Irvines Track

Halswell, Christchurch

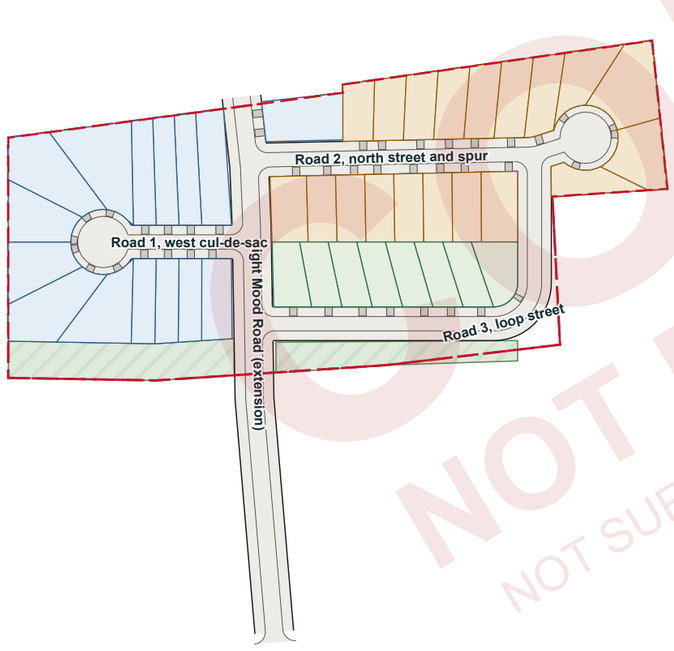
Concept subdivision plan set

Option 2: Connected loop street

Road 2 and Road 3 become one loop street round a block of back-to-back lots. The most lots, the shortest walks and no long cul-de-sac.

The scheme	
Lots	42
Lot areas	435–1,147 m², median 519 m²
New road	723 m
Reserves	3,398 m²
Earthworks	cut 4,033 m³, fill 3,373 m³
Releases	3
Zone	Residential New Neighbourhood

KEY PLAN · RELEASES 1–3





Illustrative render of the concept from the north (Lotscape Cycles render). Homes are exemplars, not designs.

Prepared for

Exemplar client (hypothetical scheme)

A hypothetical layout on real Halswell ground, to show what a Lotscape concept set contains. Not any developer's consented scheme.

Lotscape

lotscape.co.nz

Concept design, plan sets, renders, films and AR

STATEMENT OF USE

A no-strings concept for the client's own due diligence: to compare options, brief a surveyor and engineer, and talk to the council. Not for construction, survey, title, tender pricing or lodgement as a design. Lotscape carries no professional indemnity cover for this work.

Sources: Renders: Lotscape Cycles renders of the concept model. Ground: Canterbury – Christchurch LiDAR 1 m DEM (2024–25, captured 10/12/2024–20/01/2025), Toitū Te Whenua LINZ / ECan / CCC, CC BY 4.0. Imagery: Christchurch 0.075 m Urban Aerial Photos (15/03/2025–16/03/2025), Toitū Te Whenua LINZ / ECan, CC BY 4.0. Layout: Lotscape concept, Option 2 (Connected loop street), 6/11/2026. NZTM2000 (EPSG:2193); levels NZVD2016 (m). CCC engineering drawings use Christchurch Drainage Datum (IDS 2.8.1): the offset is not applied here.

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REVISION	AMENDMENT	APPROVED	DATE
A	Exemplar concept plan set, published to show what a Lotscape set holds (not issued for any purpose)	—	6/11/26

Lotscape

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Lotscape	Concept study	NOT SIGNED
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6/11/2026	NZTM2000 (EPSG:2193) NZVD2016 levels	

PROJECT
IRVINES TRACK
HALSWELL, CHRISTCHURCH · OPTION 2: CONNECTED LOOP STREET

TITLE
Cover

DRAWING NO.	ORIGINAL SIZE	SHEET NO.	REVISION
IRV2-C000	A3	1 of 20	A

DRAWING INDEX

No.	Drawing	Title
1	IRV2-C000	Cover
2	IRV2-C001	Drawing index, general notes and legend
3	IRV2-C002	Existing site and constraints
4	IRV2-C003	Scheme plan and lot schedule
5	IRV2-C100	Earthworks: cut and fill
6	IRV2-C101	Finished levels and building platforms
7	IRV2-C200	Road layout and setting out
8	IRV2-C202	Typical road cross sections
9	IRV2-C203	Intersections and turning heads
10	IRV2-C300	Services key plan and structure schedule
11	IRV2-C301	Combined services plan, sheet 1 of 4: Road 1 and the basin
12	IRV2-C302	Combined services plan, sheet 2 of 4: Road 2 and its head
13	IRV2-C303	Combined services plan, sheet 3 of 4: the loop street
14	IRV2-C304	Combined services plan, sheet 4 of 4: Light Mood Road and the outfall
15	IRV2-C807	Lot fact sheet: lot 2
16	IRV2-C900	Exemplar homes: floor plans
17	IRV2-C901	Exemplar homes: elevations
18	IRV2-C902	Render: the entry
19	IRV2-C903	Render board: four views
20	IRV2-C905	One camera, three stages

GENERAL NOTES

1. A Lotscape concept plan set, to compare options, brief a surveyor and engineer, and talk to the council. It is not a survey, a resource consent application or an engineering design, and no sheet is signed.
2. Coordinates NZTM2000 (EPSG:2193). Levels NZVD2016: existing ground from the Canterbury – Christchurch 1 m LiDAR (2024–25), finished levels from the concept design surface. CCC engineering drawings use Christchurch Drainage Datum (IDS 2.8.1): the offset is not applied.
3. Site boundary from LINZ NZ Property Boundaries, not survey. Proposed lot boundaries and areas are indicative, subject to survey and to the subdivision consent.
4. Existing services from CCC three waters open data, with the location certainty CCC records; most are recorded as not verified. Power and telecommunications are not public: locate every service before work.
5. Every main, structure and level is a concept alignment from the Lotscape layout engine, not a design. The design would follow the CCC Infrastructure Design Standard and Construction Standard Specifications, NZS 4404:2010 where called up, SNZ PAS 4509:2008 for firefighting water (District Plan 8.6.7) and AS/NZS 1158.3.1 with NZTA M30 for lighting (IDS 11.3.5–11.3.7).
6. Do not scale from these drawings. Revisions are lettered until issued for construction (SCIRT 11.2).

ABBREVIATIONS

CH	chainage along a road centreline (m)
IL / L	invert level / lid level
FFL	finished floor level
TWL	top water level
MH, SP	manhole, sump
H, SL	hydrant, streetlight
P, P-FP	LV pillar, fibre pit beside it
WW-FP, V	pressure sewer flushing point, valve
DN / OD	nominal / outside diameter
PE, PVC-U	polyethylene, unplasticised PVC
RCRRJ	reinforced concrete, rubber ring joint
NZVD2016	New Zealand Vertical Datum 2016
ODP	Outline Development Plan (District Plan)
AEP	annual exceedance probability

LEGEND

- Site boundary (LINZ, not survey)
- Proposed lot boundary (indicative)
- Road reserve
- Kerb and channel (lip line)
- Road centreline
- Reserve (stormwater, green link)
- Vehicle crossing
- Stormwater main
- Local pressure sewer main
- Water main
- Power LV cable
- Fibre ducts
- Lighting cable
- Existing CCC main
- Match line between sheets
- Manhole
- Sump
- Hydrant
- Isolating valve
- Flushing point
- LV pillar
- Fibre pit
- Kiosk substation
- Streetlight
- Connection to the CCC network
- Boundary kit, toby, stormwater cap
- Street tree
- Existing contour, 0.25 m (1 m bold)

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Sources: Layout: Lotscape concept, Option 2 (Connected loop street), 6/11/2026. Ground: Canterbury – Christchurch LiDAR 1 m DEM (2024–25, captured 10/12/2024–20/01/2025), Toitū Te Whenua LINZ / ECan / CCC, CC BY 4.0. Existing services: CCC three waters open data, CC BY 4.0, fetched 29/10/2026; location certainty as recorded. Parcels: LINZ NZ Property Boundaries, CC BY 4.0 (not survey). NZTM2000 (EPSG:2193); levels NZVD2016 (m). CCC engineering drawings use Christchurch Drainage Datum (IDS 2.8.1): the offset is not applied here.

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Lotscape

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PROJECT
IRVINES TRACK
HALSWELL, CHRISTCHURCH · OPTION 2: CONNECTED LOOP STREET

TITLE
Drawing index, general notes and legend

DRAWING NO.	ORIGINAL SIZE	SHEET NO.	REVISION
IRV2-C001	A3	2 of 20	A



LEGEND

- Site boundary (LINZ, not survey)
- Existing contour 0.25 m (1 m bold)
- Spot level, existing ground
- CCC wastewater
- CCC stormwater
- CCC water supply
- Location not verified (CCC)
- Local pressure sewer zone
- Tree canopy over 6 m (LiDAR)

The site	
Site area (layout)	52,164 m²
Ground, lowest to highest	11.48 – 13.08 m
Fall across the site	1.60 m
Zone	Residential New Neighbourhood
Wastewater	CCC local pressure sewer zone
Stormwater outfall	CCC MH 17201, south-east

STILL TO CHECK

1. Flood management area, liquefaction category and contaminated land: not fetched; check the District Plan maps and LLUR.
2. Archaeology and the hedge trees on the boundaries.
3. Service locations: CCC records most as not verified.

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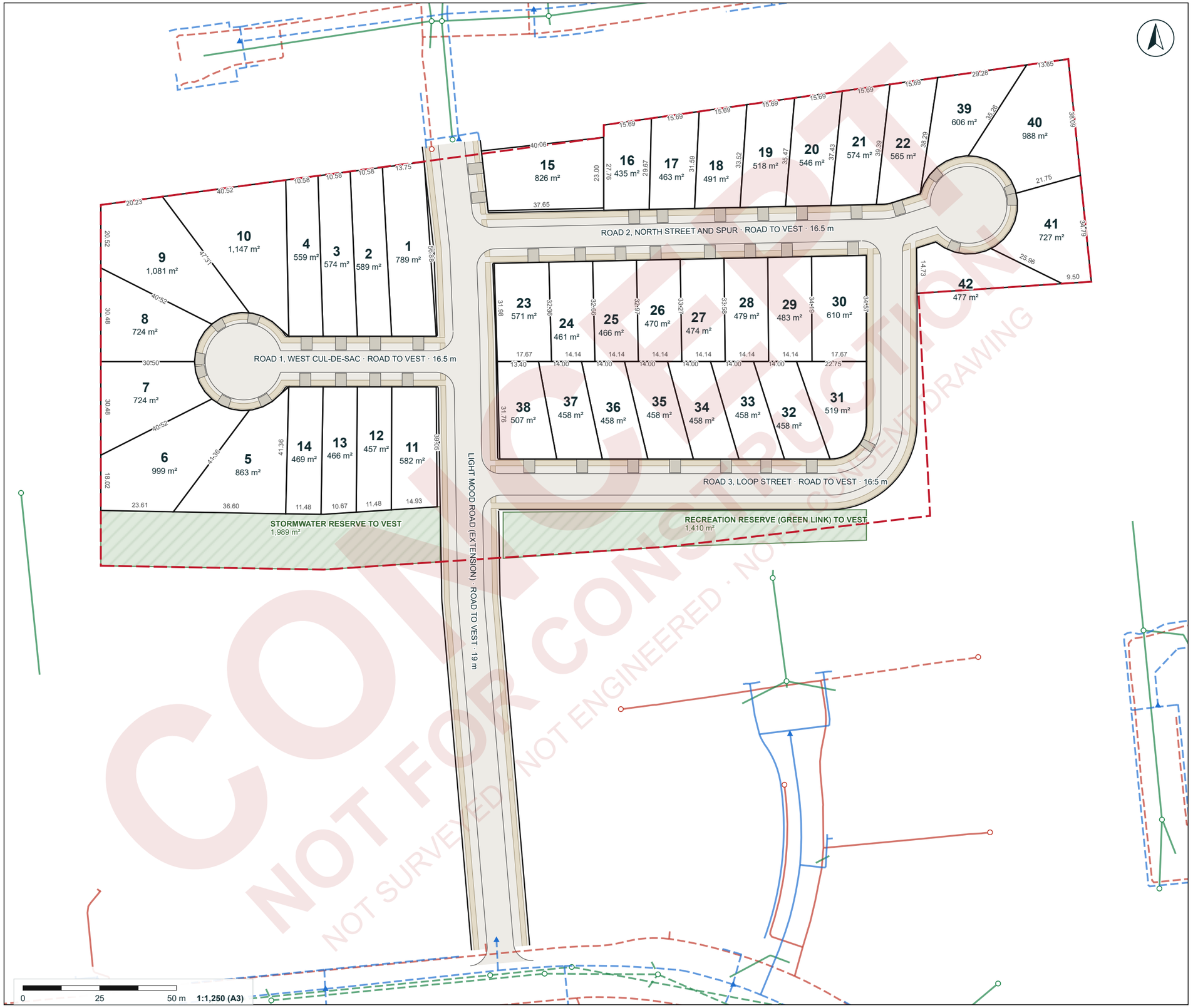
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PROJECT
IRVINES TRACK
HALSWELL, CHRISTCHURCH · OPTION 2: CONNECTED LOOP STREET

TITLE
Existing site and constraints, 1:1500

DRAWING NO.	ORIGINAL SIZE	SHEET NO.	REVISION
IRV2-C002	A3	3 of 20	A

Sources: Ground: Canterbury – Christchurch LiDAR 1 m DEM (2024–25, captured 10/12/2024–20/01/2025), Toitū Te Whenua LINZ / ECan / CCC, CC BY 4.0. Imagery: Christchurch 0.075 m Urban Aerial Photos (15/03/2025–16/03/2025), Toitū Te Whenua LINZ / ECan, CC BY 4.0. Existing services: CCC three waters open data, CC BY 4.0, fetched 29/10/2026; location certainty as recorded. Parcels: LINZ NZ Property Boundaries, CC BY 4.0 (not survey). NZTM2000 (EPSG:2193); levels NZVD2016 (m). CCC engineering drawings use Christchurch Drainage Datum (IDS 2.8.1): the offset is not applied here.



LOT SCHEDULE

Lot	Area m²	Front m	Street
1	789	14.5	Road 1
2	589	11.2	Road 1
3	574	11.2	Road 1
4	559	11.2	Road 1
5	863	15.2	Road 1
6	999	13.1	Road 1
7	724	13.8	Road 1
8	724	13.8	Road 1
9	1,081	13.1	Road 1
10	1,147	15.2	Road 1
11	582	14.5	Road 1
12	457	11.2	Road 1
13	466	11.2	Road 1
14	469	11.2	Road 1
15	826	19.6	Light Mood
16	435	14.8	Road 2
17	463	14.8	Road 2
18	491	14.8	Road 2
19	518	14.8	Road 2
20	546	14.8	Road 2
21	574	14.8	Road 2

Lot	Area m²	Front m	Street
22	565	14.8	Road 2
23	571	17.8	Road 2
24	461	14.3	Road 2
25	466	14.3	Road 2
26	470	14.3	Road 2
27	474	14.3	Road 2
28	479	14.3	Road 2
29	483	14.3	Road 2
30	610	17.8	Road 2
31	519	38.6	Road 3
32	458	14.8	Road 3
33	458	14.8	Road 3
34	458	14.8	Road 3
35	458	14.8	Road 3
36	458	14.8	Road 3
37	458	14.8	Road 3
38	507	18.5	Road 3
39	606	21.4	Road 2
40	988	21.4	Road 2
41	727	21.4	Road 2
42	477	25.6	Road 2

42 lots · 25,024 m² · median 519 m² · roads 12,865 m² · reserves 3,398 m². Areas and dimensions are from the concept layout, subject to survey.

Existing CCC wastewater, stormwater, water

Existing, location not verified (CCC)

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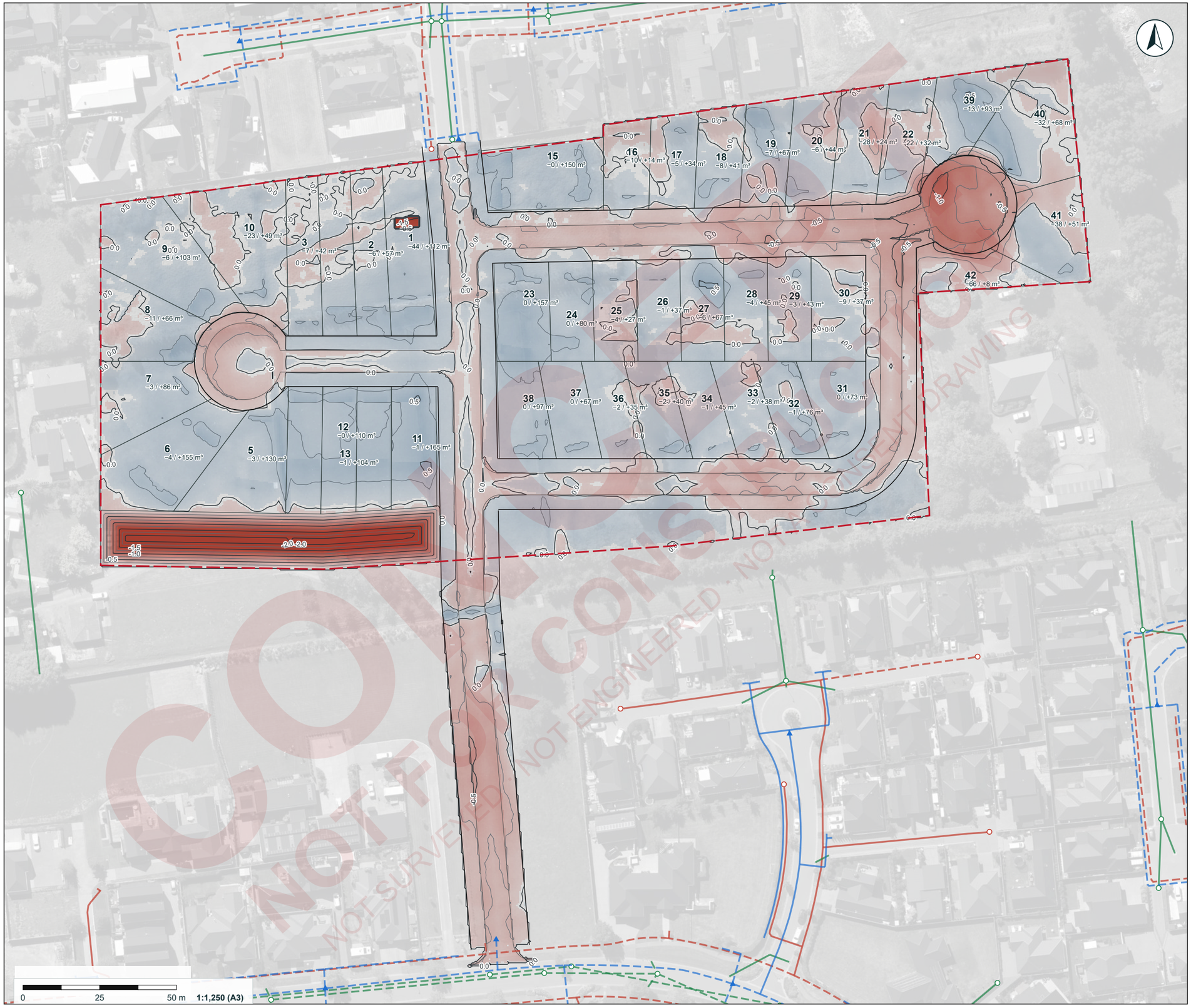
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PROJECT
IRVINES TRACK
HALSWELL, CHRISTCHURCH · OPTION 2: CONNECTED LOOP STREET

TITLE
Scheme plan and lot schedule, 1:1250

DRAWING NO.	ORIGINAL SIZE	SHEET NO.	REVISION
IRV2-C003	A3	4 of 20	A

Sources: Layout: Lotscape concept, Option 2 (Connected loop street), 6/11/2026. Parcels: LINZ NZ Property Boundaries, CC BY 4.0 (not survey). Existing services: CCC three waters open data, CC BY 4.0, fetched 29/10/2026; location certainty as recorded. NZTM2000 (EPSG:2193); levels NZVD2016 (m). CCC engineering drawings use Christchurch Drainage Datum (IDS 2.8.1): the offset is not applied here.



DESIGN LESS EXISTING (m)

−1.2 −0.8 −0.4 −0.1 +0.1 +0.4 +0.8 +1.2

Cut red, fill blue; contours of change every 0.25 m.

Earthworks, bulk in place	m³
Cut	4,033
Fill	3,373
Surplus (cut less fill)	660
Retaining walls	none

NOTES

1. Volumes: the concept design surface less the 2024–25 LiDAR on the layout grid. No bulking, compaction or topsoil strip is included.
2. Each lot shows its own cut / fill (m³).
3. An earthworks consent and an NZS 4431 earthfill programme follow from a real design; the geotechnical report sets the fill specification.

Existing CCC wastewater, stormwater, water

Existing, location not verified (CCC)

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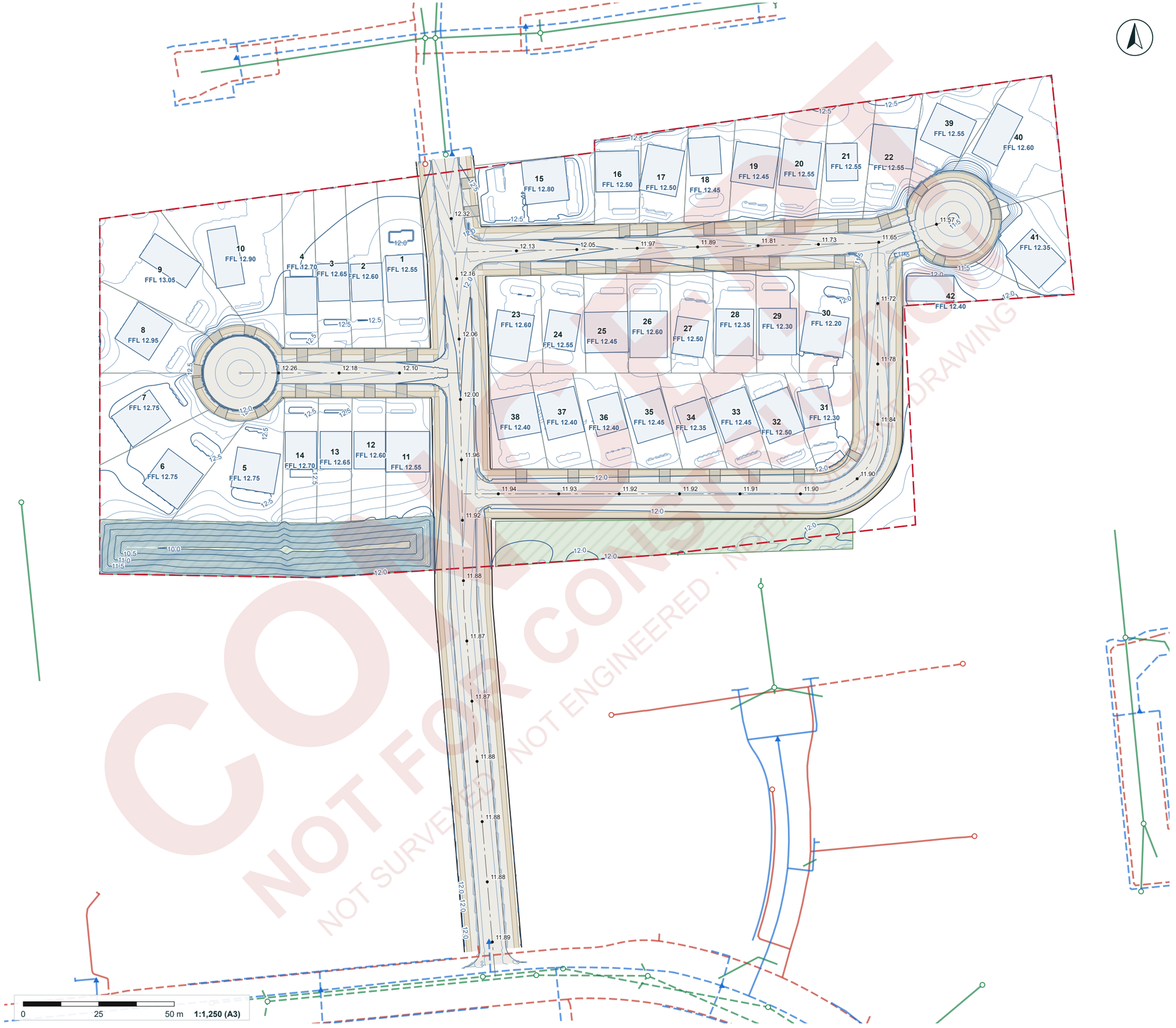
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PROJECT
IRVINES TRACK
HALSWELL, CHRISTCHURCH · OPTION 2: CONNECTED LOOP STREET

TITLE
Earthworks: cut and fill, 1:1250

DRAWING NO.	ORIGINAL SIZE	SHEET NO.	REVISION
IRV2-C100	A3	5 of 20	A

Sources: Ground: Canterbury – Christchurch LiDAR 1 m DEM (2024–25, captured 10/12/2024–20/01/2025), Toitū Te Whenua LINZ / ECan / CCC, CC BY 4.0. Layout: Lotscape concept, Option 2 (Connected loop street), 6/11/2026. Imagery: Christchurch 0.075 m Urban Aerial Photos (15/03/2025–16/03/2025), Toitū Te Whenua LINZ / ECan, CC BY 4.0. Existing services: CCC three waters open data, CC BY 4.0, fetched 29/10/2026; location certainty as recorded. NZTM2000 (EPSG:2193); levels NZVD2016 (m). CCC engineering drawings use Christchurch Drainage Datum (IDS 2.8.1): the offset is not applied here.



FINISHED LEVELS

- Design contour, 0.1 m (0.5 m bold)
- Building pad (gravel raft, indicative)
- FFL — FFL: finished floor level of the exemplar home
- • 12.31 Road centreline level every 20 m

1. Floor levels 12.20–13.05 m, each set above the road at the lot's frontage so the lot drains to the street.
2. Floor levels are the concept's, not a minimum floor level from a flood assessment: CCC's flood management area rules still apply.

- Existing CCC wastewater, stormwater, water
- Existing, location not verified (CCC)

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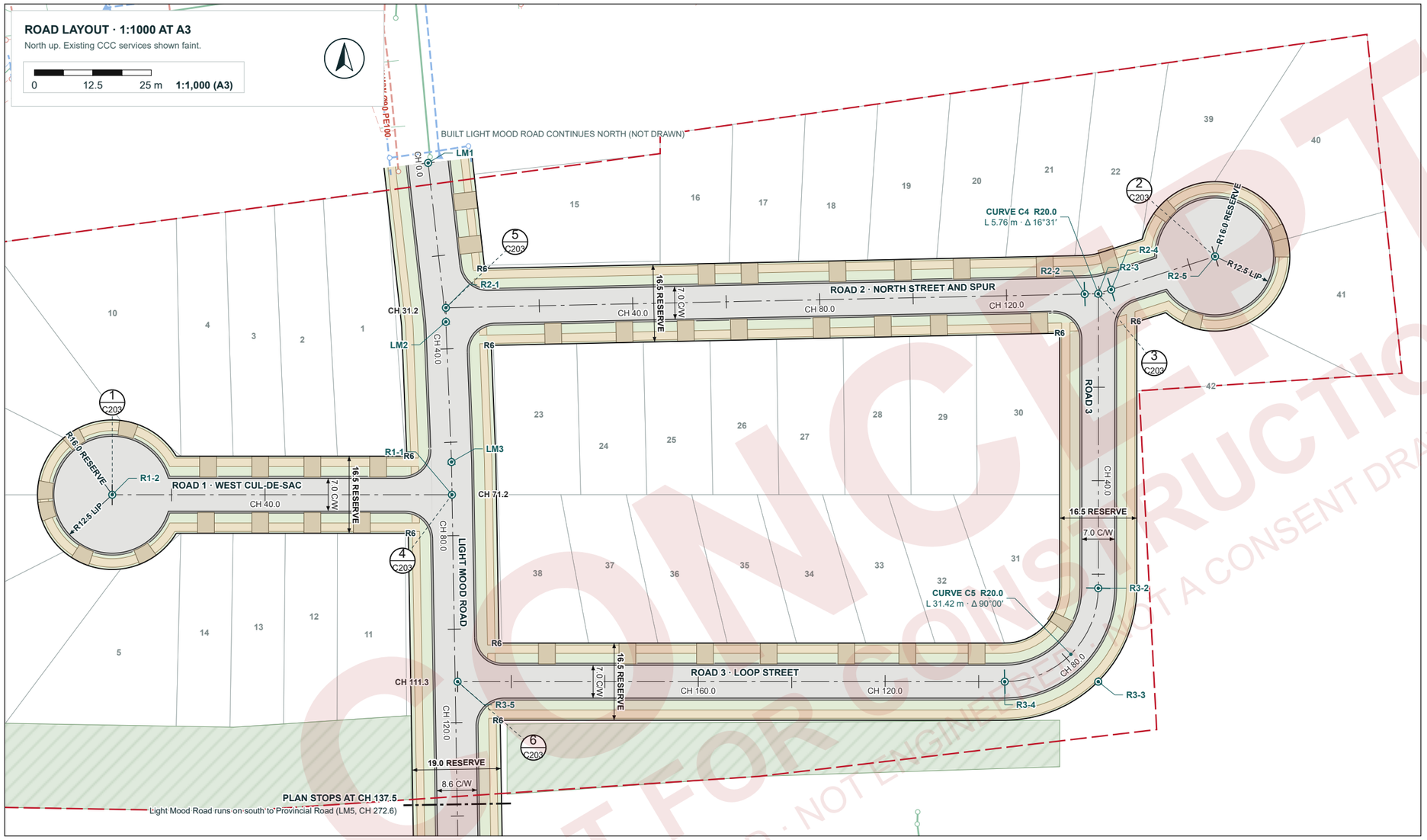
PROJECT
IRVINES TRACK
HALSWELL, CHRISTCHURCH · OPTION 2: CONNECTED LOOP STREET

TITLE
Finished levels and building platforms, 1:1250

DRAWING NO.	ORIGINAL SIZE	SHEET NO.	REVISION
IRV2-C101	A3	6 of 20	A

Sources: Ground: Canterbury – Christchurch LiDAR 1 m DEM (2024–25, captured 10/12/2024–20/01/2025), Toitū Te Whenua LINZ / ECan / CCC, CC BY 4.0. Layout: Lotscape concept, Option 2 (Connected loop street), 6/11/2026. Existing services: CCC three waters open data, CC BY 4.0, fetched 29/10/2026; location certainty as recorded. NZTM2000 (EPSG:2193); levels NZVD2016 (m). CCC engineering drawings use Christchurch Drainage Datum (IDS 2.8.1): the offset is not applied here.

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SETTING OUT · ROAD CENTRELINES (NZTM2000)

Point	Road	CH (m)	E (m)	N (m)	Note
LM1	Light Mood	0.0	1565595.60	5173776.00	Start: end of built Light Mood Rd
LM2	Light Mood	34.2	1565599.40	5173742.00	IP of curve C1
LM3	Light Mood	64.2	1565600.60	5173712.00	IP of curve C2
LM4	Light Mood	148.2	1565602.00	5173628.00	IP of curve C3
LM5	Light Mood	272.6	1565612.50	5173504.10	End: Provincial Rd CL
R1-1	Road 1	0.0	1565600.70	5173705.00	JN, LM CH 71.2
R1-2	Road 1	72.7	1565528.00	5173705.00	Head centre
R2-1	Road 2	0.0	1565599.40	5173745.00	JN, LM CH 31.2
R2-2	Road 2	136.7	1565736.10	5173747.94	TC of curve C4
R2-3	Road 2	139.6	1565739.00	5173748.00	IP C4; Road 3 CH 0.0
R2-4	Road 2	142.5	1565741.77	5173748.88	CT of curve C4
R2-5	Road 2	165.8	1565764.00	5173756.00	Head centre
R3-1	Road 3	0.0	1565739.00	5173748.00	Start = R2-3 (JN, R2 CH 139.6)
R3-2	Road 3	63.0	1565739.00	5173685.00	TC of curve C5
R3-3	Road 3	83.0	1565739.00	5173665.00	IP of curve C5
R3-4	Road 3	94.4	1565718.99	5173665.00	CT of curve C5
R3-5	Road 3	211.5	1565601.90	5173665.00	JN, LM CH 111.3

HORIZONTAL CURVES (CENTRELINE)

Curve	Road	R (m)	Δ	T (m)	L (m)	TC–CT CH
C1	Light Mood	20.0	4°05′	0.71	1.43	33.5–34.9
C2	Light Mood	20.0	1°20′	0.23	0.47	64.0–64.5
C3	Light Mood	20.0	3°53′	0.68	1.36	147.6–148.9
C4	Road 2	20.0	16°31′	2.90	5.76	136.7–142.5
C5	Road 3	20.0	90°00′	20.00	31.42	63.0–94.4

Every corner rounded at R 20 m by the layout; C1–C3 deflect under 5° (angle points in effect).
C5 is on a through street: R 20 is the IDS 8.13.2 cul-de-sac minimum, the through-street minimum at 50 km/h is 80 m. Widen 0.5–1.5 m (under 60 m radius) and slow it, or CCC to accept.

LEGEND

- Road reserve boundary (to vest)
- Lip of channel and back of kerb
- Carriageway · grassed berm
- Footpath
- Vehicle crossing (kerb dropped)
- Centreline, ticks 20 m, CH every 40 m
- Setting-out point · curve IP
- Existing CCC main (dashed: not verified)
- Proposed lot (faint) · site boundary
- (4) Detail number, drawn on C203

NOTES

1. Centrelines, widths and radii are the concept layout's: not surveyed, not designed. Set out from a survey control network, never from this sheet.
2. Coordinates to 0.01 m are the layout's numbers, not an accuracy. Each road's CH 0.0 is on its parent's centreline; side roads start 0.02–0.52 m off it (rounding).
3. Kerb returns R 6 m are a placeholder (IDS 8.13.2 gives none): check by swept path, 2-axle truck (Austroads GRD Part 4).
4. Existing services: CCC open data, location as recorded; most are not verified. Locate on site.

ROAD WIDTHS AGAINST THE DISTRICT PLAN · APPENDIX 8.10.3, LOCAL ROAD – RESIDENTIAL

Road	Length m	Legal width m	DP: 16–20 m	Carriageway m	DP: 7–9 m	Berm m	Path m	Footpaths	Crossings
Light Mood Road	272.6	19.0	within	8.6	within	2.3	1.6	two	2
Road 1	72.7	16.5	within	7.0	within	2.1	1.8	two	14
Road 2	165.8	16.5	within	7.0	within	2.1	1.8	two	19
Road 3	211.5	16.5	within	7.0	within	2.1	1.8	two	8

App. 8.10.3: legal road width 16 m minimum, 20 m maximum; carriageway 7–9 m controlled (over 9–12 m restricted discretionary); two footpaths.
Every road is within. Turning heads 25.0 m across (note 8: 25 m minimum, residential), drawn to the lip. Print of 29/9/2022 (L1, L2); PC14 changes not verified.
Carriageway measured lip to lip; legal width boundary to boundary. Light Mood Road carries on the built street's 19 m and 8.6 m (layout).

JUNCTIONS · CENTRELINE TO CENTRELINE (m)

Junction (tee)	At CH	Side	From last	Detail
Road 2 at Light Mood	LM 31.2	left	—	5/C203
Road 1 at Light Mood	LM 71.2	right	40.0	4/C203
Road 3 at Light Mood	LM 111.3	left	40.0	6/C203
Road 3 at Road 2	R2 139.6	right	—	3/C203

IDS 8.11.3: local/local junctions 40 m apart at least; tees square (8.11.2). Side: of the parent, up its chainage.

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NOT A CONSENT DRAWING
NOT SURVEYED · NOT ENGINEERED

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REVISION	AMENDMENT	APPROVED	DATE
A	Exemplar concept plan set, published to show what a Lotscape set holds (not issued for any purpose)	—	6/11/26

Lotscape

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Lotscape	Concept study	NOT SIGNED
DRAWING VERIFIED	**DESIGN VERIFIED**	**APPROVED DATE**
NOT SIGNED	NOT SIGNED	NOT SIGNED
DATE PUBLISHED	**COORDINATE SYSTEM**	
6/11/2026	NZTM2000 (EPSG:2193) NZVD2016 levels	

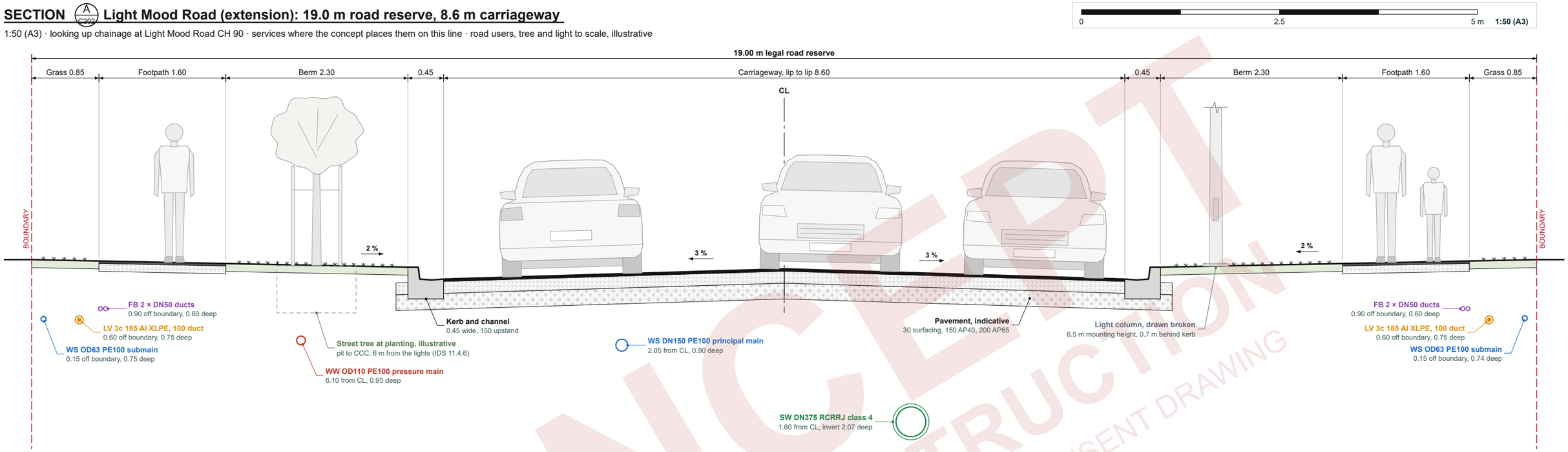
PROJECT
IRVINES TRACK
HALSWELL, CHRISTCHURCH · OPTION 2: CONNECTED LOOP STREET

TITLE
Road layout and setting out, 1:1000

DRAWING NO.	ORIGINAL SIZE	SHEET NO.	REVISION
IRV2-C200	A3	7 of 20	A

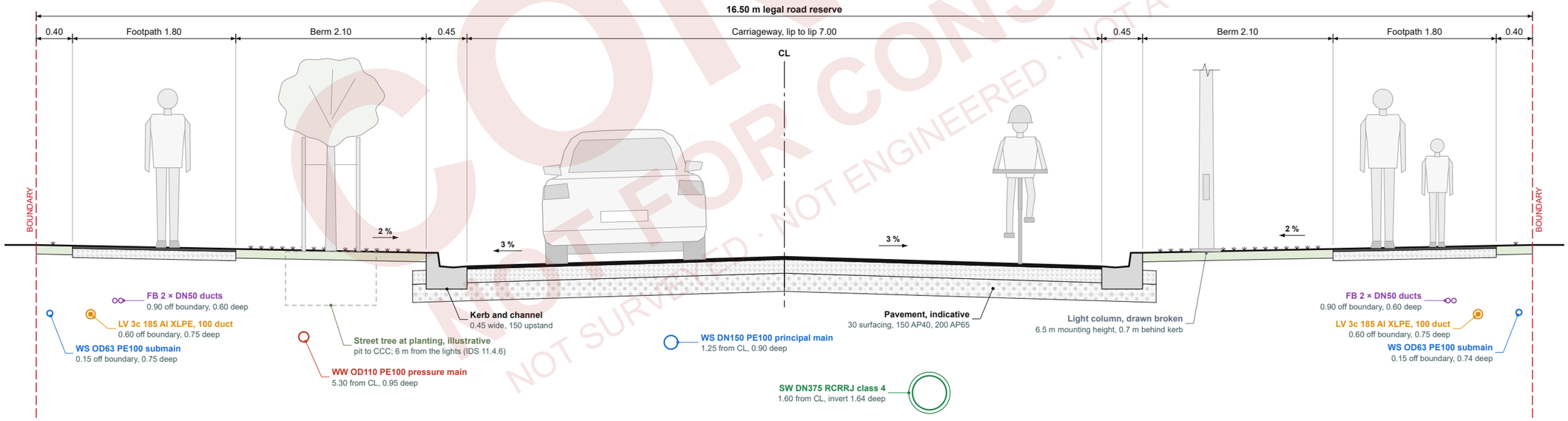
SECTION A (C202) Light Mood Road (extension): 19.0 m road reserve, 8.6 m carriageway

1:50 (A3) · looking up chainage at Light Mood Road CH 90 · services where the concept places them on this line · road users, tree and light to scale, illustrative



SECTION B (C202) Local streets, Roads 1, 2 and 3: 16.5 m road reserve, 7.0 m carriageway

1:50 (A3) · looking up chainage at Road 2 CH 85 · services where the concept places them on this line · road users, tree and light to scale, illustrative



NOTES

1. District Plan Appendix 8.10.3, local road – residential: legal width 16–20 m, carriageway 7–9 m, two footpaths. A is 19.0 m and 8.6 m, B 16.5 m and 7.0 m: both comply, with a footpath each side.
2. Pavement indicative: 30 surfacing (AC or chipseal), 150 AP40 basecourse, 200 AP65 subbase; designed after subgrade testing to the CCC IDS Part 8.
3. Crossfall 3 % to the channel (IDS 8.13.4); berm and footpath 2 % to the kerb.
4. Services as the concept places them on each section line. Depths from the finished surface to the pipe or duct centre, gravity mains to invert. Separations and clashes are checked at detailed design.
5. Water main 2.25 m off the kerb (IDS 7.8.3), pressure sewer 1.35 m behind it (IDS 6.9.3), submain 0.15 m and LV 0.6 m off the boundary (IDS 7.8.5, 9.5.3), fibre beside the LV.
6. Trees and lights alternate along the street, 6 m apart (IDS 11.4.6), and share a section here. The trees stand 0.20–0.30 m in plan from the pressure sewer: separation or root barrier at detailed design (IDS 10.9.11).
7. Light Mood Road also carries the basin's stormwater rising main in its berm from CH 130 (C304), not on section A.
8. Road users to scale for size and use only (car 1.80 × 1.45 m, people 1.75 m): not a design vehicle, swept path or clearance check.

PAVEMENT AND BERM

Surfacing	Footpath
Basecourse AP40	Kerb and channel
Subbase AP65	Topsoil, grassed

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Lotscape	Concept study	NOT SIGNED
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6/11/2026	NZTM2000 (EPSG:2193) NZVD2016 levels	

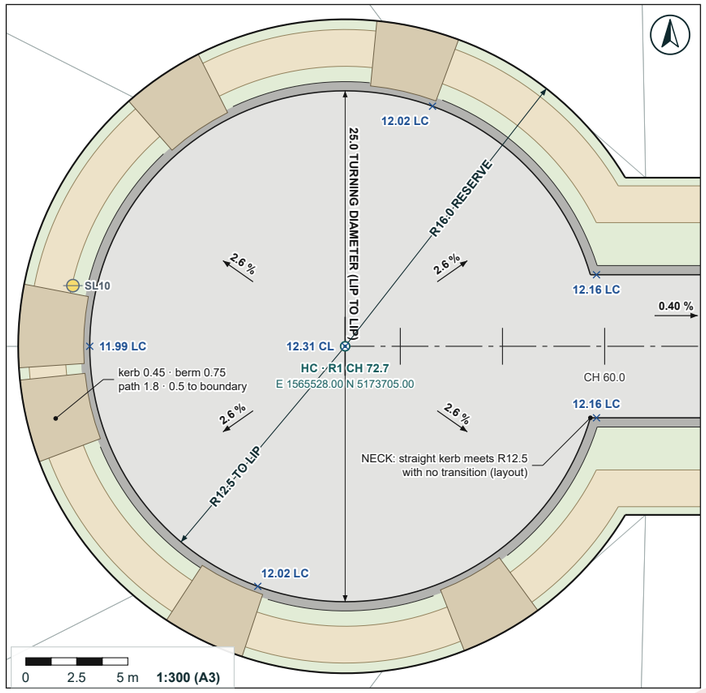
PROJECT
IRVINES TRACK
HALSWELL, CHRISTCHURCH · OPTION 2: CONNECTED LOOP STREET

TITLE
Typical road cross sections, 1:50

DRAWING NO.	ORIGINAL SIZE	SHEET NO.	REVISION
IRV2-C202	A3	8 of 20	A

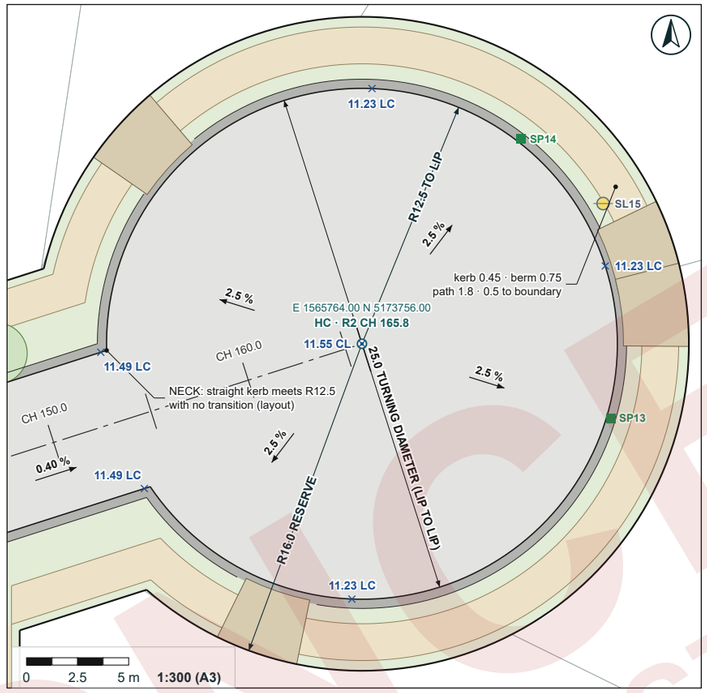
DETAIL 1 C203 ROAD 1 TURNING HEAD

1:300 (A3)



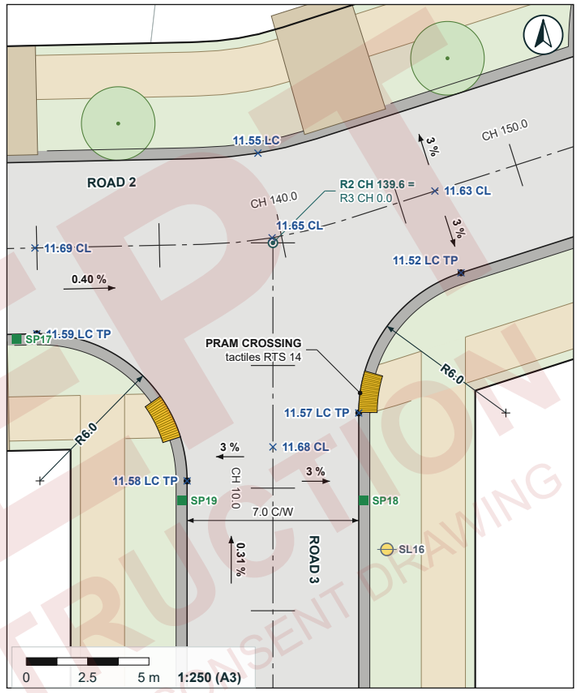
DETAIL 2 C203 ROAD 2 TURNING HEAD

1:300 (A3)

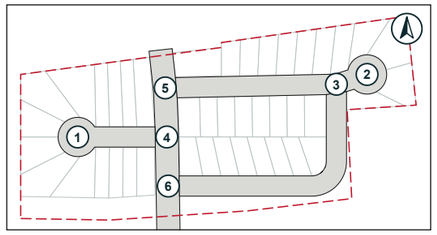


DETAIL 3 C203 ROAD 3 AT ROAD 2

1:250 (A3)



KEY PLAN · 1:5000



LEGEND

- Carriageway · kerb and channel
- Footpath · grassed berm
- Road reserve boundary
- Vehicle crossing, kerb dropped
- Pram crossing: tactile pavers
- Kerb return: centre, radius, TP
- × 12.02 Spot level: CL, LC lip, TP tangent pt
- Fall: crossfall or CL grade
- Sump (stormwater) · streetlight
- Street tree (indicative)
- Centreline: ticks 5 m, CH 10 m
- Check the concept fails (below)

NOTES

1. Kerb returns R 6 m are the layout's placeholder: IDS 8.13.2 gives no radius. Check by swept path (2-axle truck, Austroads GRD Part 4; the CCC refuse truck in the heads).
2. Heads 25 m across (District Plan App. 8.10.3 note 8), taken to the lip; lip or legal diameter is for CCC to confirm (L2). The concept cones each head down from its centre (2.6 and 2.5 %).
3. Pram crossings where the parent road's footpath meets each return; position, kerb drop and tactiles to RTS 14 and the CCC standard drawings at design.
4. Sumps 1 m back from the return tangent points (WWDG 14.5); first light on a side road within 10 m of the through-road kerb (IDS 11.4.4). Both as the layout placed them.
5. Levels NZVD2016 from the concept road levels; crossfall 3 % (IDS 8.13.4). Not designed.

CHECKS THE CONCEPT FAILS

1. Road 1 head (detail 1): its channel (11.99) sits 0.16 m below the approach channel at the neck (12.16) and the concept puts no sump in it: a low point. Regrade (offset crown, IDS 8.13.4) or add sumps.
2. Road 2 head (detail 2): the channel is level all round (11.23) in the concept, with 2 sumps on the low side; grade it to them (1:500 minimum, IDS 8.13.3) at detailed design.
3. Lot 30's crossing on Road 2 (CH 125.1–128.7) is 7.4 m from the Road 3 kerb line, under the 10 m District Plan minimum (App. 7.5.11, local/local; the measure is assumed). Move it or confirm with CCC.
4. Lot 1's crossing on Road 1 (CH 14.0–17.6) is 9.7 m from the Light Mood Road kerb line, under the 10 m District Plan minimum (App. 7.5.11, local/local; the measure is assumed). Move it or confirm with CCC.
5. Lot 15's crossing on Light Mood Road (CH 16.6–20.2) is 7.5 m from the Road 2 kerb line, under the 10 m District Plan minimum (App. 7.5.11, local/local; the measure is assumed). Move it or confirm with CCC.

DETAIL 4 C203 ROAD 1 AT LIGHT MOOD ROAD

1:250 (A3)

DETAIL 5 C203 ROAD 2 AT LIGHT MOOD ROAD

1:250 (A3)

DETAIL 6 C203 ROAD 3 AT LIGHT MOOD ROAD

1:250 (A3)

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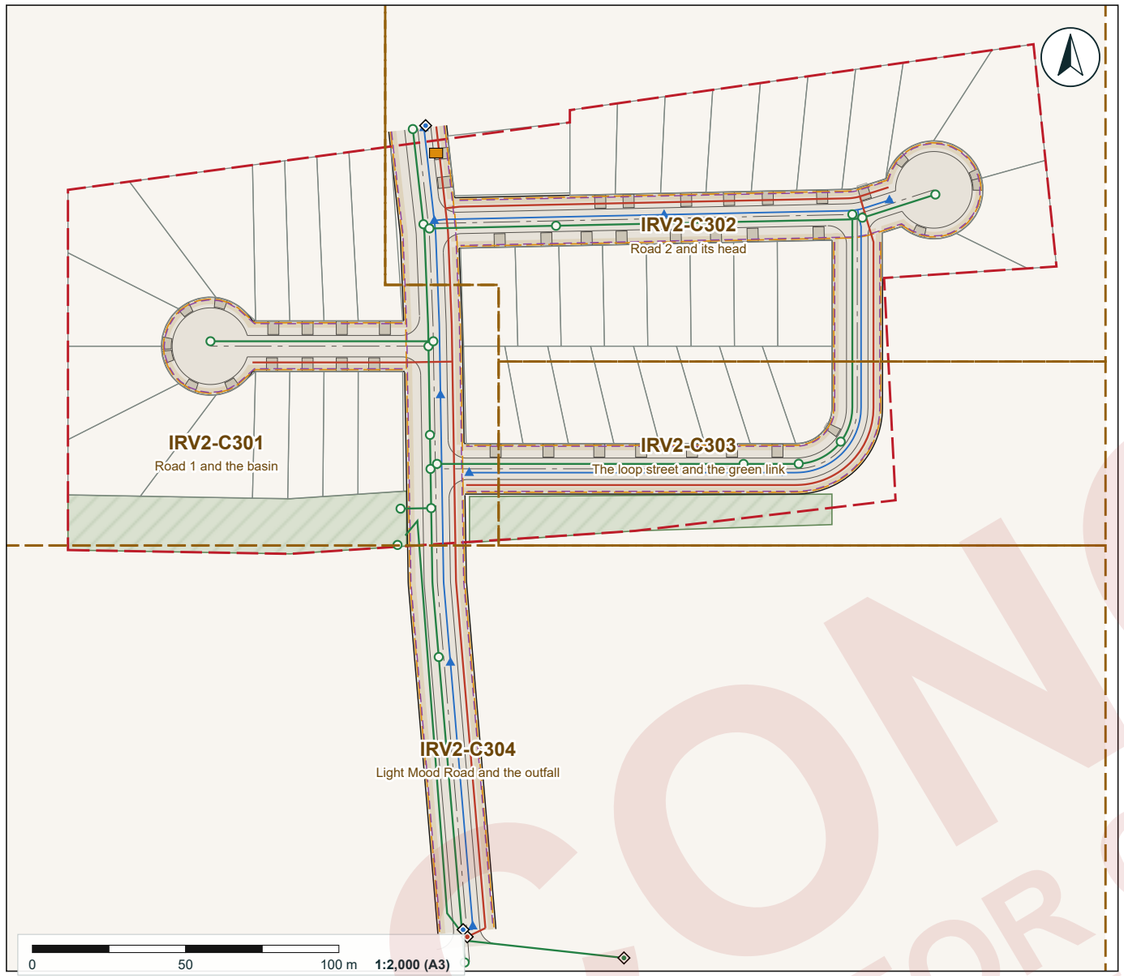
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Lotscape	Concept study	NOT SIGNED
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6/11/2026	NZTM2000 (EPSG:2193) NZVD2016 levels	

PROJECT
IRVINES TRACK
HALSWELL, CHRISTCHURCH · OPTION 2: CONNECTED LOOP STREET

TITLE
Intersections and turning heads, AS SHOWN

DRAWING NO.	ORIGINAL SIZE	SHEET NO.	REVISION
IRV2-C203	A3	9 of 20	A

KEY PLAN · WHAT EACH COMBINED SERVICES SHEET COVERS · 1:2000



NOTES

1. Four sheets at 1:500 carry every service; every main and street-side structure falls on at least one of them. Lot pump units and the house side of each lateral are drawn on the lot sheets.
2. Hydrants: 9. Largest gap to the next hydrant 92 m against the 135 m limit; every lot within 109 m of one in a straight line. SNZ PAS 4509:2008 (District Plan 8.6.7) measures the hose lay to the front door: confirm at design.
3. Connections: wastewater to CCC local pressure main 54245; stormwater to CCC stormwater manhole 17201; water to CCC water main 235333; water to CCC water main 206778. All CCC locations are recorded as not verified; capacity and levels to be confirmed with CCC.

WHAT THE CONCEPT NETWORK DOES NOT YET DO: FIX AT DESIGN

1. 9 of 21 manholes have no fall across them (IDS 5.10.6 asks for one).
2. 2 sump leads fall back towards the sump: regrade.
3. Least cover to the soffit of a gravity stormwater main: 0.53 m (IDS 9.6.3: 0.75 m under a carriageway for plastic pipe; check the class of concrete pipe).
4. No sluice valves on the water mains yet (IDS 7.10.1 places them at branches and intersections).
5. The network reaches the basin 0.18 m below its floor: lower the floor or raise the network.

STORMWATER (46)

ID	Type	Lid m	IL m	Depth
MH01	1050 mm precast MH	12.45	10.07	2.38
MH02	1050 mm precast MH	12.16	10.00	2.17
MH03	1050 mm precast MH	11.97	9.91	2.06
MH04	1050 mm precast MH	11.91	9.84	2.07
MH05	1050 mm precast MH	11.89	9.82	2.07
MH06	1050 mm precast MH	11.87	9.79	2.08
MH07	1050 mm precast MH	11.90	10.12	1.77
MH08	1050 mm precast MH	11.82	9.90	1.92
MH09	1050 mm precast MH	12.27	10.08	2.19
MH10	1050 mm precast MH	12.02	9.92	2.10
MH11	1050 mm precast MH	11.51	10.37	1.14
MH12	1050 mm precast MH	11.60	10.31	1.29
MH13	1050 mm precast MH	12.00	10.09	1.91
MH14	1050 mm precast MH	12.19	10.00	2.19
MH15	1050 mm precast MH	11.93	10.77	1.15
MH16	1050 mm precast MH	11.86	10.55	1.31
MH17	1050 mm precast MH	11.85	10.51	1.34
MH18	1050 mm precast MH	11.84	10.47	1.37
MH19	1050 mm precast MH	11.66	10.31	1.35
OUT	Inlet headwall	11.28	9.77	
SP01	Sump	11.74		
SP02	Sump	11.74		
SP03	Sump	11.76		
SP04	Sump	11.76		
SP05	Sump	11.97		
SP06	Sump	11.81		
SP07	Sump	11.82		
SP08	Sump	11.93		
SP09	Sump	12.27		
SP10	Sump	11.90		
SP11	Sump	12.02		
SP12	Sump	12.02		
SP13	Sump	11.27		
SP14	Sump	11.31		
SP15	Sump	11.78		
SP16	Sump	11.78		
SP17	Sump	11.59		
SP18	Sump	11.64		
SP19	Sump	11.64		
SP20	Sump	11.80		
SP21	Sump	11.81		
SP22	Sump	11.87		
SP23	Sump	11.87		
BR1-OS	Basin outlet	11.78	9.90	
BR1-PS	Pump station	11.64	8.45	
BR1-EX	Connection	11.73	10.55	

WATER AND WASTEWATER (19)

ID	Type	Main or asset
WW-FP01	Flushing point	OD110 PE100
WW-V01	Isolating valve	
WW-FP02	Flushing point	OD90 PE100
WW-V02	Isolating valve	
WW-FP03	Flushing point	OD110 PE100
WW-V03	Isolating valve	
WW-FP04	Flushing point	OD90 PE100
WW-EX	Connection, wastewater	local pressure main 54245
WS-H01	Hydrant	DN150
WS-H02	Hydrant	DN150
WS-H03	Hydrant	DN150
WS-H04	Hydrant	DN150
WS-H05	Hydrant	DN150
WS-H06	Hydrant	DN150
WS-H07	Hydrant	DN150
WS-H08	Hydrant	DN150
WS-H09	Hydrant	DN150
WS-EX1	Connection, water	water main 235333
WS-EX2	Connection, water	water main 206778

SCHEDULE NOTES

1. Levels are NZVD2016 from the concept design surface; CCC drawings use Christchurch Drainage Datum (offset not applied).
2. Manhole and sump positions follow the layout engine rules (changes of direction, junctions, low points); spacing and capacity are for design.
3. Pillar and pit pairs sit on common boundaries; the lots each serves are listed.
4. Lighting: positions from IDS 11 spacing rules; the lighting design (NZTA M30, AS/NZS 1158.3.1) sets the final columns and lanterns.

POWER, FIBRE AND LIGHTING (46)

ID	Type	Lots or circuit
K1	Kiosk, 300 kVA ind.	All lots
SL01	Light, 6.5 m	SLC1
SL02	Light, 6.5 m	SLC1
SL03	Light, 6.5 m	SLC1
SL04	Light, 6.5 m	SLC1
SL05	Light, 6.5 m	SLC1
SL06	Light, 6.5 m	SLC1
SL07	Light, 6.5 m	SLC1
SL08	Light, 6.5 m	SLC1
SL09	Light, 6.5 m	SLC1
SL10	Light, 6.5 m	SLC1
SL11	Light, 6.5 m	SLC1
SL12	Light, 6.5 m	SLC1
SL13	Light, 6.5 m	SLC1
SL14	Light, 6.5 m	SLC1
SL15	Light, 6.5 m	SLC1
SL16	Light, 6.5 m	SLC1
SL17	Light, 6.5 m	SLC1
SL18	Light, 6.5 m	SLC1
SL19	Light, 6.5 m	SLC1
SL20	Light, 6.5 m	SLC1
SL21	Light, 6.5 m	SLC1
P01	Pillar + fibre pit	1, 2
P02	Pillar + fibre pit	3, 4
P03	Pillar + fibre pit	10, 9
P04	Pillar + fibre pit	8
P05	Pillar + fibre pit	11, 12
P06	Pillar + fibre pit	13, 14
P07	Pillar + fibre pit	5, 6
P08	Pillar + fibre pit	7
P09	Pillar + fibre pit	15
P10	Pillar + fibre pit	16, 17
P11	Pillar + fibre pit	18, 19
P12	Pillar + fibre pit	20, 21
P13	Pillar + fibre pit	22, 39
P14	Pillar + fibre pit	40
P15	Pillar + fibre pit	23, 24
P16	Pillar + fibre pit	25, 26
P17	Pillar + fibre pit	27, 28
P18	Pillar + fibre pit	29, 30
P19	Pillar + fibre pit	41, 42
P20	Pillar + fibre pit	31
P21	Pillar + fibre pit	32, 33
P22	Pillar + fibre pit	34, 35
P23	Pillar + fibre pit	36, 37
P24	Pillar + fibre pit	38

CONCEPT NOT FOR CONSTRUCTION
NOT A CONSENT DRAWING
NOT SURVEYED · NOT ENGINEERED

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PROJECT
IRVINES TRACK
HALSWELL, CHRISTCHURCH · OPTION 2: CONNECTED LOOP STREET

TITLE
Services key plan and structure schedule

DRAWING NO.	ORIGINAL SIZE	SHEET NO.	REVISION
IRV2-C300	A3	10 of 20	A

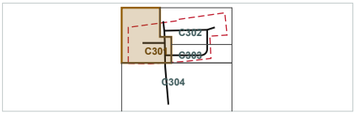
COMBINED SERVICES · SHEET 1 OF 4 · ROAD 1 AND THE BASIN · 1:500

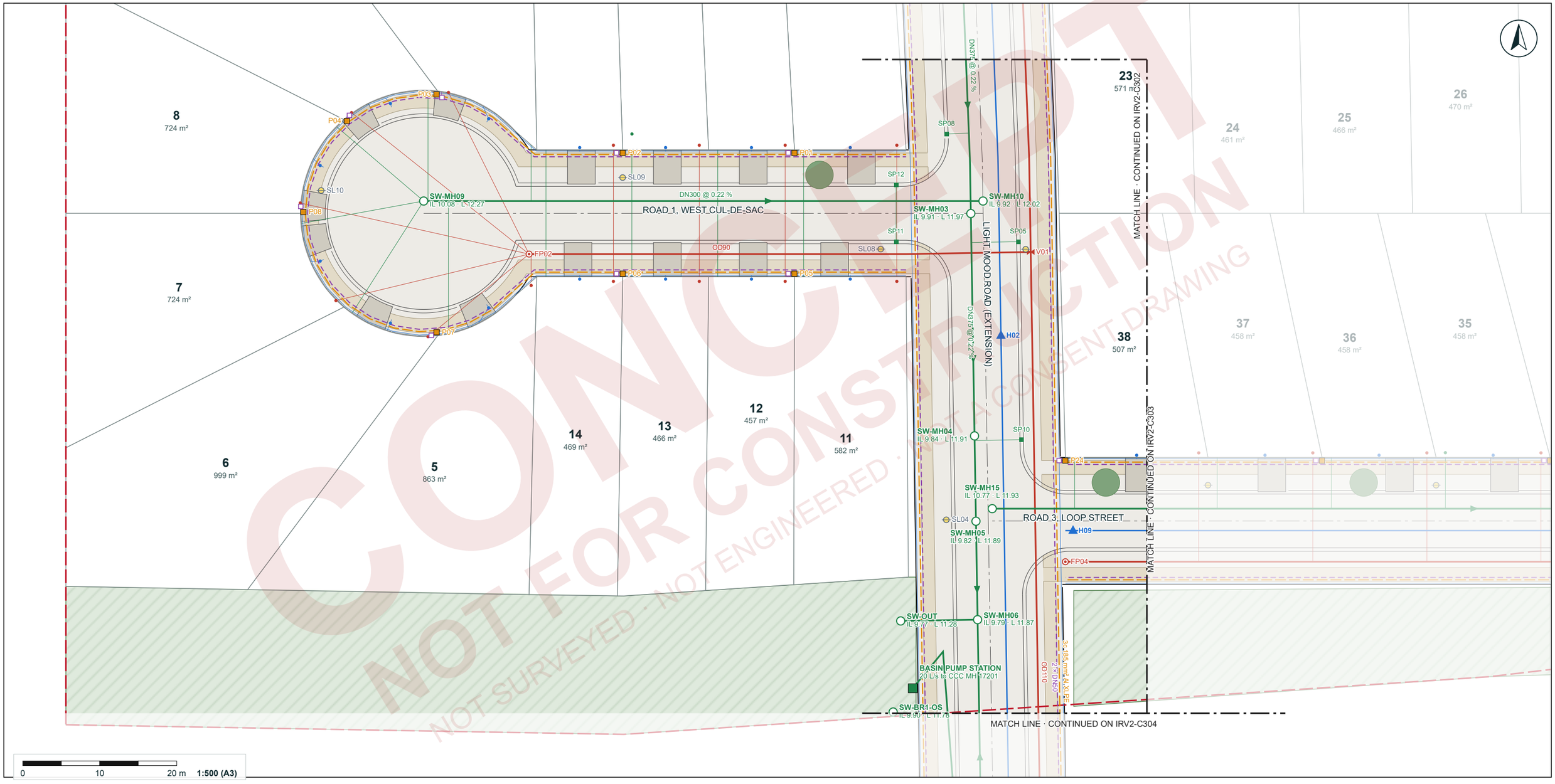
Concept alignments and levels (NZVD2016) from the Lotscape layout engine: not surveyed, not designed. IL invert, L lid. Every ID is scheduled on C300. Locate existing services before any work.

Stormwater main · Local pressure sewer main · Water main · Power LV · Fibre ducts · Lighting cable · Lateral to the boundary · Existing CCC main · Match line

Manhole · Sump · Hydrant · Valve · Flushing point · LV pillar · Fibre pit · Kiosk · Streetlight · Connection to CCC · Boundary kit, toby, SW cap · Street tree

KEY PLAN





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PROJECT
IRVINES TRACK
HALSWELL, CHRISTCHURCH · OPTION 2: CONNECTED LOOP STREET

TITLE
Combined services plan, sheet 1 of 4: Road 1 and the basin, 1:500

DRAWING NO.	ORIGINAL SIZE	SHEET NO.	REVISION
IRV2-C301	A3	11 of 20	A

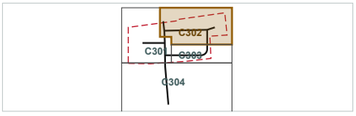
COMBINED SERVICES · SHEET 2 OF 4 · ROAD 2 AND ITS HEAD · 1:500

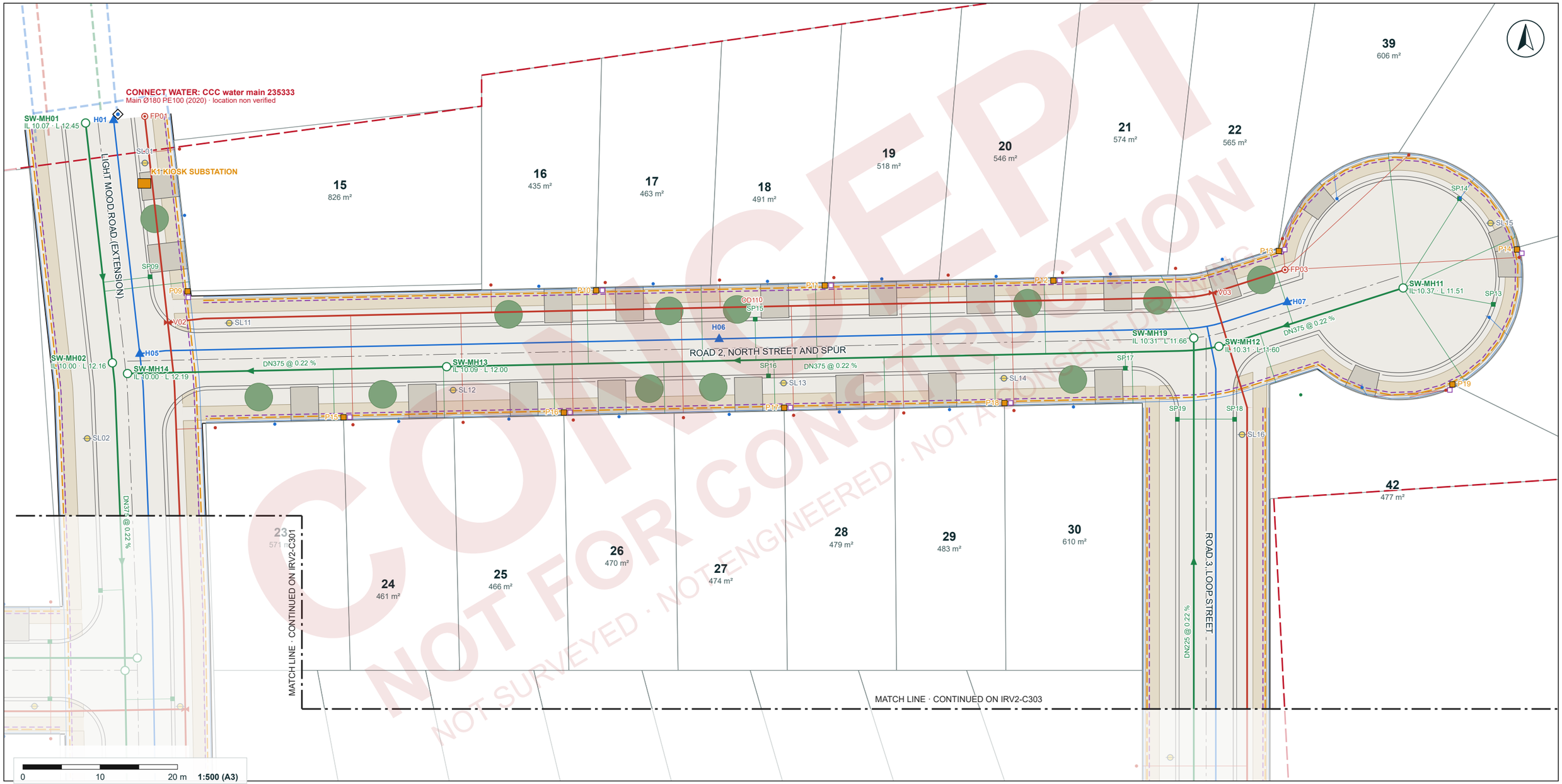
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Stormwater main · Local pressure sewer main · Water main · Power LV · Fibre ducts · Lighting cable · Lateral to the boundary · Existing CCC main · Match line

Manhole · Sump · Hydrant · Valve · Flushing point · LV pillar · Fibre pit · Kiosk · Streetlight · Connection to CCC · Boundary kit, toby, SW cap · Street tree

KEY PLAN





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PROJECT
IRVINES TRACK
HALSWELL, CHRISTCHURCH · OPTION 2: CONNECTED LOOP STREET

TITLE
Combined services plan, sheet 2 of 4: Road 2 and its head, 1:500

DRAWING NO.	ORIGINAL SIZE	SHEET NO.	REVISION
IRV2-C302	A3	12 of 20	A

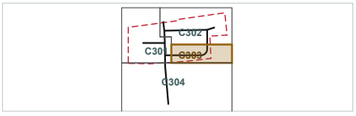
COMBINED SERVICES · SHEET 3 OF 4 · THE LOOP STREET AND THE GREEN LINK · 1:500

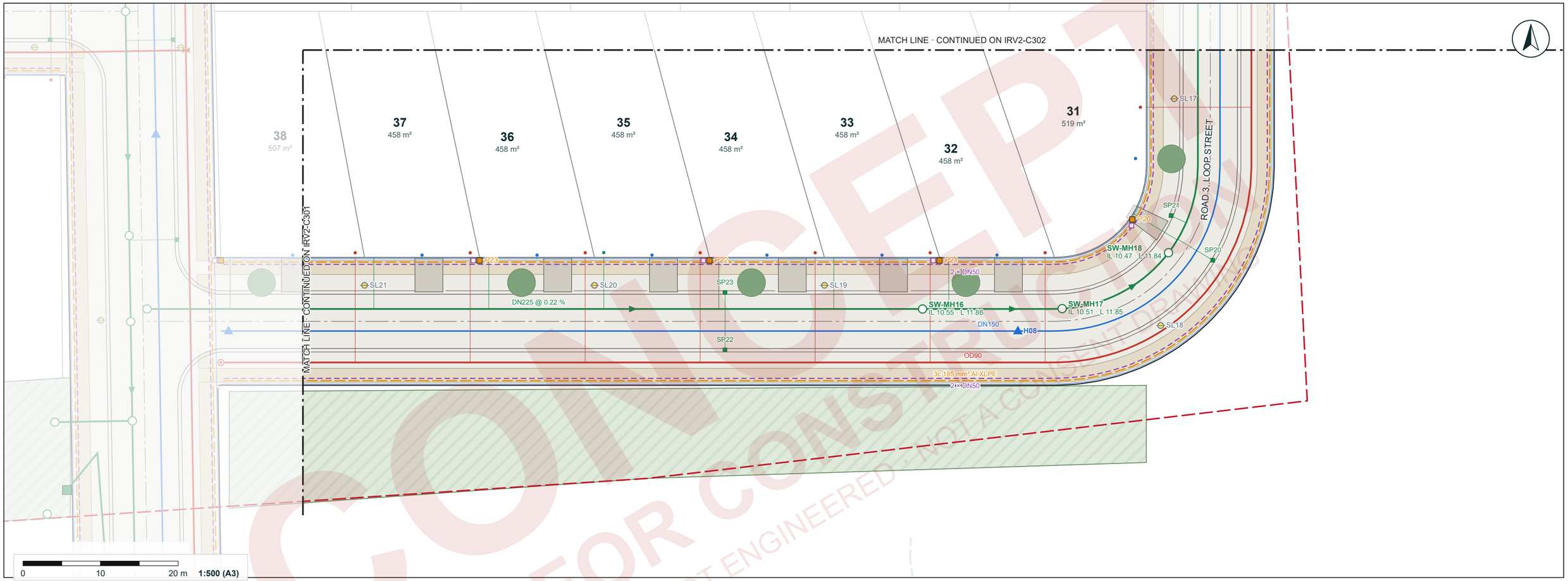
Concept alignments and levels (NZVD2016) from the Lotscape layout engine: not surveyed, not designed. IL invert, L lid. Every ID is scheduled on C300. Locate existing services before any work.

Stormwater main · Local pressure sewer main · Water main · Power LV · Fibre ducts · Lighting cable · Lateral to the boundary · Existing CCC main · Match line

Manhole · Sump · Hydrant · Valve · Flushing point · LV pillar · Fibre pit · Kiosk · Streetlight · Connection to CCC · Boundary kit, toby, SW cap · Street tree

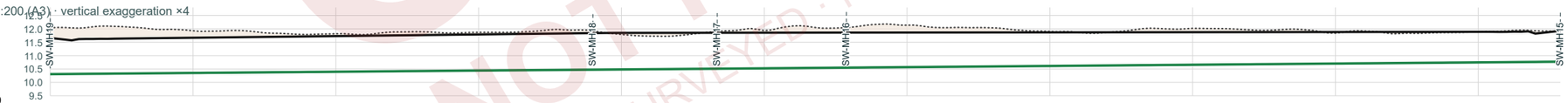
KEY PLAN





STORMWATER MAIN ALONG ROAD 3, THE LOOP STREET

H 1:750 · V 1:200 (A3) · vertical exaggeration ×4



DATUM RL 9.50

CHAINAGE (m)	0.0	10.0	20.0	30.0	40.0	50.0	60.0	70.0	80.0	90.0	100.0	110.0	120.0	130.0	140.0	150.0	160.0	170.0	180.0	190.0	200.0	210.0
EXISTING GROUND	12.04	12.08	11.93	11.85	11.82	11.89	11.87	11.97	11.79	11.81	11.93	12.03	12.14	12.05	11.90	11.91	12.02	11.94	11.84	11.84	11.90	11.92
FINISHED LEVEL	11.66	11.64	11.67	11.70	11.73	11.76	11.79	11.82	11.85	11.85	11.86	11.86	11.86	11.87	11.87	11.87	11.88	11.88	11.88	11.89	11.89	11.88
INVERT LEVEL	10.31	10.33	10.35	10.37	10.40	10.42	10.44	10.46	10.48	10.50	10.52	10.55	10.57	10.59	10.61	10.63	10.66	10.68	10.70	10.72	10.75	10.77
DEPTH TO INVERT	1.35	1.31	1.32	1.32	1.33	1.34	1.35	1.36	1.37	1.35	1.33	1.31	1.29	1.27	1.26	1.24	1.22	1.20	1.18	1.16	1.14	1.11

Sources: Layout: Lotscape concept, Option 2 (Connected loop street), 6/11/2026. Existing services: CCC three waters open data, CC BY 4.0, fetched 29/10/2026; location certainty as recorded. Parcels: LINZ NZ Property Boundaries, CC BY 4.0 (not survey). Ground: Canterbury – Christchurch LiDAR 1 m DEM (2024–25, captured 10/12/2024–20/01/2025), Toitū Te Whenua LINZ / ECan / CCC, CC BY 4.0. NZTM2000 (EPSG:2193); levels NZVD2016 (m). CCC engineering drawings use Christchurch Drainage Datum (IDS 2.8.1): the offset is not applied here.

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REVISION	AMENDMENT	APPROVED	DATE
A	Exemplar concept plan set, published to show what a Lotscape set holds (not issued for any purpose)	—	6/11/26

Lotscape

DRAWN	DESIGNED	APPROVED
Lotscape	Concept study	NOT SIGNED
DRAWING VERIFIED	**DESIGN VERIFIED**	**APPROVED DATE**
NOT SIGNED	NOT SIGNED	NOT SIGNED
DATE PUBLISHED	**COORDINATE SYSTEM**	
6/11/2026	NZTM2000 (EPSG:2193) NZVD2016 levels	

PROJECT
IRVINES TRACK
HALSWELL, CHRISTCHURCH · OPTION 2: CONNECTED LOOP STREET

TITLE
Combined services plan, sheet 3 of 4: the loop street, 1:500

DRAWING NO.	ORIGINAL SIZE	SHEET NO.	REVISION
IRV2-C303	A3	13 of 20	A

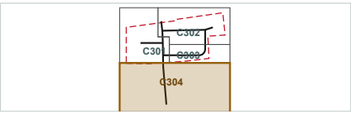
COMBINED SERVICES · SHEET 4 OF 4 · LIGHT MOOD ROAD AND THE OUTFALL · 1:500

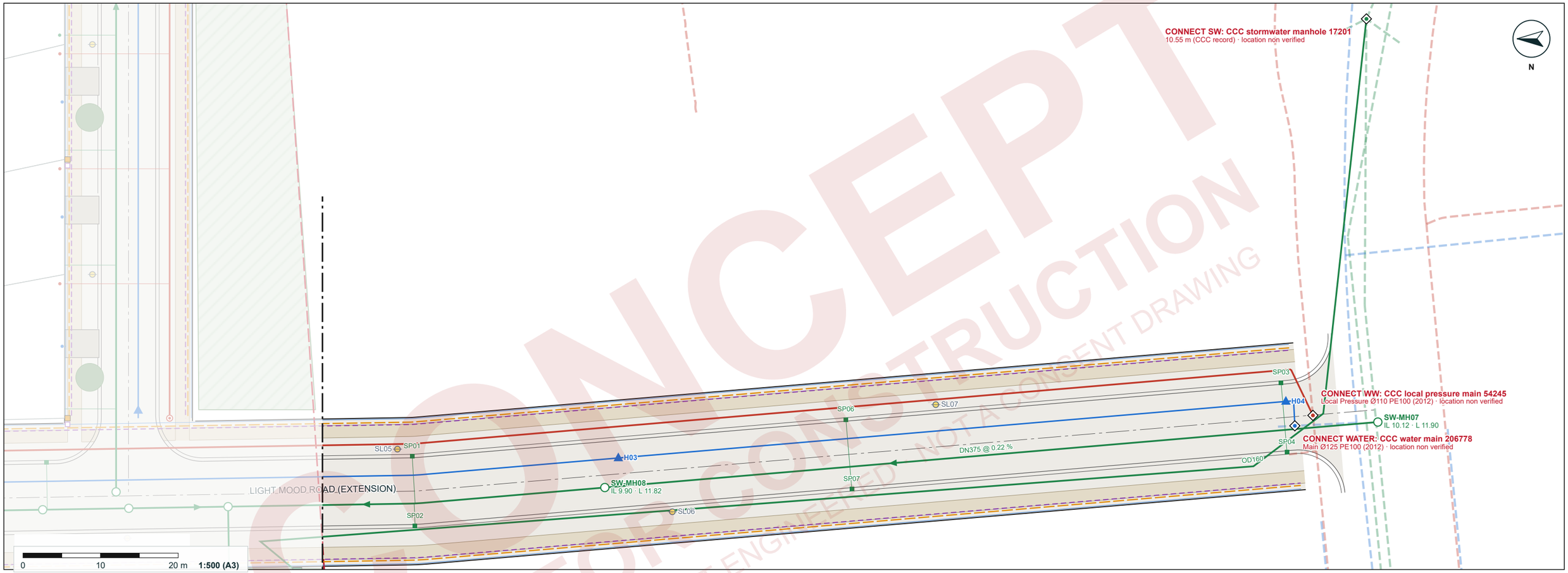
Concept alignments and levels (NZVD2016) from the Lotscape layout engine: not surveyed, not designed. IL invert, L lid. Every ID is scheduled on C300. Locate existing services before any work.

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Manhole · Sump · Hydrant · Valve · Flushing point · LV pillar · Fibre pit · Kiosk · Streetlight · Connection to CCC · Boundary kit, toby, SW cap · Street tree

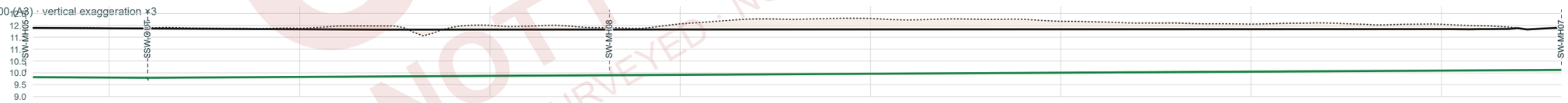
KEY PLAN





STORMWATER MAIN ALONG LIGHT MOOD ROAD, SOUTH END TO THE BASIN

H 1:500 · V 1:200 (A3) · vertical exaggeration ×3



DATUM RL 9.00

CHAINAGE (m)	112.0	120.0	130.0	140.0	150.0	160.0	170.0	180.0	190.0	200.0	210.0	220.0	230.0	240.0	250.0	260.0	270.0
EXISTING GROUND	11.88	11.88	11.88	11.88	11.97	12.00	11.92	12.06	12.27	12.29	12.27	12.17	12.10	12.05	12.07	12.04	11.85
FINISHED LEVEL	11.89	11.87	11.85	11.83	11.82	11.82	11.82	11.82	11.83	11.83	11.83	11.83	11.83	11.84	11.84	11.84	11.85
INVERT LEVEL	9.82	9.80	9.80	9.83	9.85	9.87	9.89	9.91	9.94	9.96	9.98	10.00	10.03	10.05	10.07	10.09	10.12
DEPTH TO INVERT	2.07	2.07	2.05	2.01	1.97	1.95	1.93	1.91	1.89	1.87	1.85	1.83	1.81	1.79	1.77	1.75	1.73

Sources: Layout: Lotscape concept, Option 2 (Connected loop street), 6/11/2026. Existing services: CCC three waters open data, CC BY 4.0, fetched 29/10/2026; location certainty as recorded. Parcels: LINZ NZ Property Boundaries, CC BY 4.0 (not survey). Ground: Canterbury – Christchurch LiDAR 1 m DEM (2024–25, captured 10/12/2024–20/01/2025), Toitū Te Whenua LINZ / ECan / CCC, CC BY 4.0. NZTM2000 (EPSG:2193); levels NZVD2016 (m). CCC engineering drawings use Christchurch Drainage Datum (IDS 2.8.1): the offset is not applied here.

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A	Exemplar concept plan set, published to show what a Lotscape set holds (not issued for any purpose)	—	6/11/26

Lotscape

DRAWN	DESIGNED	APPROVED
Lotscape	Concept study	NOT SIGNED
DRAWING VERIFIED	**DESIGN VERIFIED**	**APPROVED DATE**
NOT SIGNED	NOT SIGNED	NOT SIGNED
DATE PUBLISHED	**COORDINATE SYSTEM**	
6/11/2026	NZTM2000 (EPSG:2193) NZVD2016 levels	

PROJECT
IRVINES TRACK
HALSWELL, CHRISTCHURCH · OPTION 2: CONNECTED LOOP STREET

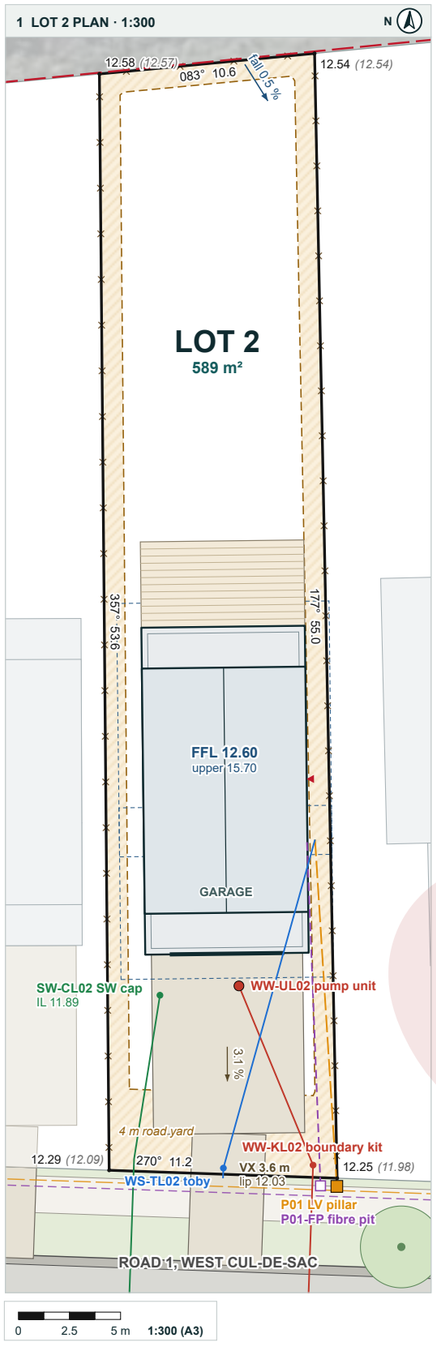
TITLE
Combined services plan, sheet 4 of 4: Light Mood Road and the outfall, 1:500

DRAWING NO.	ORIGINAL SIZE	SHEET NO.	REVISION
IRV2-C304	A3	14 of 20	A

Lot 2: 589 m² on Road 1, west cul-de-sac

Irvines Track, Halswell, Christchurch · Option 2: Connected loop street · Release 1 · exemplar home: the Narrow Terrace · concept, subject to survey

1 LOT 2 PLAN · 1:300



2 THE LOT AS RENDERED (Lotscape Cycles renders of the concept model; illustrative)



Lot L02, 589 m², from across the street



Lot L02: up the drive to the garage and front door



Lot L02: the outdoor room and lawn, at eye level



Lot L02 from above the street



Lot L02 from above the back fence

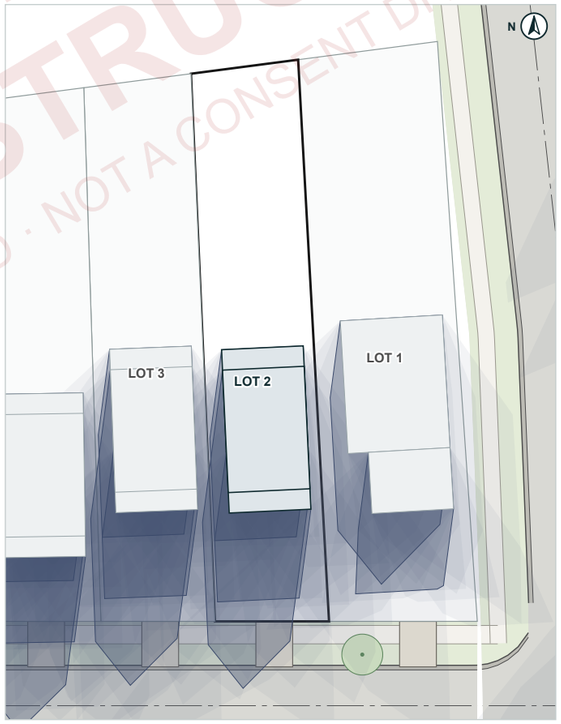
The renders show the exemplar home placed on this lot in the concept model: materials, planting, fences and the neighbouring homes are illustrative.

3 THIS LOT (CONCEPT)

Area	589 m² (concept, subject to survey)
Frontage, depth	11.2 m on Road 1, west cul-de-sac, 55.0 m deep
Building area	438 m² after the 4 m road and 1 m internal yards
Exemplar home	Narrow Terrace: 2 storeys, 224 m² floor, 128 m² footprint, 2-bay garage
Floor levels	FFL 12.60, upper 15.70, garage 12.60 m NZVD2016
Building pad	gravel raft top 12.30, ground under it 12.06–12.34 (LiDAR)
Road at the frontage	12.27 m; floor 0.33 m above it
Drive	3.1 % over 10.8 m, boundary 12.27 to garage 12.60; crossing 3.6 m
Fall of the lot	0.5 % (finished surface, plane fit)
Rule check	passes the concept audit (District Plan 8.6.11 Table 8 (300 m², corner 400 m²))

CONNECTION	WHAT IT IS	LEVEL m
WW-KL02	Pressure sewer boundary kit (isolating and non-return valves)	ground 12.25
WW-UL02	Pressure sewer pump unit (council-owned) beside the house	ground 12.50
SW-CL02	Stormwater DN100 lot connection, capped beside the pad	IL 11.89 m
WS-TL02	Water toby and meter at the boundary; DN25 PE80 service	ground 12.27
P01	LV pillar box (Orion), shared with L01	ground 12.24
P01-FP	Fibre pit (Enable), shared with L01	ground 12.24

4 MIDWINTER SHADOWS · 21 JUNE · 1:600



Shadow at 12 noon (NZST)

Shadows 9 am to 3 pm, hourly (darker where they overlap)

1. The sun at noon on 21 June stands 23° above the north horizon here (-43.589°, 172.573°; NOAA equations).
2. Massing: 2.7 m to the eaves a storey, a 25° roof over pitched wings, 0.5 m parapet on flat roofs, from the exemplar's floor levels. Fences and trees cast none here.
3. The garden lies north of the home, clear of its own shadow at midwinter; the neighbouring homes shade the side yards.

STILL TO BE CONFIRMED

1. Boundaries and area: the surveyor's LT plan.
2. Levels: the engineer's design and CCC flood rules.
3. Ground: the geotechnical completion report.
4. Services: as-builts and connection approvals.
5. The home: the buyer's own design and consent.

Sources: Layout: Lotscape concept, Option 2 (Connected loop street), 6/11/2026. Ground: Canterbury – Christchurch LiDAR 1 m DEM (2024–25, captured 10/12/2024–20/01/2025), Toitū Te Whenua LINZ / ECan / CCC, CC BY 4.0. Homes: Lotscape exemplar library (illustrative massing). Renders: Lotscape Cycles renders of the concept model. Imagery: Christchurch 0.075 m Urban Aerial Photos (15/03/2025–16/03/2025), Toitū Te Whenua LINZ / ECan, CC BY 4.0. Parcels: LINZ NZ Property Boundaries, CC BY 4.0 (not survey). Sun: NOAA solar position for 21 June 2027, NZST. NZTM2000 (EPSG:2193); levels NZVD2016 (m). CCC engineering drawings use Christchurch Drainage Datum (IDS 2.8.1): the offset is not applied here.

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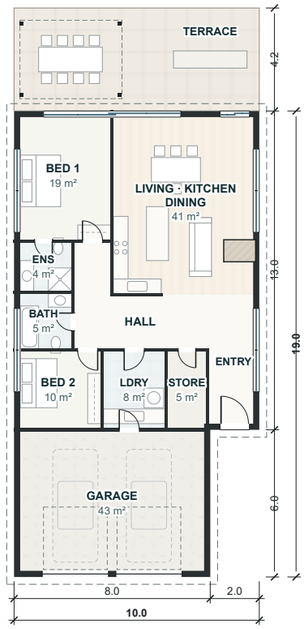
Lotscape

DRAWN	DESIGNED	APPROVED
Lotscape	Concept study	NOT SIGNED
DRAWING VERIFIED	**DESIGN VERIFIED**	**APPROVED DATE**
NOT SIGNED	NOT SIGNED	NOT SIGNED
DATE PUBLISHED	**COORDINATE SYSTEM**	
6/11/2026	NZTM2000 (EPSG:2193) NZVD2016 levels	

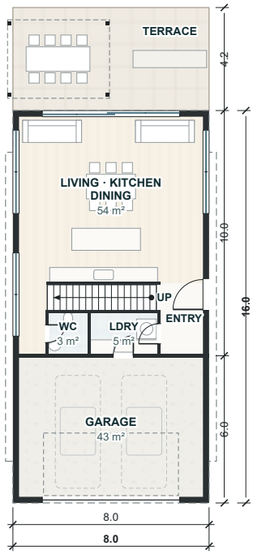
PROJECT
IRVINES TRACK
HALSWELL, CHRISTCHURCH · OPTION 2: CONNECTED LOOP STREET

TITLE
Lot fact sheet: lot 2, 1:300

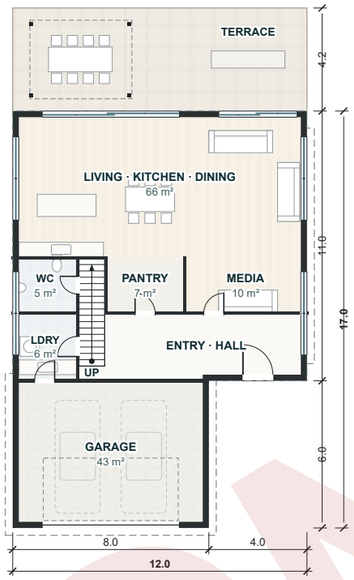
DRAWING NO.	ORIGINAL SIZE	SHEET NO.	REVISION
IRV2-C807	A3	15 of 20	A



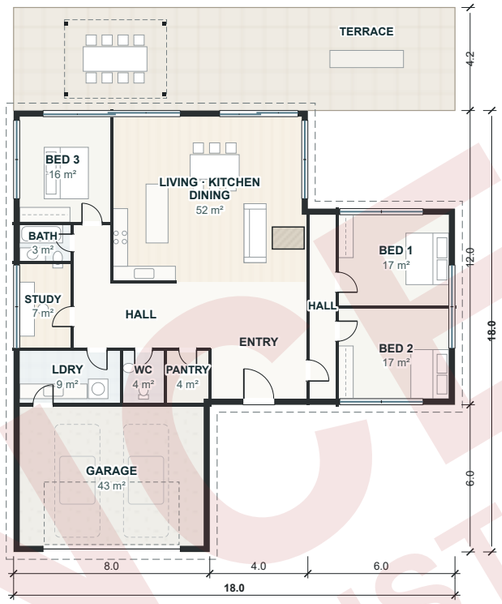
1 COMPACT GABLE
FLOOR PLAN · 1:250
178 m² GFA · 2 bed · 13 lots



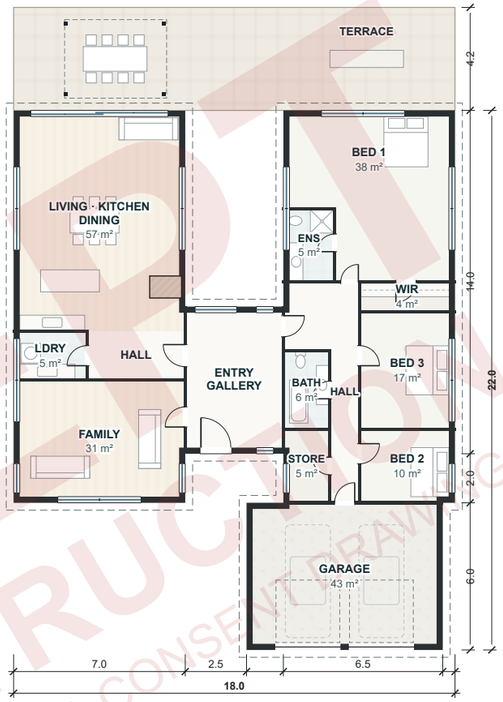
2 NARROW TERRACE
GROUND FLOOR · 1:250
224 m² GFA · 3 bed · 13 lots



3 FAMILY LOFT
GROUND FLOOR · 1:250
270 m² GFA · 3 bed · 10 lots



4 L COURTYARD
FLOOR PLAN · 1:250
240 m² GFA · 3 bed · 2 lots



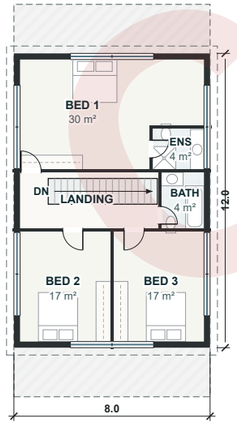
5 GARDEN H
FLOOR PLAN · 1:250
296 m² GFA · 3 bed · 2 lots



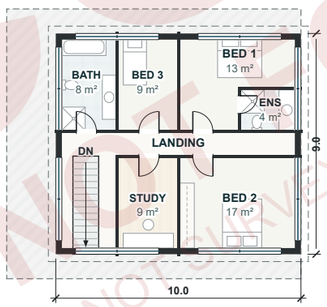
6 TWIN PAVILION
FLOOR PLAN · 1:250
289 m² GFA · 3 bed · 1 lot

INDICATIVE LAYOUTS · ILLUSTRATIVE

1. The homes the lots are tested with, from the Lotscape homes library. Walls, windows, entry and garage doors follow the 3D models the renders are made from.
2. Rooms, internal doors and fittings are Lotscape's indicative fit-out inside each model: an architect or builder designs the homes. Nothing here is designed, consented or approved.
3. Room areas are clear internal areas, rounded. GFA is the library's gross floor area over the outside of the walls, garage included, terrace and eaves excluded.
4. Drawn with the street at the foot. On site each home is turned to its lot and mirrored on some; levels and siting are on the lot sheets.
5. Walls drawn 250 mm external and 100 mm internal (indicative). Dimensions in metres, to the outside of the walls. Do not scale for construction.



7 NARROW TERRACE
FIRST FLOOR · 1:250
96 m² · flat roof below hatched



8 FAMILY LOFT
FIRST FLOOR · 1:250
90 m² · flat roof below hatched

AREA SCHEDULE

No.	Home	Storeys	Beds	Baths	Ground m²	First m²	Garage m²	GFA m²	Footprint m²	Terrace m²	FFL RL (NZVD2016)	Lots	Lot numbers (option 2)
1	Compact Gable	1	2	2	130	—	48	178	178	42.0	12.30–12.75	13	1, 7, 17, 20, 23, 26, 28, 29, 32, 33, 35, 37, 41
2	Narrow Terrace	2	3	2	80	96	48	224	128	33.6	12.30–12.70	13	2, 3, 4, 12, 13, 14, 18, 21, 24, 27, 31, 34, 36
3	Family Loft	2	3	2	132	90	48	270	180	50.4	12.20–12.95	10	5, 8, 11, 16, 19, 22, 25, 30, 38, 39
4	L Courtyard	1	3	1	192	—	48	240	240	75.6	12.75–12.80	2	6, 15
5	Garden H	1	3	2	248	—	48	296	296	75.6	12.60–13.05	2	9, 40
6	Twin Pavilion	1	3	2	228	—	61	289.2	289.2	67.2	12.90	1	10

LEGEND

External wall · Internal wall · Window · Sliding door · Door and swing
Garage door (sectional) · Roof line over (eaves) · Flat roof below · Terrace paving, pergola posts · Chimney (stacked stone)

THE HOMES AS MODELLED

Lotscape homes library studio renders (illustrative)













0 5 10 m **1:250 (A3)**

Sources: Homes: Lotscape exemplar library (illustrative massing). Layout: Lotscape concept, Option 2 (Connected loop street), 6/11/2026. Renders: Lotscape Cycles renders of the concept model. Room layouts: Lotscape indicative fit-out (illustrative). NZTM2000 (EPSG:2193); levels NZVD2016 (m). CCC engineering drawings use Christchurch Drainage Datum (IDS 2.8.1): the offset is not applied here.

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PROJECT
IRVINES TRACK
HALSWELL, CHRISTCHURCH · OPTION 2: CONNECTED LOOP STREET

TITLE
Exemplar homes: floor plans, 1:250

DRAWING NO.	ORIGINAL SIZE	SHEET NO.	REVISION
IRV2-C900	A3	16 of 20	A

1



FRONT ELEVATION from the street · RIGHT SIDE ELEVATION as seen from the street · REAR ELEVATION from the garden · LEFT SIDE ELEVATION as seen from the street

Compact Gable

13 lots · RLs at Lot 1

2

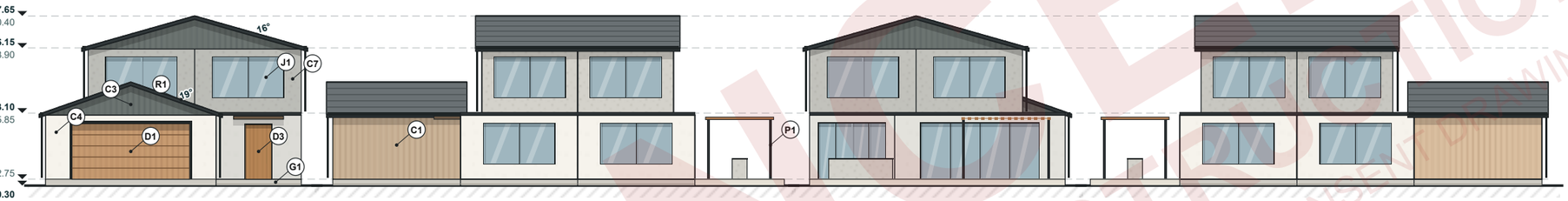


FRONT ELEVATION from the street · RIGHT SIDE ELEVATION as seen from the street · REAR ELEVATION from the garden · LEFT SIDE ELEVATION as seen from the street

Narrow Terrace

13 lots · RLs at Lot 2

3

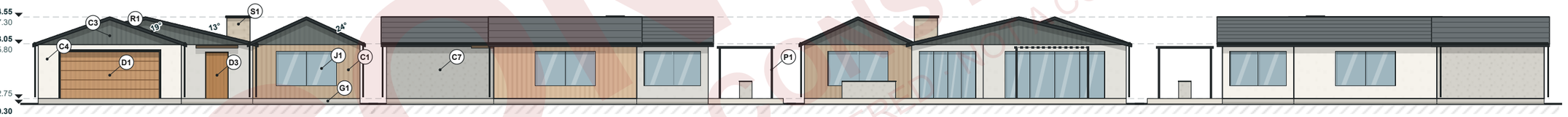


FRONT ELEVATION from the street · RIGHT SIDE ELEVATION as seen from the street · REAR ELEVATION from the garden · LEFT SIDE ELEVATION as seen from the street

Family Loft

10 lots · RLs at Lot 5

4

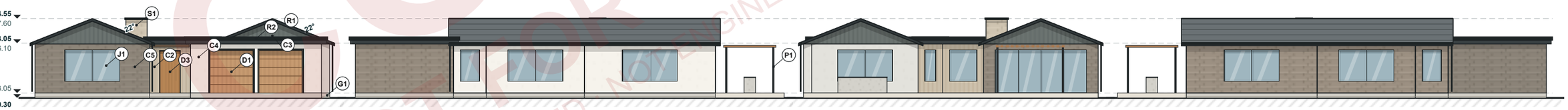


FRONT ELEVATION from the street · RIGHT SIDE ELEVATION as seen from the street · REAR ELEVATION from the garden · LEFT SIDE ELEVATION as seen from the street

L Courtyard

2 lots · RLs at Lot 6

5

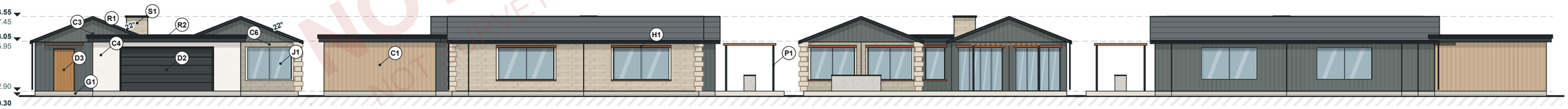


FRONT ELEVATION from the street · RIGHT SIDE ELEVATION as seen from the street · REAR ELEVATION from the garden · LEFT SIDE ELEVATION as seen from the street

Garden H

2 lots · RLs at Lot 9

6



FRONT ELEVATION from the street · RIGHT SIDE ELEVATION as seen from the street · REAR ELEVATION from the garden · LEFT SIDE ELEVATION as seen from the street

Twin Pavilion

1 lot · RLs at Lot 10

MATERIALS AND FINISHES

Keyed on the elevations; as the renders show. Indicative: an architect or builder specifies.

- R1 Standing-seam metal roof, charcoal; black gutters, downpipes
- R2 Flat roof membrane, black metal parapet capping
- C1 Vertical cedar boards, natural
- C2 Vertical cedar boards, light
- C3 Vertical timber boards, dark stain; gable ends
- C4 Painted render, chalk
- C5 Stacked-stone veneer, dark
- C6 Stacked stone, light, with corner quoins
- C7 Exposed-aggregate concrete panel, grey
- J1 Black aluminium joinery, recessed; clear glazing
- D1 Sectional garage door, cedar boards
- D2 Sectional garage door, ribbed metal, charcoal
- D3 Cedar entry door, bronze pull and canopy
- H1 Corten hoods and sills, north and east windows
- S1 Chimney, stacked stone, black steel cap
- P1 Pergola, black steel, louvred; outdoor kitchen
- G1 Concrete slab edge and plinth

1. From the library models the renders are made from: 3.0 m walls, eaves at FFL + 3.05 m with 300 mm overhangs, pitched roofs rising 1.5 m, first floors at FFL + 3.10 m. Heights and pitches indicative.
2. Levels relative to the main floor (FFL ±0.00) and in NZVD2016 for the lot named on each row; ground taken 0.30 m below FFL. Homes are turned and mirrored to suit each lot. Illustrative exemplars, not consent drawings.

0 5 10 m **1:250 (A3)**

Sources: Homes: Lotscape exemplar library (illustrative massing). Layout: Lotscape concept, Option 2 (Connected loop street), 6/11/2026. Renders: Lotscape Cycles renders of the concept model. NZTM2000 (EPSG:2193); levels NZVD2016 (m). CCC engineering drawings use Christchurch Drainage Datum (IDS 2.8.1): the offset is not applied here.

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REVISION	AMENDMENT	APPROVED	DATE
A	Exemplar concept plan set, published to show what a Lotscape set holds (not issued for any purpose)	—	6/11/26

Lotscape

DRAWN	DESIGNED	APPROVED
Lotscape	Concept study	NOT SIGNED
DRAWING VERIFIED	**DESIGN VERIFIED**	**APPROVED DATE**
NOT SIGNED	NOT SIGNED	NOT SIGNED
DATE PUBLISHED	**COORDINATE SYSTEM**	
6/11/2026	NZTM2000 (EPSG:2193) NZVD2016 levels	

PROJECT
IRVINES TRACK
HALSWELL, CHRISTCHURCH · OPTION 2: CONNECTED LOOP STREET

TITLE
Exemplar homes: elevations, 1:250

DRAWING NO.	ORIGINAL SIZE	SHEET NO.	REVISION
IRV2-C901	A3	17 of 20	A



CONCEPT
NOT FOR CONSTRUCTION
NOT SURVEYED · NOT ENGINEERED

The entry

Street level at the entry on Light Mood Road (extension), looking in

Camera E 1,565,597.0 N 5,173,763.1 (NZTM2000), 14.0 m NZVD2016, bearing 177°, 69° field of view. Cycles render of the concept model; homes, planting and finishes are illustrative.

Sources: Renders: Lotscape Cycles renders of the concept model. Layout: Lotscape concept, Option 2 (Connected loop street), 6/11/2026. Ground: Canterbury – Christchurch LiDAR 1 m DEM (2024–25, captured 10/12/2024–20/01/2025), Toitū Te Whenua LINZ / ECan / CCC, CC BY 4.0. NZTM2000 (EPSG:2193); levels NZVD2016 (m). CCC engineering drawings use Christchurch Drainage Datum (IDS 2.8.1): the offset is not applied here.

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Lotscape

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Lotscape	Concept study	NOT SIGNED
DRAWING VERIFIED	**DESIGN VERIFIED**	**APPROVED DATE**
NOT SIGNED	NOT SIGNED	NOT SIGNED
DATE PUBLISHED	**COORDINATE SYSTEM**	
6/11/2026	NZTM2000 (EPSG:2193) NZVD2016 levels	

PROJECT
IRVINES TRACK
HALSWELL, CHRISTCHURCH · OPTION 2: CONNECTED LOOP STREET

TITLE
Render: the entry

DRAWING NO.	ORIGINAL SIZE	SHEET NO.	REVISION
IRV2-C902	A3	18 of 20	A



1 The whole subdivision: The whole layout from the north-west



2 Along the street: Along Road 2, north street and spur at eye level



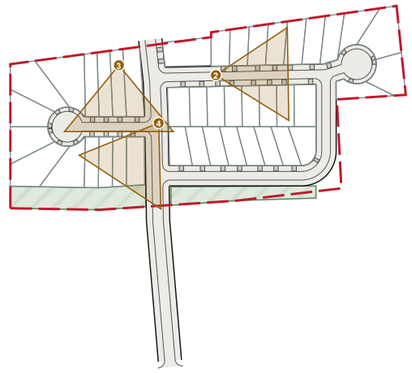
3 The back garden: Lot L02: the outdoor room and lawn, at eye level



4 A corner lot: Lot L11 on the corner of Road 1, west cul-de-sac

Sources: Renders: Lotscape Cycles renders of the concept model. Layout: Lotscape concept, Option 2 (Connected loop street), 6/11/2026. NZTM2000 (EPSG:2193); levels NZVD2016 (m). CCC engineering drawings use Christchurch Drainage Datum (IDS 2.8.1): the offset is not applied here.

WHERE EACH CAMERA STANDS



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Lotscape

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Lotscape	Concept study	NOT SIGNED
DRAWING VERIFIED	**DESIGN VERIFIED**	**APPROVED DATE**
NOT SIGNED	NOT SIGNED	NOT SIGNED
DATE PUBLISHED	**COORDINATE SYSTEM**	
6/11/2026	NZTM2000 (EPSG:2193) NZVD2016 levels	

PROJECT
IRVINES TRACK
HALSWELL, CHRISTCHURCH · OPTION 2: CONNECTED LOOP STREET

TITLE
Render board: four views

DRAWING NO.	ORIGINAL SIZE	SHEET NO.	REVISION
IRV2-C903	A3	19 of 20	A

	1 THE LAND AS IT IS	2 CIVIL WORKS COMPLETE	3 HOMES BUILT
	Nothing designed drawn; the LINZ parcel boundary as a line.	Roads, kerbs, services, lights, street trees and reserves; lots grassed and pegged. No homes.	Exemplar homes; planting and finishes are illustrative.
The whole subdivision The whole site from the north-west. Camera E 1,565,376.5 N 5,173,995.6, 198.6 m NZVD2016, bearing 135°, 49° field of view.			
From the north The middle of the block from the north. Camera E 1,565,642.8 N 5,173,929.1, 103.8 m NZVD2016, bearing 180°, 54° field of view.			
The entry Street level at the entry on Light Mood Road (extension), looking in. Camera E 1,565,597.0 N 5,173,763.1, 14.0 m NZVD2016, bearing 177°, 69° field of view.			

Each row is one camera rendered three times; only the works change. The civil-works ground on the lots is regraded for the picture only (drive, pool and flat-pad spots filled, flat lots smoothed, lots eased down within 3 m of each cul-de-sac head): it is a render, not the earthworks design, which is on C100 and C101.
Cycles renders of the concept model, not survey or engineering.

Sources: Renders: Lotscape Cycles renders of the concept model. Ground: Canterbury – Christchurch LiDAR 1 m DEM (2024–25, captured 10/12/2024–20/01/2025), Toitū Te Whenua LINZ / ECan / CCC, CC BY 4.0. Imagery: Christchurch 0.075 m Urban Aerial Photos (15/03/2025–16/03/2025), Toitū Te Whenua LINZ / ECan, CC BY 4.0. Parcels: LINZ NZ Property Boundaries, CC BY 4.0 (not survey). Layout: Lotscape concept, Option 2 (Connected loop street), 6/11/2026. NZTM2000 (EPSG:2193); levels NZVD2016 (m). CCC engineering drawings use Christchurch Drainage Datum (IDS 2.8.1): the offset is not applied here.

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REVISION	AMENDMENT	APPROVED	DATE
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Lotscape

DRAWN	DESIGNED	APPROVED
Lotscape	Concept study	NOT SIGNED
DRAWING VERIFIED	**DESIGN VERIFIED**	**APPROVED DATE**
NOT SIGNED	NOT SIGNED	NOT SIGNED
DATE PUBLISHED	**COORDINATE SYSTEM**	
6/11/2026	NZTM2000 (EPSG:2193) NZVD2016 levels	

PROJECT
IRVINES TRACK
HALSWELL, CHRISTCHURCH · OPTION 2: CONNECTED LOOP STREET

TITLE
One camera, three stages

DRAWING NO.	ORIGINAL SIZE	SHEET NO.	REVISION
IRV2-C905	A3	20 of 20	A