Irvines Track paddocks

Halswell, Christchurch

Option 1: Cul-de-sacs, a lot sooner

Three cul-de-sacs off Light Mood Road, each head stopped a lot sooner so the land past it becomes full sections on radial boundaries.

Options compared

Option	Lots	Lot areas m²	Road m	Reserve m²	Cut / fill m³
Option 1: Cul-de-sacs, a lot sooner	**39**	**439–1,491**	**579**	**3,612**	**3,403 / 5,223**
Option 2: Connected loop street	42	435–1,147	723	3,398	4,101 / 2,924
Option 3: Large lots on an avenue	25	707–1,607	492	4,432	3,509 / 3,273

BASIS

1. Zone and rules used: Residential New Neighbourhood, South East Halswell ODP (Appendix 8.10.19). District Plan 8.6.11 Table 8 (300 m², corner 400 m²); 8.6.11.b (15 hh/ha net, constrained areas exempt); 8.6.11.e (10 m road boundary, 14 m corner); 8.6.11.f (cul-de-sac 100 m, 150 m with a pedestrian link); Appendix 8.10.3 (16 m road, 25 m turning head); 14.12.2 (road setback 4 m, internal 1 m)
2. Ground: LINZ Christchurch LiDAR 1 m DEM (CC BY 4.0), imagery LINZ 0.075 m Urban Aerial Photos (CC BY 4.0). NZTM2000, NZVD2016.
3. Concept only. No survey, geotechnical, flooding, traffic or engineering assessment has been done. Homes are illustrative.

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IRV-1-001	Cover: Option 1, Cul-de-sacs, a lot sooner
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REVISION	AMENDMENT	APPROVED	DATE
P1	Concept plan set, Option 1: Cul-de-sacs, a lot sooner	—	3/11/26

Lotscape

DRAWN	DESIGNED	APPROVED
Lotscape	Concept study	—
DRAWING VERIFIED	**DESIGN VERIFIED**	**APPROVED DATE**
Not verified	Not verified	—
DATE PUBLISHED	**COORDINATE SYSTEM**	
3/11/2026	NZTM2000 (EPSG:2193) NZVD2016 levels	

PROJECT
IRVINES TRACK PADDOCKS
HALSWELL, CHRISTCHURCH · OPTION 1: CUL-DE-SACS, A LOT SOONER

TITLE
Cover: Option 1, Cul-de-sacs, a lot sooner

DRAWING NO.	ORIGINAL SIZE	SHEET NO.	REVISION
IRV-1-001	A3	1 of 6	P1



Imagery: Imagery: Christchurch 0.075m Urban Aerial Photos (2025), Toitū Te Whenua LINZ / Environment Canterbury (CC BY 4.0). Parcels: LINZ, CC BY 4.0. Layout: Lotscape concept.

THIS OPTION

1. Cul-de-sacs, a lot sooner: Three cul-de-sacs off Light Mood Road, each head stopped a lot sooner so the land past it becomes full sections on radial boundaries.
2. 39 lots, 439–1,491 m², median 570 m²
3. 579 m of new road, 3,612 m² of reserve
4. Net density 9.9 lots a hectare
5. Zone: Residential New Neighbourhood, South East Halswell ODP (Appendix 8.10.19)

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Lotscape

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PROJECT
IRVINES TRACK PADDOCKS
HALSWELL, CHRISTCHURCH · OPTION 1: CUL-DE-SACS, A LOT SOONER

TITLE
Subdivision layout: lots, areas, roads and easements, 1:1250

DRAWING NO.	ORIGINAL SIZE	SHEET NO.	REVISION
IRV-1-101	A3	2 of 6	P1

Irvines Track paddocks, Option 1: lot schedule

39 lots · 26,757 m² of lots · median 570 m² · Residential New Neighbourhood, South East Halswell ODP (Appendix 8.10.19). Road edge is the length along the road boundary. Check is against the rules on the cover.

Lot	Net area m²	Road edge m	Depth m	Build-able m²	FFL m	Home	Check
1	869	16.0	56.8	691	12.55	Compact Gable	Pass
2	837	16.0	54.8	664	12.60	Family Loft	Pass
3	806	16.0	52.8	636	12.70	Narrow Terrace	Pass
4	863	15.2	35.1	691	12.75	L Courtyard	Pass
5	999	13.1	45.1	834	12.75	Twin Pavilion	Pass
6	724	13.8	40.5	576	12.75	Family Loft	Pass
7	724	13.8	40.5	588	12.95	Compact Gable	Pass
8	1,081	13.1	47.5	914	13.05	Garden H	Pass
9	1,147	15.2	43.3	955	12.90	Twin Pavilion	Pass
10	642	16.0	40.1	486	12.55	Narrow Terrace	Pass
11	659	16.0	41.2	506	12.60	Family Loft	Pass
12	672	16.0	41.5	520	12.70	Compact Gable	Pass
13	845	19.8	40.1	669	12.80	L Courtyard	Pass
14	439	15.0	30.0	311	12.50	Narrow Terrace	Pass
15	468	15.0	32.0	336	12.50	Compact Gable	Pass
16	497	15.0	33.9	363	12.45	Family Loft	Pass
17	527	15.0	35.9	390	12.45	Narrow Terrace	Pass
18	556	15.0	37.8	414	12.50	Compact Gable	Pass
19	526	17.9	31.1	392	12.60	Family Loft	Pass
20	461	15.5	31.4	335	12.55	Narrow Terrace	Pass
21	464	15.5	31.6	338	12.45	Compact Gable	Pass
22	467	15.5	31.8	341	12.55	Family Loft	Pass
23	471	15.5	32.0	342	12.50	Narrow Terrace	Pass
24	474	15.5	32.2	346	12.35	Compact Gable	Pass
25	477	15.5	32.4	346	12.30	Narrow Terrace	Pass
26	580	11.3	29.5	444	12.80	Family Loft	Pass
27	910	11.3	39.8	728	12.55	Compact Gable	Pass
28	1,337	11.3	67.8	1,144	12.45	Garden H	Pass
29	1,089	11.3	53.1	914	12.40	Twin Pavilion	Pass
30	676	11.3	52.6	518	12.40	Compact Gable	Pass
31	570	13.6	28.3	425	12.30	Narrow Terrace	Pass
32	544	16.5	32.7	405	12.45	Family Loft	Pass
33	471	14.4	32.5	338	12.55	Compact Gable	Pass
34	469	14.4	32.3	338	12.60	Narrow Terrace	Pass
35	467	14.4	32.2	338	12.65	Family Loft	Pass
36	465	14.4	32.0	335	12.70	Compact Gable	Pass
37	526	19.5	28.9	377	12.75	Narrow Terrace	Pass
38	1,491	22.5	42.9	1,296	12.80	Garden H	Pass
39	468	33.7	17.8	281	—	Serviced pad	Pass

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P1	Concept plan set, Option 1: Cul-de-sacs, a lot sooner	—	3/11/26

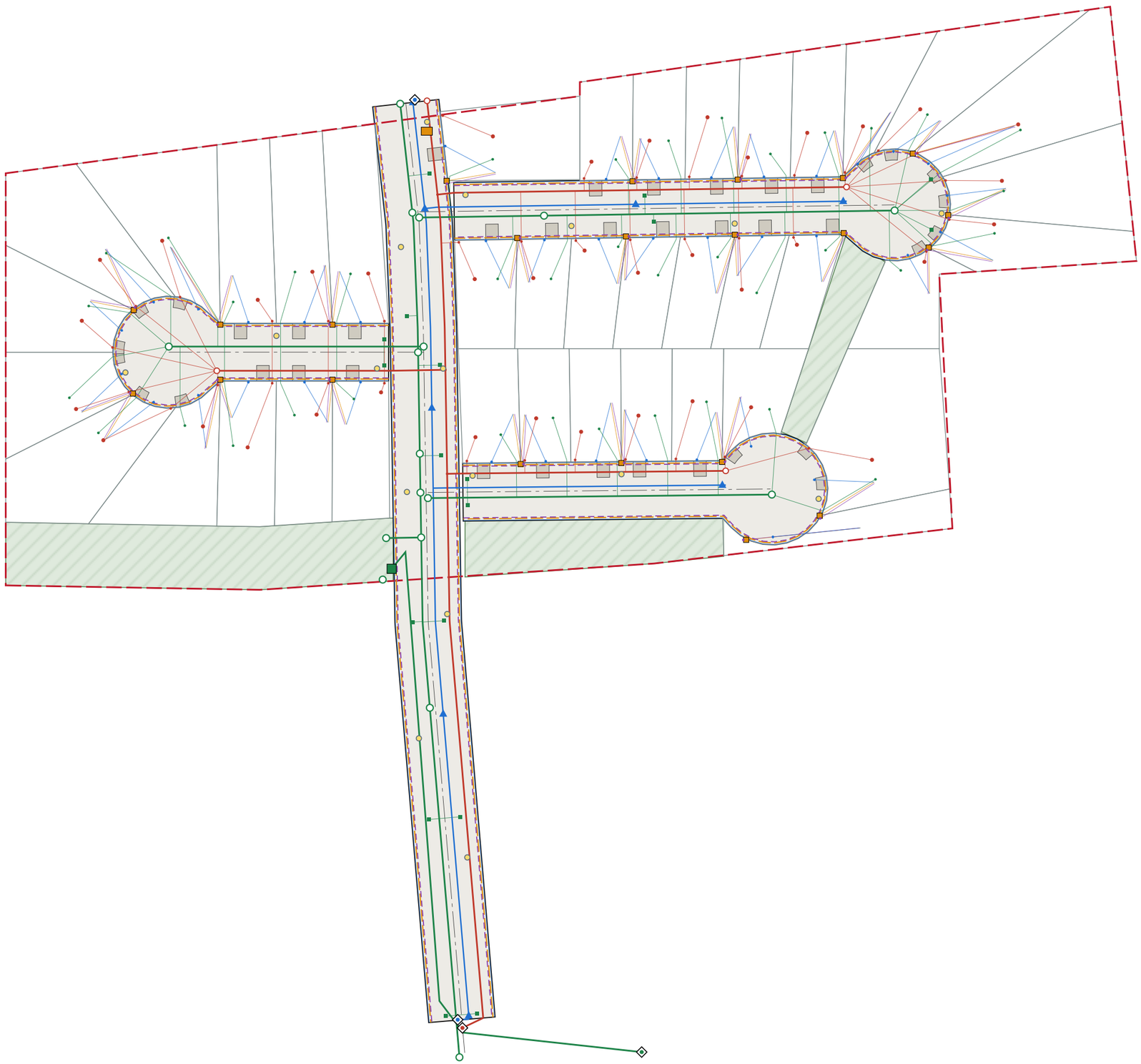
Lotscape

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PROJECT
IRVINES TRACK PADDOCKS
HALSWELL, CHRISTCHURCH · OPTION 1: CUL-DE-SACS, A LOT SOONER

TITLE
Lot schedule

DRAWING NO.	ORIGINAL SIZE	SHEET NO.	REVISION
IRV-1-102	A3	3 of 6	P1



0 25 50 m **1:1,250 (A3)**

LEGEND

- Wastewater (local pressure sewer), 530 m of main
- Stormwater, 786 m of main
- Water, 470 m of main
- Power, 1237 m of main
- Fibre, 1234 m of main
- Manhole (17)
- Sump (18)
- Hydrant (8)
- Streetlight (17)
- LV pillar box (22)
- Kiosk substation (1)
- Flushing point (4)
- Connection to the council network (4)

Concept alignments only. Sizes, depths and spacings are indicative and need design and approval by CCC, Orion and Enable. Locate all existing services before any work.

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PROJECT
IRVINES TRACK PADDOCKS
HALSWELL, CHRISTCHURCH · OPTION 1: CUL-DE-SACS, A LOT SOONER

TITLE
Concept services, 1:1250

DRAWING NO.	ORIGINAL SIZE	SHEET NO.	REVISION
IRV-1-201	A3	4 of 6	P1

Irvines Track paddocks, Option 1: street furniture and concept services

Quantities are from the concept layout, for comparing options. They are not a schedule of quantities.

Item	No.	Placed by
Manholes	17	Changes of direction, junctions, maximum spacing
Sumps	18	Low points, upstream of kerb returns, head
Hydrants	8	SNZ PAS 4509 spacing from every house
Streetlights	17	AS/NZS 1158 P category, IDS Part 11, clear of crossings
LV pillar boxes	22	On lot boundaries, clear of crossings
Fibre pits	22	Beside each pillar
Tobies	39	One a lot, at the boundary
Boundary kits	38	Local pressure sewer
Pump units	39	Local pressure sewer, beside the house
Flushing points	4	Far ends of the pressure mains
Network connections	4	Into recorded CCC mains

Main	Size	Material	Length m
Wastewater	OD110	PE100 SDR11 pressure main	269
Wastewater	OD90	PE100 SDR11 pressure main	261
Stormwater	DN375	RCRRJ class 4	273
Stormwater	DN300	RCRRJ class 4	208
Stormwater	DN225	PVC-U SN16	98
Stormwater	DN375	PVC-U SN16	10
Stormwater	OD160	PE100 SDR11 rising main	197
Water	DN150	PE100 SDR11	470
Power	3c	185 mm² Al XLPE LV cable in 100 mm duct	1,237
Fibre	2	× DN50 Enable fibre ducts	1,234

Basis: District Plan 8.6.11 Table 8 (300 m², corner 400 m²); 8.6.11.b (15 hh/ha net, constrained areas exempt); 8.6.11.e (10 m road boundary, 14 m corner); 8.6.11.f (cul-de-sac 100 m, 150 m with a pedestrian link); Appendix 8.10.3 (16 m road, 25 m turning head); 14.12.2 (road setback 4 m, internal 1 m). Wastewater: local pressure.

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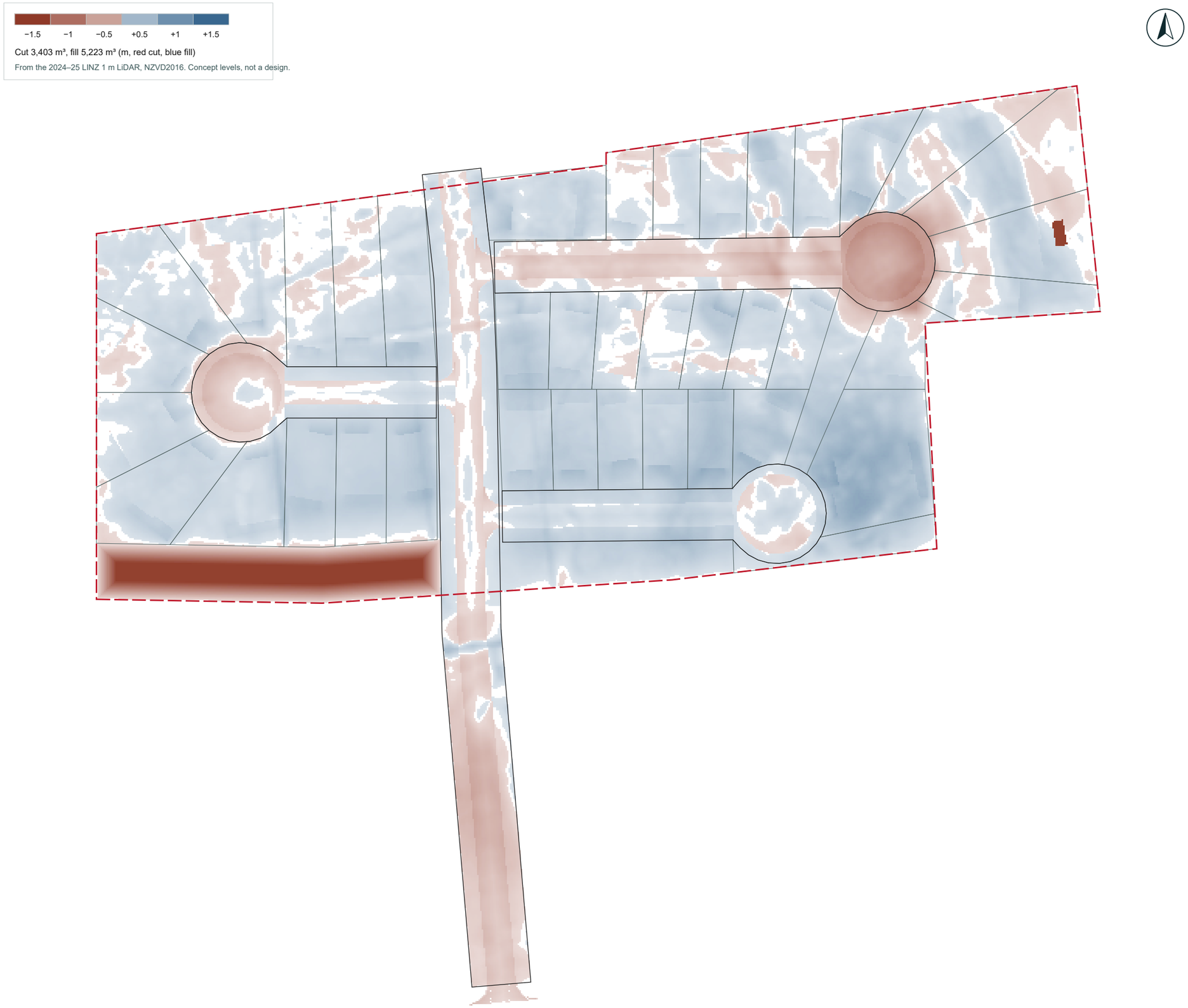
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PROJECT
IRVINES TRACK PADDOCKS
HALSWELL, CHRISTCHURCH · OPTION 1: CUL-DE-SACS, A LOT SOONER

TITLE
Street furniture and services schedule

DRAWING NO.	ORIGINAL SIZE	SHEET NO.	REVISION
IRV-1-202	A3	5 of 6	P1



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HALSWELL, CHRISTCHURCH · OPTION 1: CUL-DE-SACS, A LOT SOONER

TITLE
Earthworks: design surface less existing ground, 1:1250

DRAWING NO.	ORIGINAL SIZE	SHEET NO.	REVISION
IRV-1-301	A3	6 of 6	P1