

MEMORANDUM

PROJECT	104 Ryans Road Industrial Development	DATE	2 May 2024
SUBJECT	Suitability Assessment for Fast-Track Application		
ISSUED BY	Peter McAuley	Consulting Surveyor	
ISSUED TO	Tim Carter	Carter Group Ltd	
FILE / REF No.	15861		

Suitability of 104 Ryans Road for Proposed Industrial Development

1. Introduction

This memo provides a summary assessment supporting the suitability of the proposed industrial subdivision at 104 Ryans Road for development, considering aspects of infrastructure requirements, geotechnical conditions, and natural hazards. The insights presented herein are based on my technical assessments from available public records from the Christchurch City Council and experience with similar industrial developments in Canterbury.

2. Infrastructure

Servicing for sewer disposal can be provided by extension of the network providers existing sewer main in the public roads just to the north of the site (at the junction of Gray and George Bellew Roads) or pumping to the existing Christchurch City Council sewer network in Russley Road to the southeast.

Similarly, the network provider in this vicinity has existing water mains at the same intersection which can be extended, or the existing trunk main supply could be extended along Russley Road to the southeast and then along Ryan Road.

Moreover, the extension of the sewer and water infrastructure for this development will expand the ability to service additional land in the vicinity and have the positive effect of augmenting the city's water and wastewater capacities. This proactive measure ensures that the infrastructure will continue to cater to the community's needs as it expands.

In terms of stormwater management, the site is well-suited to onsite solutions given the soil and geological profile of the land. Effective stormwater management is vital for flood prevention, and the site's ability to manage this on-site is a positive attribute of the proposed development.

Furthermore, the site is strategically located and serviced in terms of power and communications infrastructure, ensuring that the proposed development can be seamlessly connected to these essential services.

The exceptional close and direct access to the State Highway 1 roading network makes this site attractive for distribution of goods by road and minimises any traffic effects on the surrounding vicinity. The site is similarly within 1 km of the airport freight facilities for import/export of air-freighted goods.

3. Natural Hazards and Land Contamination

The proposed development site has undergone initial assessments for potential natural hazards and contamination issues.

The land is not prone to any significant flood hazard risks, including those potentially induced by coastal processes or climate change. This is a critical factor in ensuring the long-term sustainability and safety of the proposed development.

This area of Christchurch also exhibits favourable geotechnical characteristics, and generally assessed as having TC1-like soils, the land is stable and suitable for construction purposes, with straightforward and cost-effective building foundation requirements, and a low likelihood of liquefaction or ground damage in the event of seismic events.

Canterbury Regional Council has no record of any hazardous prior uses on the site that would make the onsite disposal unsuitable or render industrial development of the land inappropriate.

4. Conclusion

In conclusion, the proposed Ryans Road Industrial Development site is positioned well in terms of infrastructure availability and natural hazard risk. The availability of services, coupled with the site's favourable geotechnical characteristics, ready access to arterial road networks and airport freight facilities, make it an ideal location for industrial development.

Drawing from my experience and expertise in civil engineering and land development, I consider that the proposed development can be successfully and readily implemented at this site, thereby making a positive contribution to the community and the district as a whole.



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