROUP 104 RYANS ROAD - LVIA APPENDIX\_L







## LEGEND

- - - Site
- Residential Suburban Zone
- Rural Urban Fringe Zone
- Rural Waimakariri Zone
- Transport Zone
- Open Space Zone
- Specific Purpose (Airport) Zone
- Commercial Core Zone
- Industrial Park Zone
- Residential Visitor Accommodation Zone
- Designation

**A. DISTRICT PLANNING MAP (1:15,000 @ A3)**

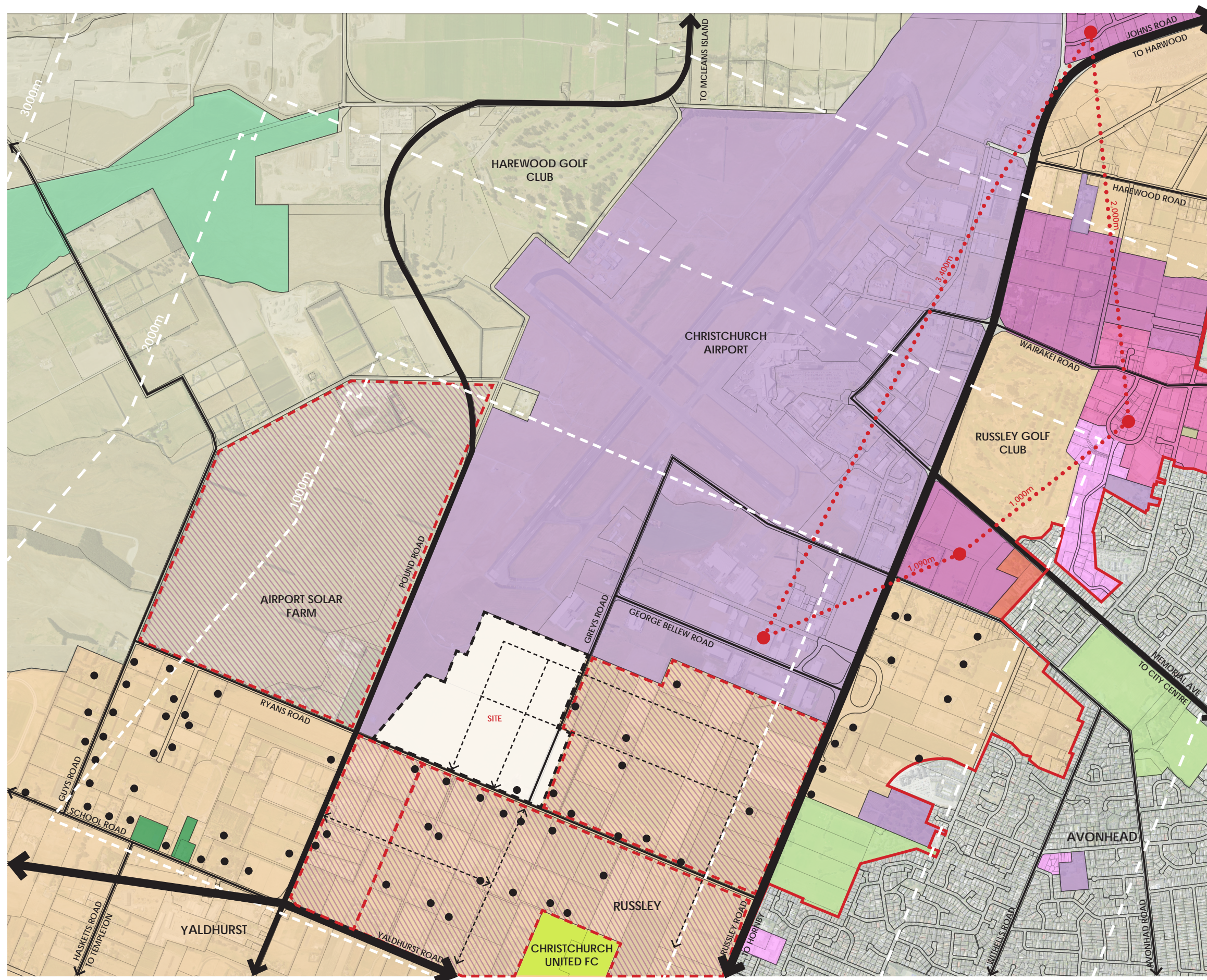
Map / image source: [districtplan.ccc.govt.nz](http://districtplan.ccc.govt.nz)

## CONTEXT - CHRISTCHURCH DISTRICT PLAN ZONING MAP

APPENDIX 2 - LANDSCAPE AND VISUAL IMPACT ASSESSMENT - GRAPHIC SUPPLEMENT

2024\_051 CARTER GROUP 104 RYANS ROAD - LVIA APPENDIX\_L





## LEGEND

### LANDUSE

- Existing Urban Form Limit
- - - Indicative Potential industrial Growth
- Specific Purpose Zone
- Residential Visitor Accommodation Zone
- Large Scale Recreation / Reserve
- Rural Urban Fringe Zone
- Industrial General Zone
- Industrial Park Zone
- Commercial Office Zone
- Open Space Natural Zone
- Rural Residential Dwellings
- Existing Industrial Hub

### CONNECTIVITY

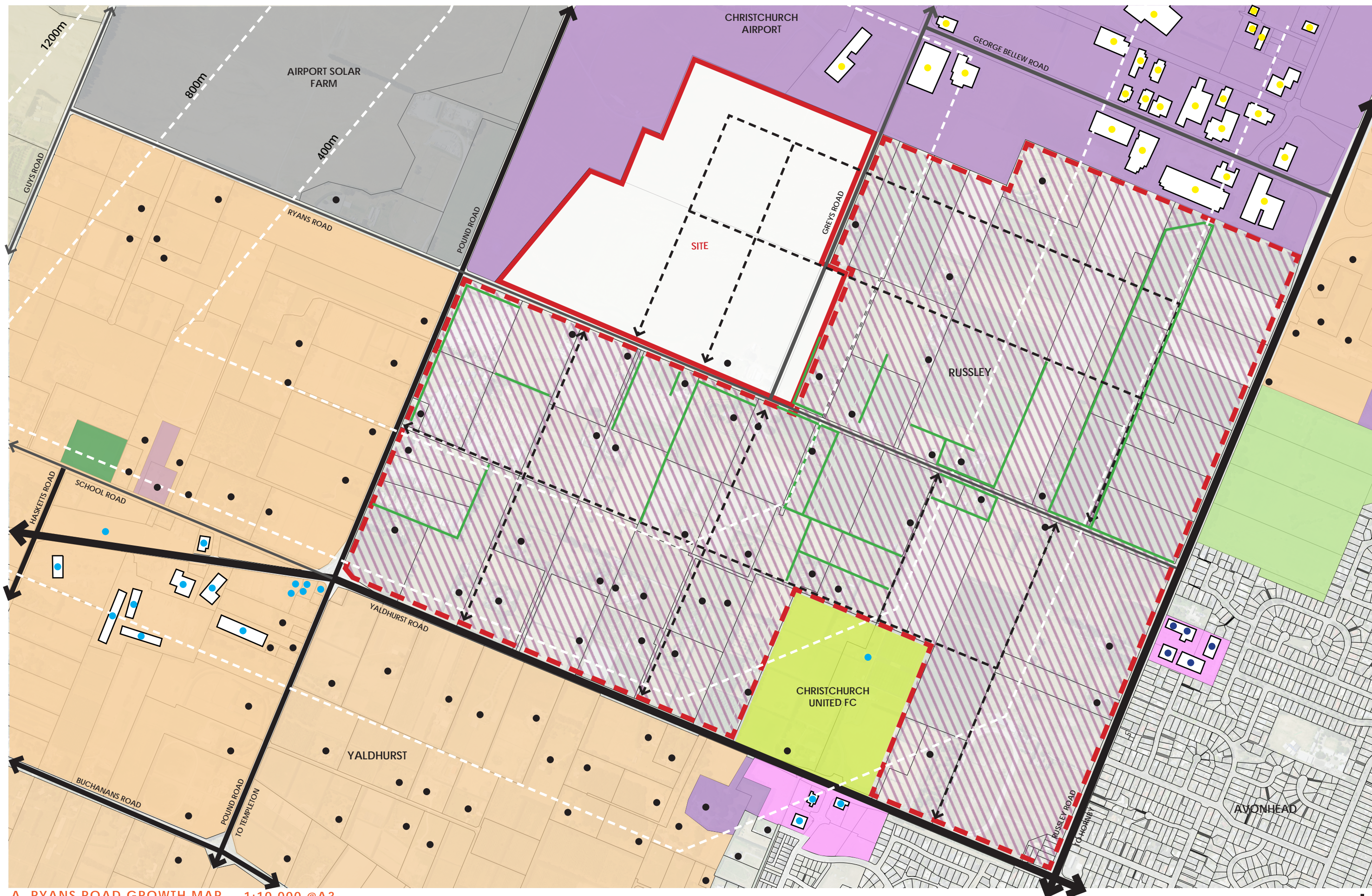
- ↔ Major Arterial
- ↔ Minor Arterial
- ↔ Collector
- - - Future Connections

A. RYANS ROAD GROWTH MAP 1:20,000 @A3

## CONTEXT - RYANS ROAD GROWTH MAP + CONNECTIVITY

APPENDIX 2 - LANDSCAPE AND VISUAL IMPACT ASSESSMENT - GRAPHIC SUPPLEMENT





A. RYANS ROAD GROWTH MAP 1:10,000 @A3

## CONTEXT - RYANS ROAD URBAN + LANDSCAPE ANALYSIS

APPENDIX 2 - LANDSCAPE AND VISUAL IMPACT ASSESSMENT - GRAPHIC SUPPLEMENT








LEGEND

LAND USE

-  Indicative Potential industrial Growth
-  Specific Purpose Zone
-  Residential Visitor Accommodation Zone
-  Large Scale Recreation / Reserve
-  Rural Urban Fringe Zone
-  Industrial General Zone
-  Industrial Park Zone
-  Commercial Office Zone
-  Open Space Natural Zone
-  Rural Residential Dwellings
-  Shelter Belts

CONNECTIVITY

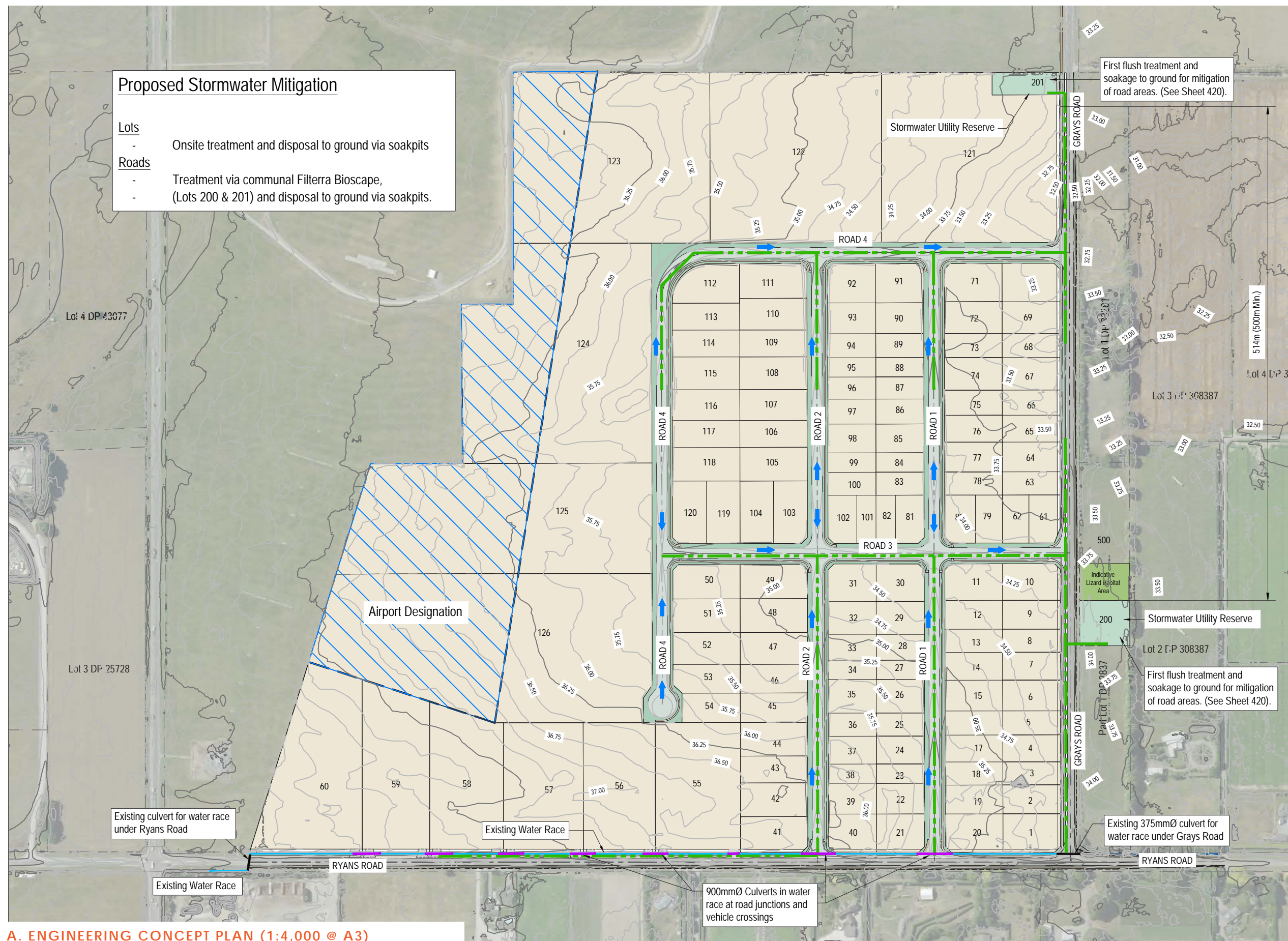
-  Major Arterial
-  Minor Arterial
-  Collector
-  Local Road
-  Future Connections

LOCAL BUSINESSES

- AIRPORT
-  New Zealand Couriers
  -  Courier Post Southern Operations Centre
  -  Apex Car Rentals Christchurch Airport
  -  Mainfreight Air & Ocean
  -  Link Engine Management Ltd
  -  Kia Ora Campers Christchurch
  -  Canterbury Linen Services
  -  HCB Technologies Limited
  -  GCH Aviation
  -  DSV Air & Sea Ltd
  -  Nimbl Group
  -  Waireka Group
  -  DXC Technology
  -  Equipment Lighting Global
  -  DB Schenker
  -  ProPharma
  -  Kiwi Express
- RUSSLEY
-  Airport Business Park Christchurch Ltd
  -  Fonterra Christchurch
  -  Smith&Smith® Russley Christchurch
  -  Ryman Healthcare
  -  Xclusive Property Management
  -  BeeBio Skincare
  -  Prendos New Zealand Limited
  -  Agtrac
  -  Xclusive Insurance Limited t/a SHARE
  -  Manage IT Digital Ltd
- YALDHURST
-  Topco Industries
  -  Yaldhurst Hotel
  -  Sue’s Takeaway and Convenience Store
  -  Sockburn Joinery
  -  Mobil Yaldhurst
  -  Loscam
  -  Palletmakers SI LTD
  -  Exquisite Wool Traders
  -  Conqueror
  -  UMC Innovation
  -  Norwood Christchurch
  -  Landpower

CONTEXT - RYANS ROAD URBAN + LANDSCAPE ANALYSIS LEGEND





## A. ENGINEERING CONCEPT PLAN (1:4,000 @ A3)

Map / image source: Capture Land Development Consultants

# CONTEXT - SCHEME PLAN (CAPTURE LAND DEVELOPMENT CONSULTANTS)

## APPENDIX 2 - LANDSCAPE AND VISUAL IMPACT ASSESSMENT - GRAPHIC SUPPLEMENT



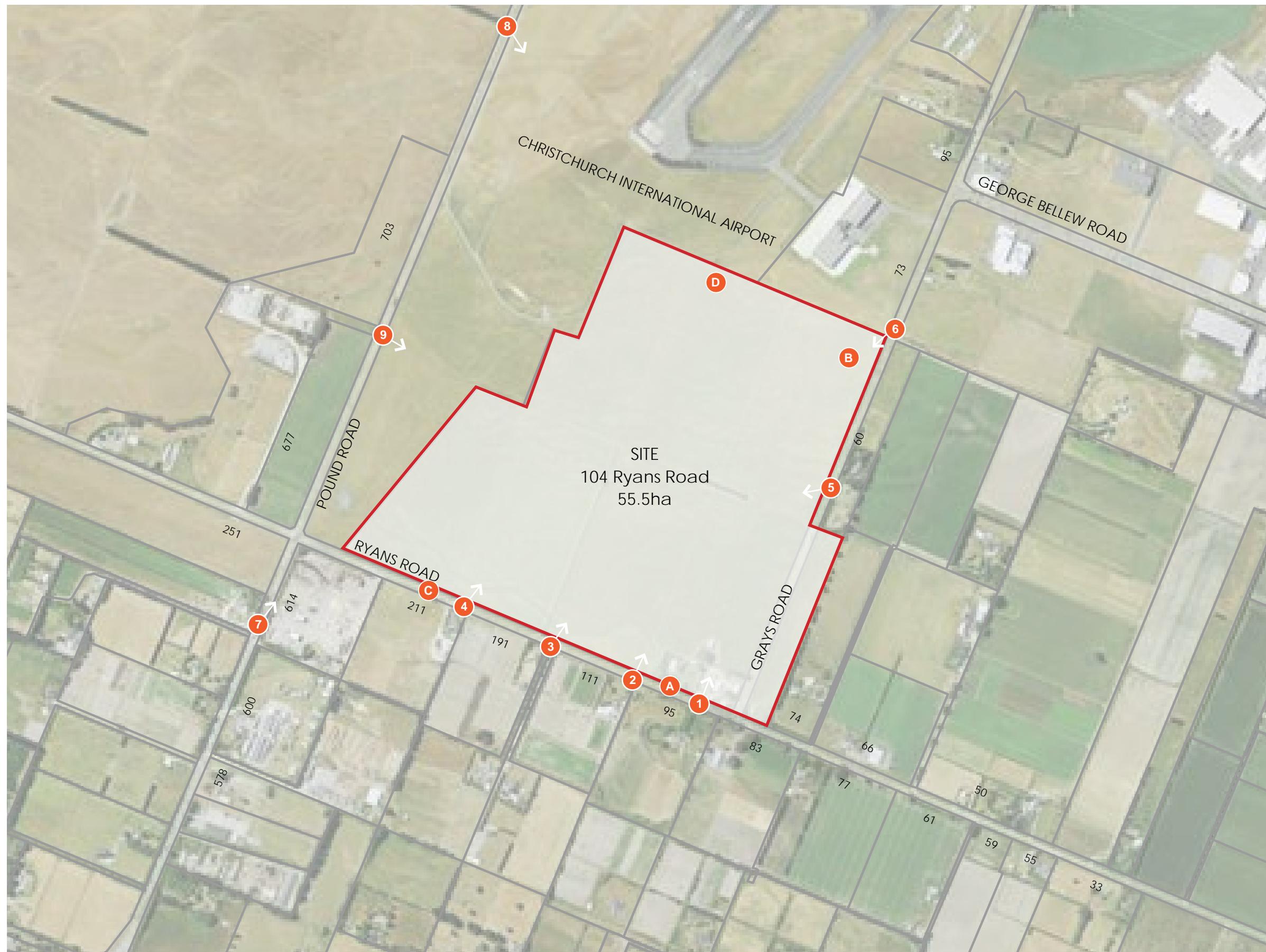
- Residential Dwellings  
Note: Only the dwellings referenced in the LVIA are identified.



Map / image source: Canterbury Maps

## APPENDIX 2 - LANDSCAPE AND VISUAL IMPACT ASSESSMENT - GRAPHIC SUPPLEMENT





## LEGEND

Site Boundary

### VIEWPOINT LOCATIONS

- 1 VP1 - view north east across site from 95 Ryans Road
- 2 VP2 - view north east across site from 111 Ryans Road
- 3 VP3 - view north east across site from 191 Ryans Road
- 4 VP4 - view north east across site from 211 Ryans Road
- 5 VP5 - view southwest across site from 60 Grays Road
- 6 VP6 - view south west across site from 88 Grays Road
- 7 VP7 - view north east toward site from 661 Pound Road
- 8 VP8- view south east across site from 715 Pound Road
- 9 VP9- view south east across site from 677 Pound Road

### CHARACTER PHOTO LOCATIONS

- A Views from 104 Ryans Road of the typical rural property boundary treatment
- B Views from 104 Ryans Road of the neighbouring industrial zoned area.
- C View from 211 Ryans Road, looking towards 211 Ryans Road. Showing typical residential property
- D Views from 104 Ryans Road showing the existing aviation operations

A. CHARACTER AND VIEWPOINT LOCATIONS PLAN (1:8000@A3)

Map / image source: Canterbury Maps

## CONTEXT - CHARACTER AND VIEWPOINT LOCATIONS

APPENDIX 2 - LANDSCAPE AND VISUAL IMPACT ASSESSMENT - GRAPHIC SUPPLEMENT

2024\_051 CARTER GROUP 104 RYANS ROAD - LVIA APPENDIX\_L







**A** View from 104 Ryans Road of the typical rural property boundary treatment. Features dense shelterbelts and established trees within the properties.



**B** View from 70 Grays Road of the neighbouring industrial area. Showing minimal planting and clearly visible industrial buildings of varying height.



**C** View looking towards 211 Ryans Road. Showing typical residential properties which includes mature vegetation in front and behind the building.



**D** Views from 104 Ryans Road showing the existing aviation operations at 73 Grays Road, adjacent to site.

## CONTEXT - CHARACTER PHOTOS

APPENDIX 2 - LANDSCAPE AND VISUAL IMPACT ASSESSMENT - GRAPHIC SUPPLEMENT

2024\_051 CARTER GROUP 104 RYANS ROAD - LVIA APPENDIX\_L





Image captured on Sony ILCE-6000 (Alpha 6000) digital camera  
 Focal length 35mm (52.5mm full frame equivalent)  
 Date: 12 November 2024 at 9:00am  
 Height of 1.60 metres  
 Photos merged in Photoshop CS to create panorama  
 Coordinates: -43.507766, 172.523217

#### A. IMAGE LOCATION

Distance from Site: 15m  
 Horizontal Field of View: 117.5°  
 Vertical Field of View: 37°

104 RYANS ROAD



#### B. EXISTING VIEW

## VP1 - VIEW NORTH EAST ACROSS SITE FROM 95 RYANS ROAD

APPENDIX 2 - LANDSCAPE AND VISUAL IMPACT ASSESSMENT - GRAPHIC SUPPLEMENT

2024\_051 CARTER GROUP 104 RYANS ROAD - LVIA APPENDIX\_L





Image captured on Sony ILCE-6000 (Alpha 6000) digital camera  
 Focal length 35mm (52.5mm full frame equivalent)  
 Date: 12 November 2024 at 9:05am  
 Height of 1.60 metres  
 Photos merged in Photoshop CS to create panorama  
 Coordinates: -43.507316, 172.521761

#### A. IMAGE LOCATION

Distance from Site: 15m  
 Horizontal Field of View: 120.8°  
 Vertical Field of View: 37°



#### B. EXISTING VIEW

## VP2 - VIEW NORTH EAST ACROSS SITE FROM 111 RYANS ROAD

APPENDIX 2 - LANDSCAPE AND VISUAL IMPACT ASSESSMENT - GRAPHIC SUPPLEMENT





Image captured on Sony ILCE-6000 (Alpha 6000) digital camera  
 Focal length 35mm (52.5mm full frame equivalent)  
 Date: 12 November 2024 at 9:10am  
 Height of 1.60 metres  
 Photos merged in Photoshop CS to create panorama  
 Coordinates: -43.506707, 172.519816

#### A. IMAGE LOCATION

Distance from Site: 17m  
 Horizontal Field of View: 102.9°  
 Vertical Field of View: 37°



104 RYANS ROAD  
 INDUSTRIAL BUSINESS PARK

#### B. EXISTING VIEW

## VP3 - VIEW NORTH EAST ACROSS SITE FROM 191 RYANS ROAD

APPENDIX 2 - LANDSCAPE AND VISUAL IMPACT ASSESSMENT - GRAPHIC SUPPLEMENT





Image captured on Sony ILCE-6000 (Alpha 6000) digital camera  
 Focal length 35mm (52.5mm full frame equivalent)  
 Date: 12 November 2024 at 9:15am  
 Height of 1.60 metres  
 Photos merged in Photoshop CS to create panorama  
 Coordinates: -43.506012, 172.517579

#### A. IMAGE LOCATION

Distance from Site: 17m  
 Horizontal Field of View: 122°  
 Vertical Field of View: 37°

CHRISTCHURCH AIRPORT

INDUSTRIAL BUSINESS PARK

104 RYANS ROAD



#### B. EXISTING VIEW

## VP4 - VIEW NORTH EAST ACROSS SITE FROM 211 RYANS ROAD

APPENDIX 2 - LANDSCAPE AND VISUAL IMPACT ASSESSMENT - GRAPHIC SUPPLEMENT





Image captured on Sony ILCE-6000 (Alpha 6000) digital camera  
 Focal length 35mm (52.5mm full frame equivalent)  
 Date: 12 November 2024 at 9:15am  
 Height of 1.60 metres  
 Photos merged in Photoshop CS to create panorama  
 Coordinates: -43.503603, 172.526853

#### A. IMAGE LOCATION

Distance from Site: 17m  
 Horizontal Field of View: 77°  
 Vertical Field of View: 37°

104 RYANS ROAD



#### B. EXISTING VIEW

## VP5 - VIEW SOUTH WEST ACROSS SITE FROM 60 GRAYS ROAD

APPENDIX 2 - LANDSCAPE AND VISUAL IMPACT ASSESSMENT - GRAPHIC SUPPLEMENT





Image captured on Sony ILCE-6000 (Alpha 6000) digital camera  
 Focal length 35mm (52.5mm full frame equivalent)  
 Date: 12 November 2024 at 9:20am  
 Height of 1.60 metres  
 Photos merged in Photoshop CS to create panorama  
 Coordinates: -43.498504, 172.529766

#### A. IMAGE LOCATION

Distance from Site: 68m  
 Horizontal Field of View: 124°  
 Vertical Field of View: 37°

60 GREYS ROAD RESIDENTIAL PROPERTY

104 RYANS ROAD



#### B. EXISTING VIEW

## VP6 - VIEW SOUTH WEST ACROSS SITE FROM 88 GRAYS ROAD

APPENDIX 2 - LANDSCAPE AND VISUAL IMPACT ASSESSMENT - GRAPHIC SUPPLEMENT

2024\_051 CARTER GROUP 104 RYANS ROAD - LVIA APPENDIX\_L





Image captured on Sony ILCE-6000 (Alpha 6000) digital camera  
 Focal length 35mm (52.5mm full frame equivalent)  
 Date: 14 January 2025 at 11:25am  
 Height of 1.60 metres  
 Photos merged in Photoshop CS to create panorama  
 Coordinates: -43.505765, 172.512791

#### A. IMAGE LOCATION

Distance from Site: 145m  
 Horizontal Field of View: 103°  
 Vertical Field of View: 37°

251 RYANS ROAD PROPERTY

CHRISTCHURCH AIRPORT

104 RYANS ROAD (NOT VISIBLE)



#### B. EXISTING VIEW

## VP7 - VIEW NORTH EAST TOWARD SITE FROM 661 POUND ROAD

APPENDIX 2 - LANDSCAPE AND VISUAL IMPACT ASSESSMENT - GRAPHIC SUPPLEMENT





Image captured on Sony ILCE-6000 (Alpha 6000) digital camera  
 Focal length 35mm (52.5mm full frame equivalent)  
 Date: 14 January 2025 at 11:30am  
 Height of 1.60 metres  
 Photos merged in Photoshop CS to create panorama  
 Coordinates: -43.495492, 172.518648

#### A. IMAGE LOCATION

Distance from Site: 477m  
 Horizontal Field of View: 81°  
 Vertical Field of View: 37°

CHRISTCHURCH AIRPORT

104 RYANS ROAD



#### B. EXISTING VIEW

## VP8- VIEW SOUTH EAST ACROSS SITE FROM 715 POUND ROAD

APPENDIX 2 - LANDSCAPE AND VISUAL IMPACT ASSESSMENT - GRAPHIC SUPPLEMENT

2024\_051 CARTER GROUP 104 RYANS ROAD - LVIA APPENDIX\_L





Image captured on Sony ILCE-6000 (Alpha 6000) digital camera  
 Focal length 35mm (52.5mm full frame equivalent)  
 Date: 14 January 2025 at 11:35am  
 Height of 1.60 metres  
 Photos merged in Photoshop CS to create panorama  
 Coordinates: -43.501007, 172.515509

#### A. IMAGE LOCATION

Distance from Site: 213m  
 Horizontal Field of View: 71°  
 Vertical Field of View: 37°

CHRISTCHURCH AIRPORT

104 RYANS ROAD



#### B. EXISTING VIEW

## VP9- VIEW SOUTH EAST ACROSS SITE FROM 677 POUND ROAD

APPENDIX 2 - LANDSCAPE AND VISUAL IMPACT ASSESSMENT - GRAPHIC SUPPLEMENT

2024\_051 CARTER GROUP 104 RYANS ROAD - LVIA APPENDIX\_L





PROPOSAL - PROPOSED LANDSCAPE CONCEPT PLAN

APPENDIX 2 - LANDSCAPE AND VISUAL IMPACT ASSESSMENT - GRAPHIC SUPPLEMENT



## LEGEND

- Site Boundary
- A Lizard planting area (1000m<sup>2</sup>)
- Habitat rock / log piles
- Lizard exclusion fence

\*see plant palette page for plant species



LIZARD HABITAT AGGREGATE PILE



LIZARD HABITAT WOOD PILE



LIZARD EXCLUSION FENCE



LIZARD HABITAT CONCEPT PLAN (1:500 @ A3)

# PROPOSAL - LIZARD HABITAT CONCEPT PLAN

APPENDIX 2 - LANDSCAPE AND VISUAL IMPACT ASSESSMENT - GRAPHIC SUPPLEMENT

2024\_051 CARTER GROUP 104 RYANS ROAD - LVIA APPENDIX\_L



# STREET PLANT PALETTE

## SPECIMEN TREES



Upright Red Maple  
(*Acer 'bowhall'*)

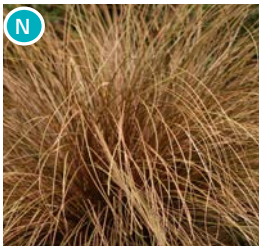


Frontier Elm  
(*Ulmus parvifolia 'Frontier'*)

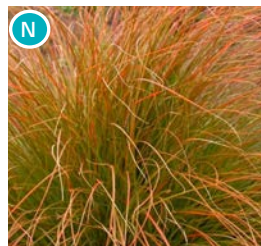


Scarlet Oak  
(*Quercus coccinea*)

# STORMWATER MANAGEMENT AREAS



Glen Murray tussock  
(*Carex flagellifera*)



Orange Sedge  
(*Carex testacea*)



Swamp sedge, purei  
(*Carex virgata*)

# LIZARD HABITAT



Mingimingi  
(*Coprosma propinqua*)



Silver tussock  
(*Poa cita*)



Scrub pōhuehue  
(*Muehlenbeckia astonii*)



Round Leaved Coprosma  
(*Coprosma rotundifolia*)



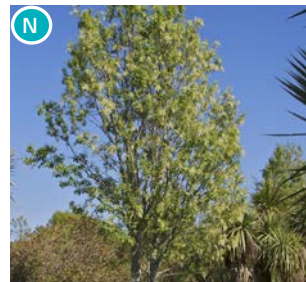
Creeping pōhuehue  
(*Muehlenbeckia axillaris*)

# BUFFER PLANTING

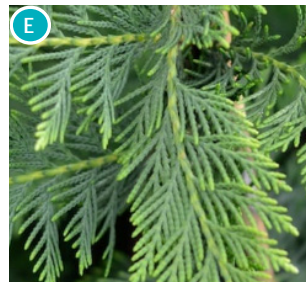
## SPECIMEN TREES



Tarata / Lemonwood  
(*Pittosporum eugenioides*)



Manatu / Ribbonwood  
(*Plagianthus regius*)



Green Leyland Cypress  
(*Cupressus x leylandii 'Ferndown'*)

## SHRUBS



Koromiko  
(*Veronica salicifolia*)



Kāpuka/broadleaf  
(*Griselinia littoralis*)

# LANDSCAPE CONCEPT PLAN - PLANT PALETTE

APPENDIX 2 - LANDSCAPE AND VISUAL IMPACT ASSESSMENT - GRAPHIC SUPPLEMENT

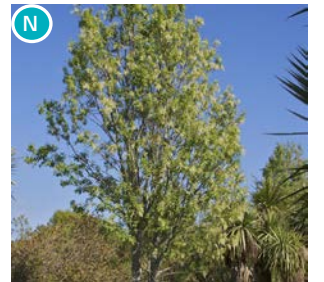


# BUFFER PLANTING

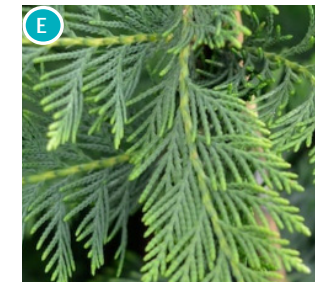
## SPECIMEN TREES



Tarata / Lemonwood  
(*Pittosporum eugenioides*)



Manatu / Ribbonwood  
(*Plagianthus regius*)



Green Leyland Cypress  
(*Cupressus x leylandii* 'Ferndown')

Note: Mixed row of *Pittosporum eugenioides* and *Plagianthus regius* to be used as a 'shelterbelt' planted at 1m spacings. Where buffer planting is adjacent to neighbouring residential dwellings, *Cupressus x leylandii* 'Ferndown' to be used as 'shelterbelt' species at 1.5m spacings. To be underplanted with the below shrubs.

## SHRUBS



Koromiko  
(*Veronica salicifolia*)



Kāpuka/broadleaf  
(*Griselinia littoralis*)

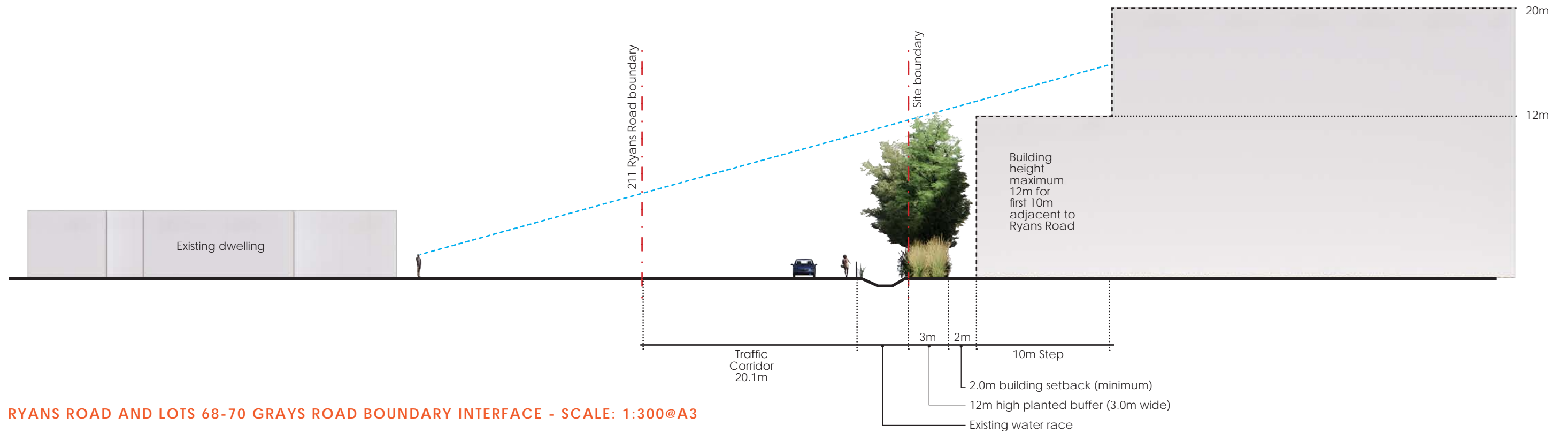


### A. BOUNDARY TREATMENT SECTION - ELEVATION (NTS)

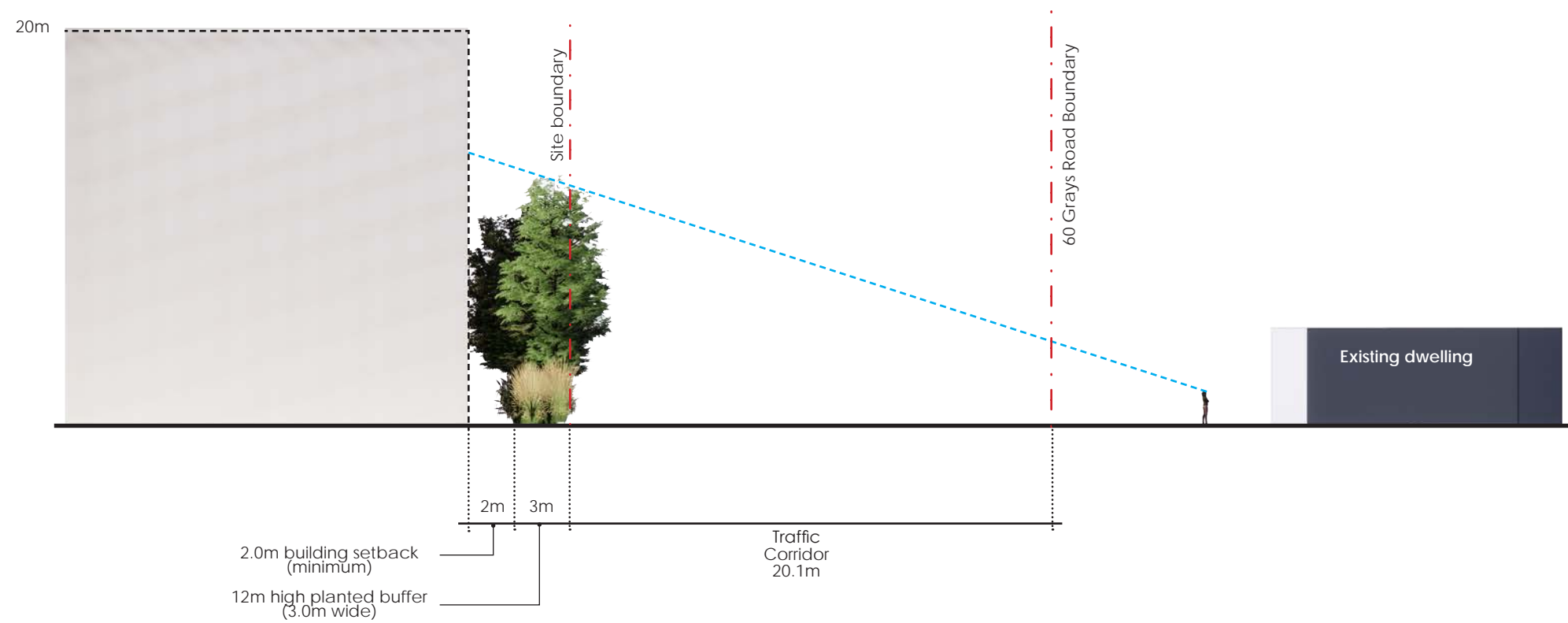
## LANDSCAPE BOUNDARY TREATMENT - RYANS ROAD

APPENDIX 2 - LANDSCAPE AND VISUAL IMPACT ASSESSMENT - GRAPHIC SUPPLEMENT





A. RYANS ROAD AND LOTS 68-70 GRAYS ROAD BOUNDARY INTERFACE - SCALE: 1:300@A3



B. GRAYS RD BOUNDARY INTERFACE (EXCLUDING LOTS 68-70) - SCALE: 1:300@A3

## ROAD BOUNDARY INTERFACE SECTIONS

APPENDIX 2 - LANDSCAPE AND VISUAL IMPACT ASSESSMENT - GRAPHIC SUPPLEMENT



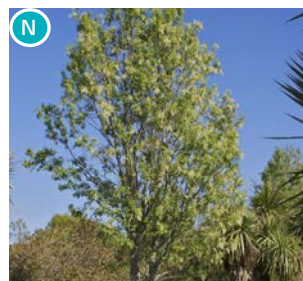


A. RYANS RD BOUNDARY INTERFACE WATER RACE SECTION - (SCALE: 1:100@A3)

## BUFFER PLANT SPECIES



Tarata / Lemonwood  
(*Pittosporum eugenioides*)



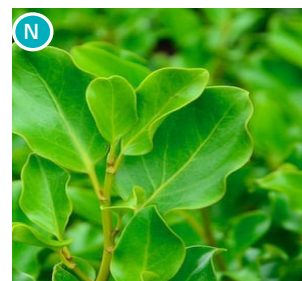
Manatu / Ribbonwood  
(*Plagianthus regius*)



Green Leyland Cypress  
(*Cupressus x leylandii* 'Ferndown')



Koromiko  
(*Veronica salicifolia*)

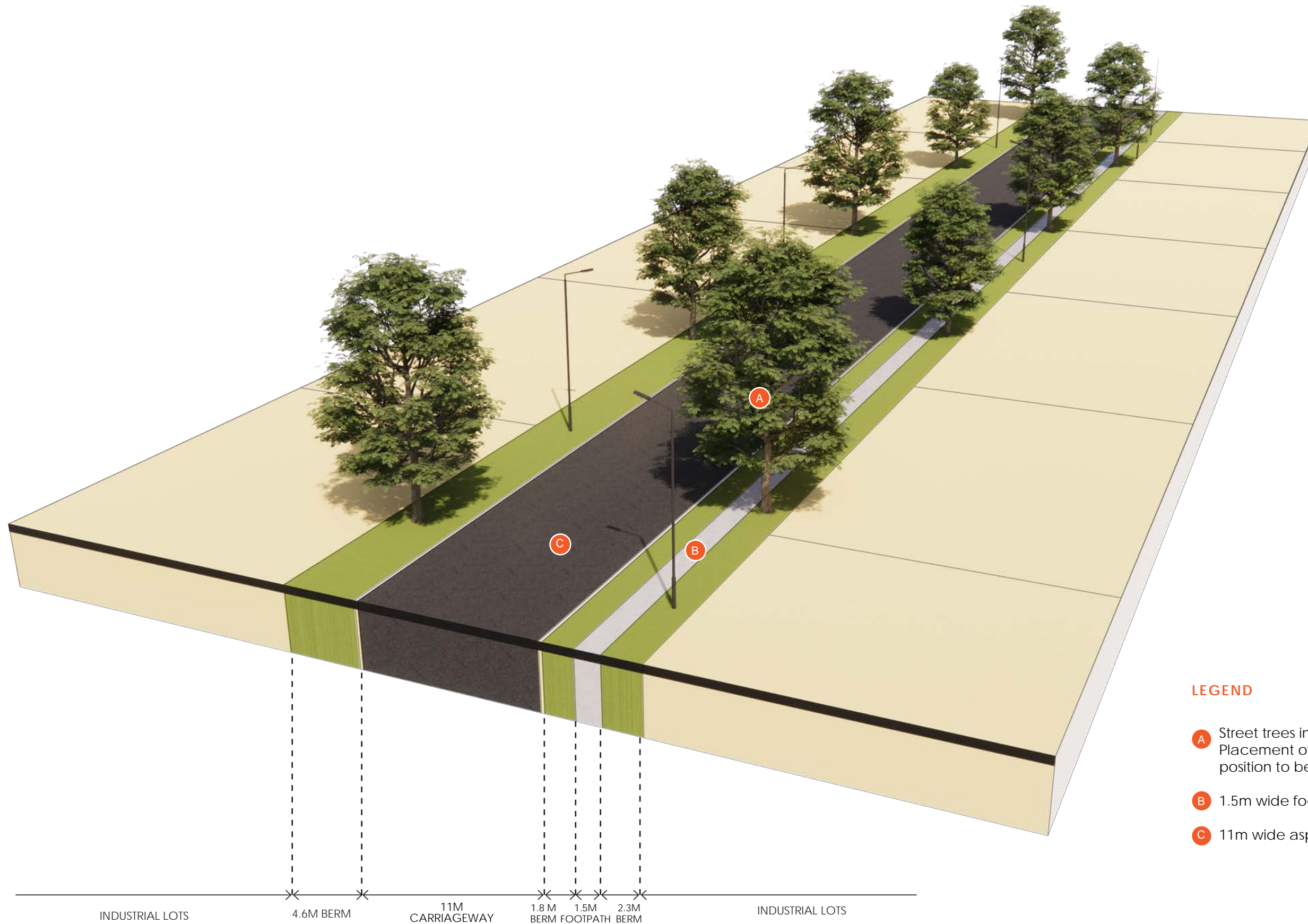


Kāpuka/broadleaf  
(*Griselinia littoralis*)

Note: Mixed row of *Pittosporum eugenioides* and *Plagianthus regius* to be used as a 'shelterbelt' planted at 1m spacings. Where buffer planting is adjacent to neighbouring residential dwellings, *Cupressus x leylandii* 'Ferndown' to be used as 'shelterbelt' species at 1.5m spacings. To be underplanted with *Veronica salicifolia* and *Griselinia littoralis*.

Note: All plants to be planted at 1m spacings





#### LEGEND

- A Street trees in the grass berms at 40 - 60m intervals. Placement of street trees indicative only. Exact position to be determined during detailed design.
- B 1.5m wide footpath
- C 11m wide asphalt carriageway

#### A. 21.5M WIDE ROAD RESERVE (NTS)

## ROAD RESERVE SECTION

APPENDIX 2 - LANDSCAPE AND VISUAL IMPACT ASSESSMENT - GRAPHIC SUPPLEMENT

2024\_051 CARTER GROUP 104 RYANS ROAD - LVIA APPENDIX\_L





A. PLANTING LAYOUT SHEET 1

REFER PLANTING LAYOUT SHEET 2 (PG 28)

## LEGEND

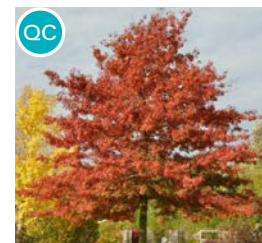
- Buffer Planting A (Refer page 29 for detail)
- Buffer Planting B (Refer page 29 for detail)



Upright Red Maple  
(*Acer 'bowhall'*)



Frontier Elm  
(*Ulmus parvifolia*  
'Frontier')



Scarlet Oak  
(*Quercus*  
*coccinea*)

Note: Street tree locations indicative only, to be confirmed at detailed design stage to ensure they meet the required driveway, lighting, intersection and services offsets.

Trees spaced approximately 40m apart.

# INDICATIVE LANDSCAPE PLAN 001

APPENDIX 2 - LANDSCAPE AND VISUAL IMPACT ASSESSMENT - GRAPHIC SUPPLEMENT





## A. PLANTING LAYOUT SHEET 2

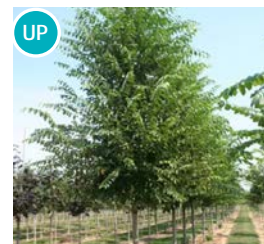
### LEGEND

Buffer Planting A (Refer page 29 for detail)

Buffer Planting B (Refer page 29 for detail)



Upright Red Maple  
(*Acer 'bowhall'*)



Frontier Elm  
(*Ulmus parvifolia*  
'Frontier')



Scarlet Oak  
(*Quercus*  
*coccinea*)

Note: Street tree locations indicative only, to be confirmed at detailed design stage to ensure they meet the required driveway, lighting, intersection and services offsets.

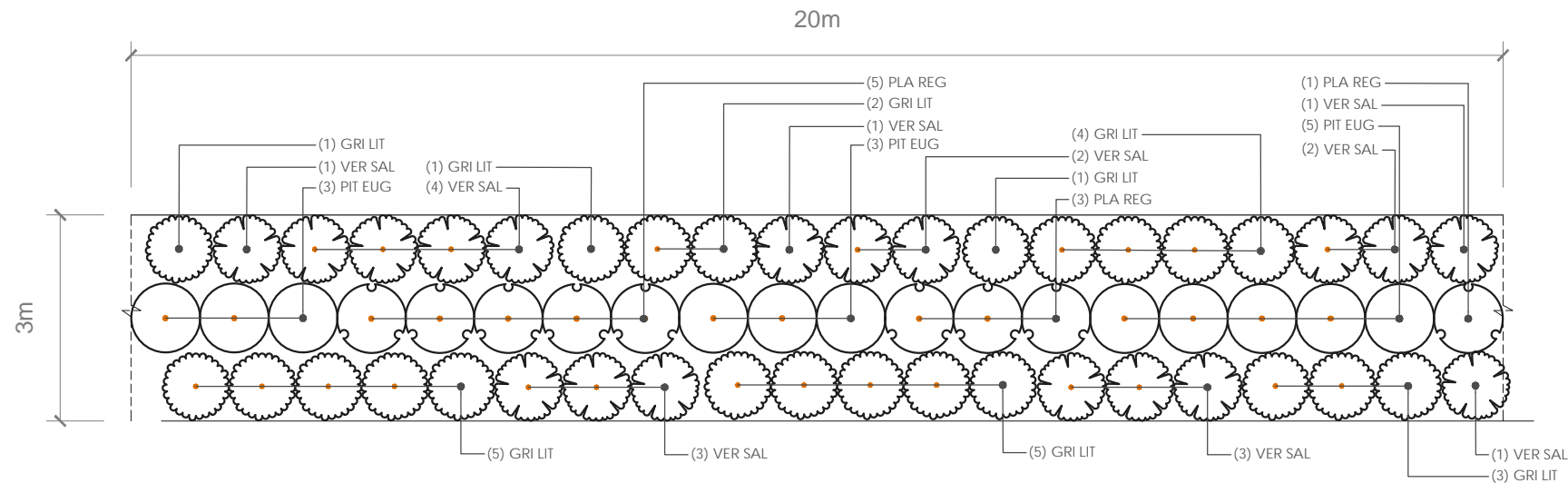
Trees spaced approximately 40m apart.

# INDICATIVE LANDSCAPE PLAN 002

APPENDIX 2 - LANDSCAPE AND VISUAL IMPACT ASSESSMENT - GRAPHIC SUPPLEMENT

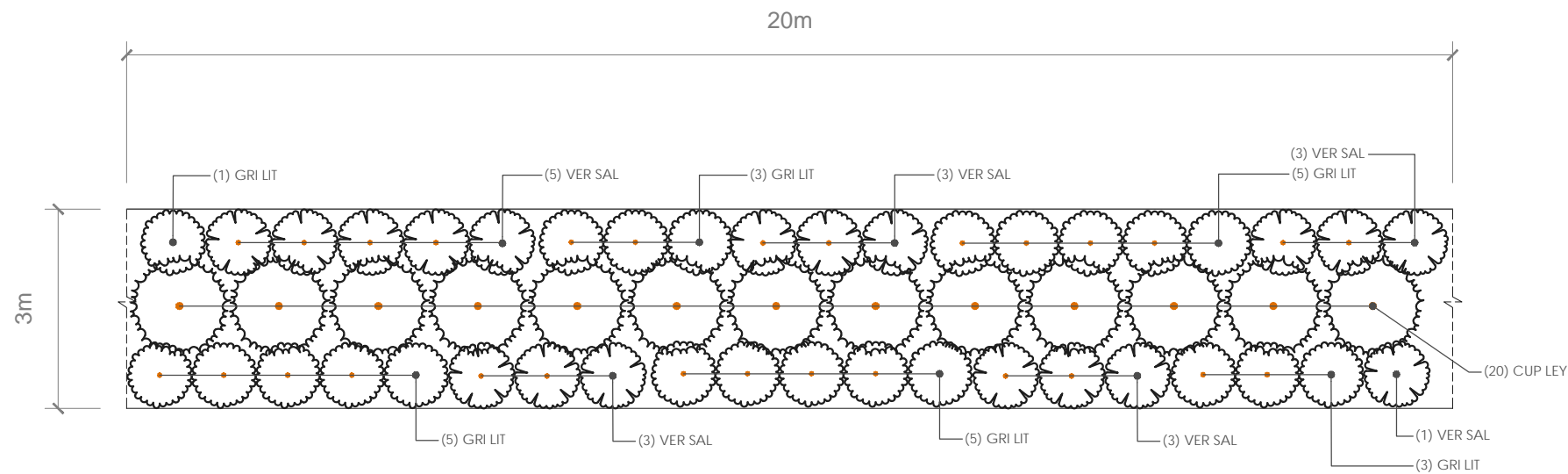
2024\_051 CARTER GROUP 104 RYANS ROAD - LVIA APPENDIX\_L





Code	Species	Grade	Spacing	Mature Height x Width	Quantity per 20m
GRI LIT	<i>Griselinia littoralis</i>	6L	1m	6m x 2.5m	22
PIT EUG	<i>Pittosporum eugenoides</i>	12L	1m	12m x 3m	11
PLA REG	<i>Plagianthus regius</i>	12L	1m	12m x 4m	9
VER SAL	<i>Veronica salicifolia</i>	2.5L	1m	4m x 2m	18

A. PLANTING DETAIL (1:100 @ A3): BUFFER PLANTING A

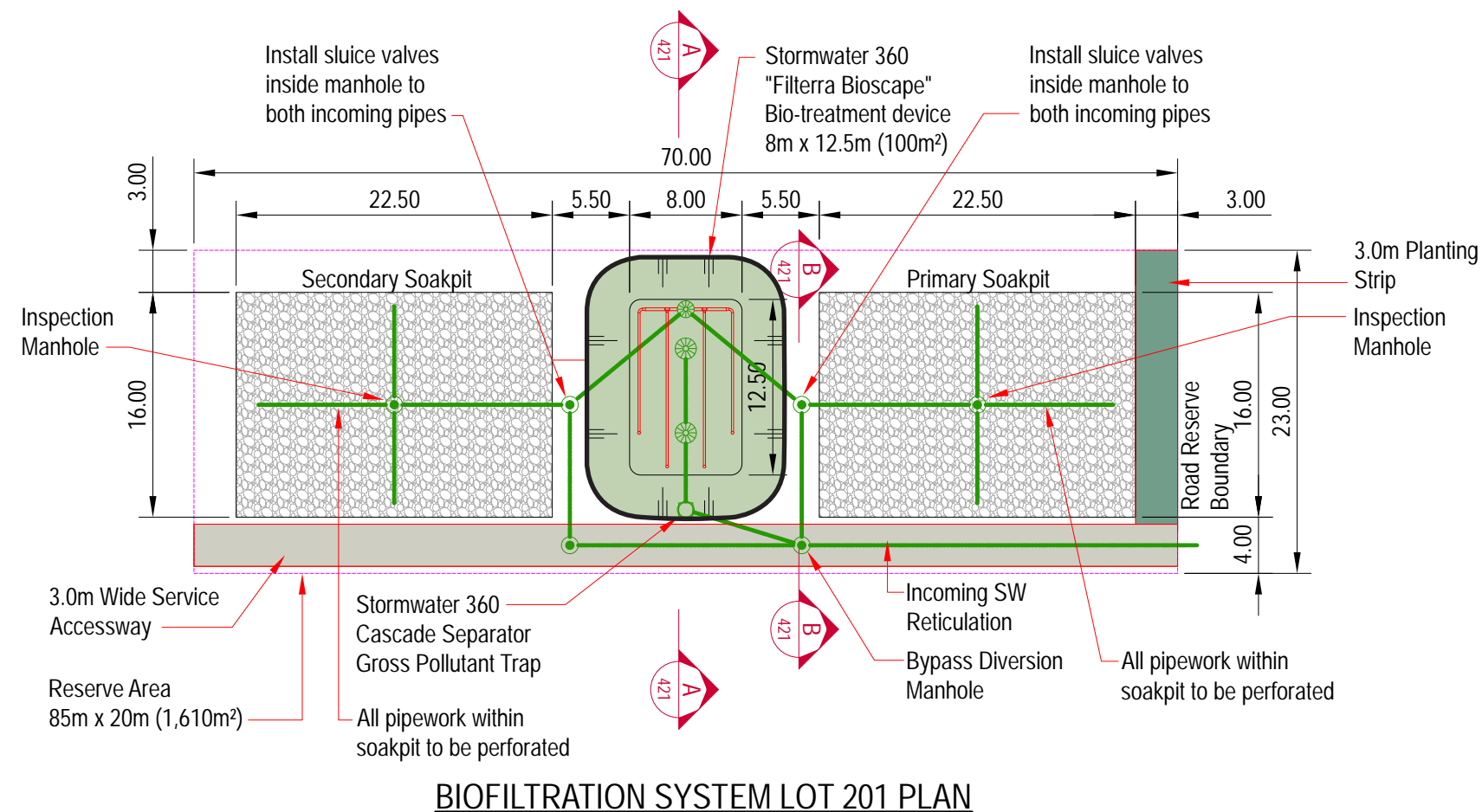


Code	Species	Grade	Spacing	Mature Height x Width	Quantity per 20m
CUP LEY	<i>Cupressus x leylandii</i> 'Ferndown'	25L	1.5m	30m x 7m	13
GRI LIT	<i>Griselinia littoralis</i>	6L	1m	6m x 2.5m	22
VER SAL	<i>Veronica salicifolia</i>	2.5L	1m	4m x 2m	18

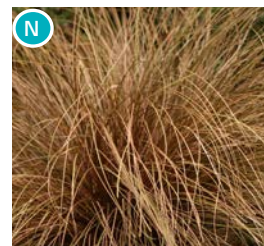
B. PLANTING DETAIL (1:100 @ A3): BUFFER PLANTING B

# LANDSCAPE PLAN - BUFFER PLANTING DETAILS

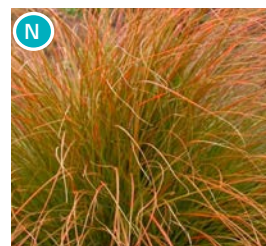




## PLANTING



Glen Murray tussock (*Carex flagellifera*)

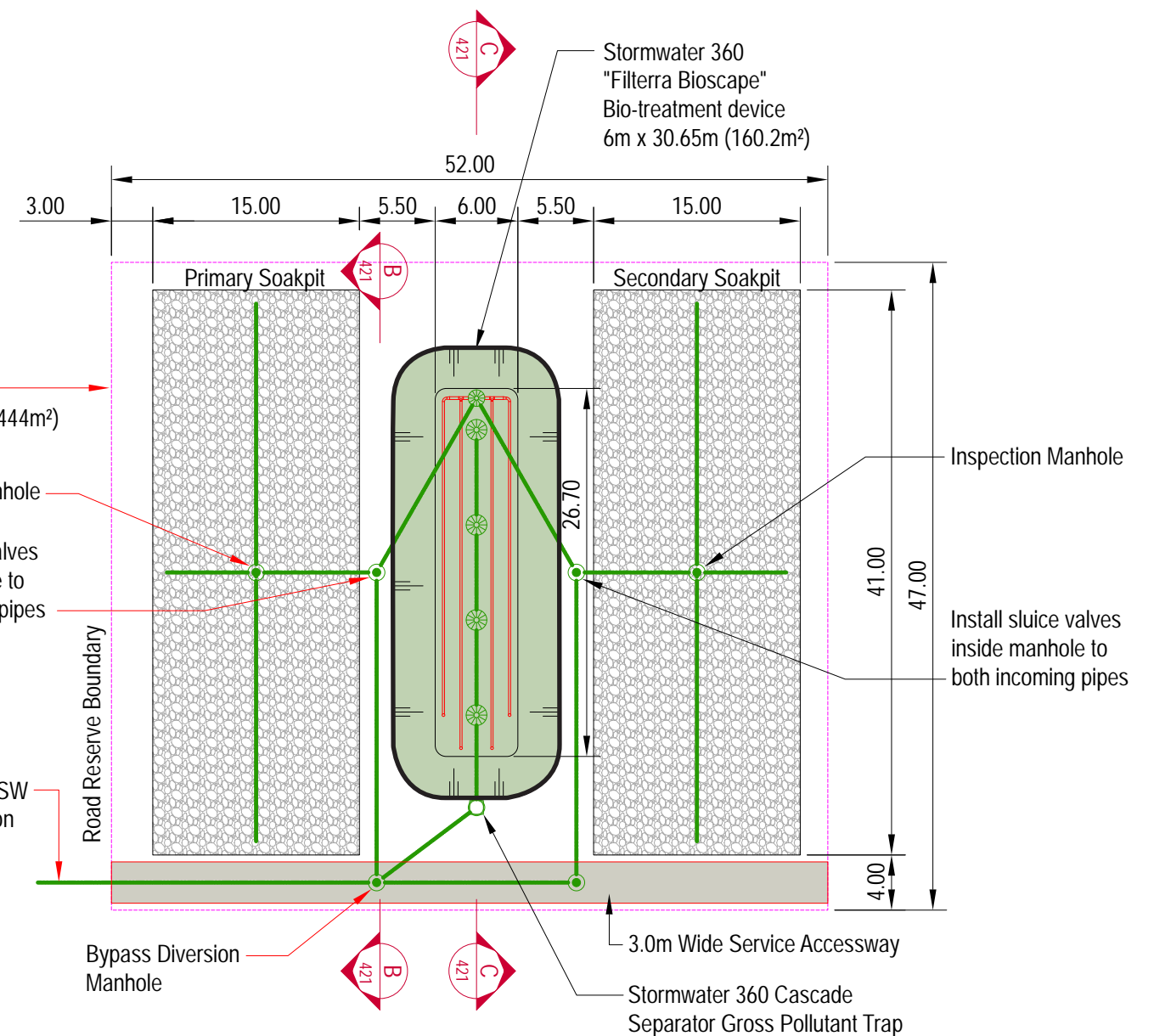


Orange Sedge (*Carex testacea*)



Swamp sedge, purei (*Carex virgata*)

Note: To be planted at 1m spacings unless otherwise specified by Stormwater360. Plant species to be mixed and randomly distributed throughout each area.



# LANDSCAPE PLAN - BIOFILTRATION SYSTEM PLANS

APPENDIX 2 - LANDSCAPE AND VISUAL IMPACT ASSESSMENT - GRAPHIC SUPPLEMENT