Irvines Track paddocks

Halswell, Christchurch

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.

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	3,441 / 4,625
Option 2: Connected loop street	**42**	**435–1,147**	**723**	**3,398**	**4,033 / 3,373**
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.

Sheet index

Drawing	Title
IRV-2-001	Cover: Option 2, Connected loop street
IRV-2-101	Subdivision layout: lots, areas, roads and easements, 1:1250
IRV-2-102	Lot schedule
IRV-2-201	Concept services, 1:1250
IRV-2-202	Street furniture and services schedule
IRV-2-301	Earthworks: design surface less existing ground, 1:1250

CONCEPT ONLY · NOT A SURVEY, RESOURCE CONSENT OR ENGINEERING DESIGN · BOUNDARIES, AREAS, LEVELS AND SERVICES ARE INDICATIVE · SERVICE ALIGNMENTS ARE CONCEPT ALIGNMENTS, NOT AS-BUILT

REVISION	AMENDMENT	APPROVED	DATE
P1	Concept plan set, Option 2: Connected loop street	—	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 2: CONNECTED LOOP STREET

TITLE
Cover: Option 2, Connected loop street

DRAWING NO.	ORIGINAL SIZE	SHEET NO.	REVISION
IRV-2-001	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. 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.
2. 42 lots, 435–1,147 m², median 519 m²
3. 723 m of new road, 3,398 m² of reserve
4. Net density 10.7 lots a hectare
5. Zone: Residential New Neighbourhood, South East Halswell ODP (Appendix 8.10.19)

CONCEPT ONLY · NOT A SURVEY, RESOURCE CONSENT OR ENGINEERING DESIGN · BOUNDARIES, AREAS, LEVELS AND SERVICES ARE INDICATIVE · SERVICE ALIGNMENTS ARE CONCEPT ALIGNMENTS, NOT AS-BUILT

REVISION	AMENDMENT	APPROVED	DATE
P1	Concept plan set, Option 2: Connected loop street	—	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 2: CONNECTED LOOP STREET

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

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

Irvines Track paddocks, Option 2: lot schedule

42 lots · 25,024 m² of lots · median 519 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	789	14.5	56.8	619	12.55	Compact Gable	Pass
2	589	11.2	55.0	438	12.60	Narrow Terrace	Pass
3	574	11.2	53.6	425	12.65	Narrow Terrace	Pass
4	559	11.2	52.2	413	12.70	Narrow Terrace	Pass
5	863	15.2	35.1	691	12.75	Family Loft	Pass
6	999	13.1	45.1	834	12.75	L Courtyard	Pass
7	724	13.8	40.5	576	12.75	Compact Gable	Pass
8	724	13.8	40.5	588	12.95	Family Loft	Pass
9	1,081	13.1	47.5	914	13.05	Garden H	Pass
10	1,147	15.2	43.3	955	12.90	Twin Pavilion	Pass
11	582	14.5	40.0	435	12.55	Family Loft	Pass
12	457	11.2	40.8	327	12.60	Narrow Terrace	Pass
13	466	11.2	41.5	341	12.65	Narrow Terrace	Pass
14	469	11.2	41.5	337	12.70	Narrow Terrace	Pass
15	826	19.6	40.1	654	12.80	L Courtyard	Pass
16	435	14.8	29.6	305	12.50	Family Loft	Pass
17	463	14.8	31.5	335	12.50	Compact Gable	Pass
18	491	14.8	33.4	359	12.45	Narrow Terrace	Pass
19	518	14.8	35.3	384	12.45	Family Loft	Pass
20	546	14.8	37.2	407	12.55	Compact Gable	Pass
21	574	14.8	39.0	431	12.55	Narrow Terrace	Pass
22	565	14.8	37.7	422	12.55	Family Loft	Pass
23	571	17.8	32.4	434	12.60	Compact Gable	Pass
24	461	14.3	32.7	337	12.55	Narrow Terrace	Pass
25	466	14.3	33.0	341	12.45	Family Loft	Pass
26	470	14.3	33.3	347	12.60	Compact Gable	Pass
27	474	14.3	33.6	349	12.50	Narrow Terrace	Pass
28	479	14.3	33.9	350	12.35	Compact Gable	Pass
29	483	14.3	34.2	352	12.30	Compact Gable	Pass
30	610	17.8	34.6	458	12.20	Family Loft	Pass
31	519	38.6	25.4	352	12.30	Narrow Terrace	Pass
32	458	14.8	31.8	331	12.50	Compact Gable	Pass
33	458	14.8	31.8	332	12.45	Compact Gable	Pass
34	458	14.8	31.8	333	12.35	Narrow Terrace	Pass
35	458	14.8	31.8	332	12.45	Compact Gable	Pass
36	458	14.8	31.8	333	12.40	Narrow Terrace	Pass
37	458	14.8	31.8	333	12.40	Compact Gable	Pass
38	507	18.5	31.8	370	12.40	Family Loft	Pass
39	606	21.4	26.2	451	12.55	Family Loft	Pass
40	988	21.4	44.9	805	12.60	Garden H	Pass
41	727	21.4	34.3	562	12.35	Compact Gable	Pass
42	477	25.6	16.7	288	12.40	Serviced pad	Pass

CONCEPT ONLY · NOT A SURVEY, RESOURCE CONSENT OR ENGINEERING DESIGN · BOUNDARIES, AREAS, LEVELS AND SERVICES ARE INDICATIVE · SERVICE ALIGNMENTS ARE CONCEPT ALIGNMENTS, NOT AS-BUILT

REVISION	AMENDMENT	APPROVED	DATE
P1	Concept plan set, Option 2: Connected loop street	—	3/11/26

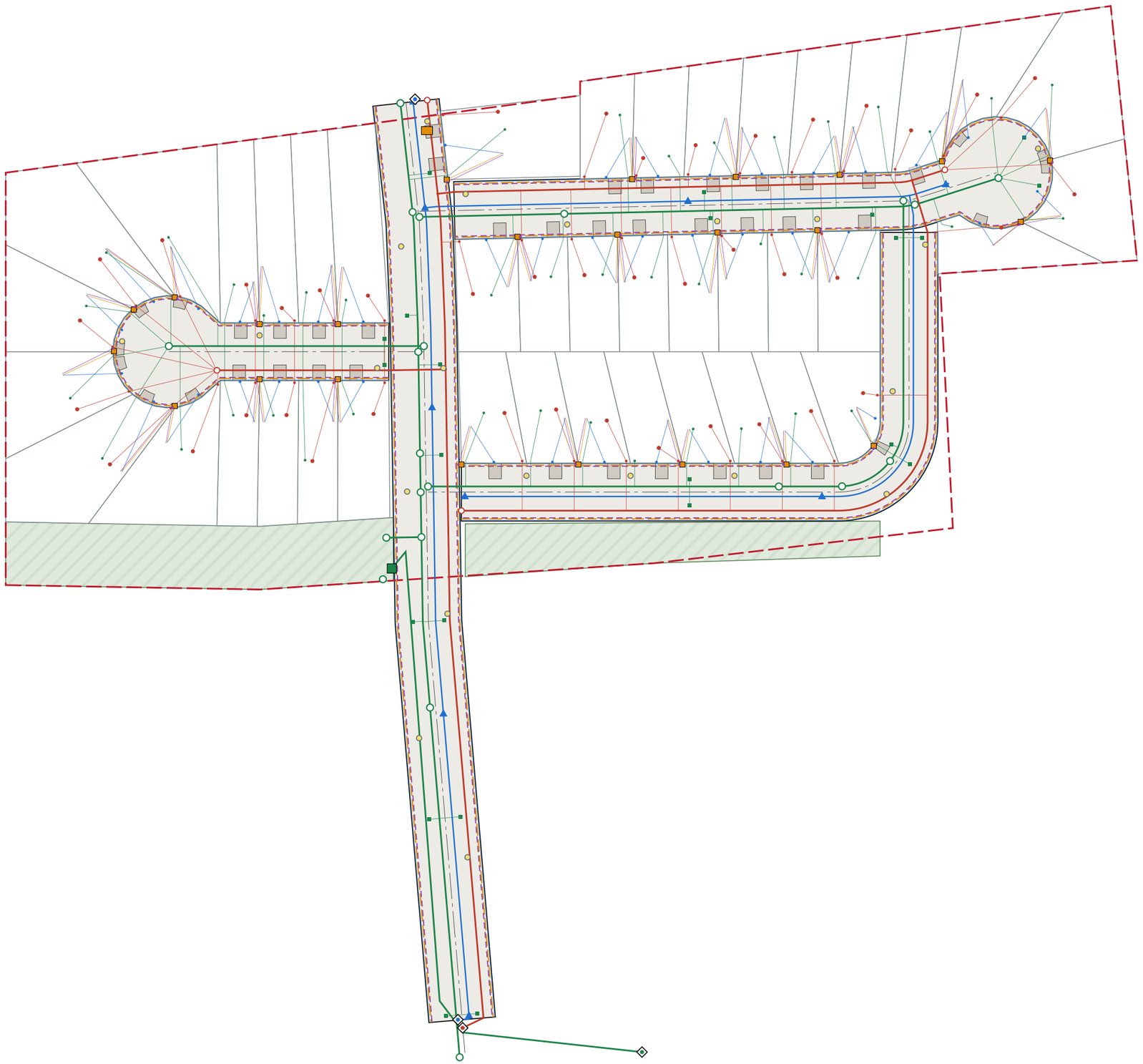
Lotscape

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 2: CONNECTED LOOP STREET

TITLE
Lot schedule

DRAWING NO.	ORIGINAL SIZE	SHEET NO.	REVISION
IRV-2-102	A3	3 of 6	P1



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

LEGEND

- Wastewater (local pressure sewer), 696 m of main
- Stormwater, 928 m of main
- Water, 622 m of main
- Power, 1454 m of main
- Fibre, 1452 m of main
- Manhole (21)
- Sump (23)
- Hydrant (9)
- Streetlight (21)
- LV pillar box (24)
- 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.

CONCEPT ONLY · NOT A SURVEY, RESOURCE CONSENT OR ENGINEERING DESIGN · BOUNDARIES, AREAS, LEVELS AND SERVICES ARE INDICATIVE · SERVICE ALIGNMENTS ARE CONCEPT ALIGNMENTS, NOT AS-BUILT

REVISION	AMENDMENT	APPROVED	DATE
P1	Concept plan set, Option 2: Connected loop street	—	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 2: CONNECTED LOOP STREET

TITLE
Concept services, 1:1250

DRAWING NO.	ORIGINAL SIZE	SHEET NO.	REVISION
IRV-2-201	A3	4 of 6	P1

Irvines Track paddocks, Option 2: 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	21	Changes of direction, junctions, maximum spacing
Sumps	23	Low points, upstream of kerb returns, head
Hydrants	9	SNZ PAS 4509 spacing from every house
Streetlights	21	AS/NZS 1158 P category, IDS Part 11, clear of crossings
LV pillar boxes	24	On lot boundaries, clear of crossings
Fibre pits	24	Beside each pillar
Tobies	42	One a lot, at the boundary
Boundary kits	42	Local pressure sewer
Pump units	43	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	414
Wastewater	OD90	PE100 SDR11 pressure main	282
Stormwater	DN375	RCRRJ class 4	439
Stormwater	DN300	RCRRJ class 4	73
Stormwater	DN225	PVC-U SN16	209
Stormwater	DN375	PVC-U SN16	10
Stormwater	OD160	PE100 SDR11 rising main	197
Water	DN150	PE100 SDR11	622
Power	3c	185 mm² Al XLPE LV cable in 100 mm duct	1,454
Fibre	2	× DN50 Enable fibre ducts	1,452

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.

CONCEPT ONLY · NOT A SURVEY, RESOURCE CONSENT OR ENGINEERING DESIGN · BOUNDARIES, AREAS, LEVELS AND SERVICES ARE INDICATIVE · SERVICE ALIGNMENTS ARE CONCEPT ALIGNMENTS, NOT AS-BUILT

REVISION	AMENDMENT	APPROVED	DATE
P1	Concept plan set, Option 2: Connected loop street	—	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 2: CONNECTED LOOP STREET

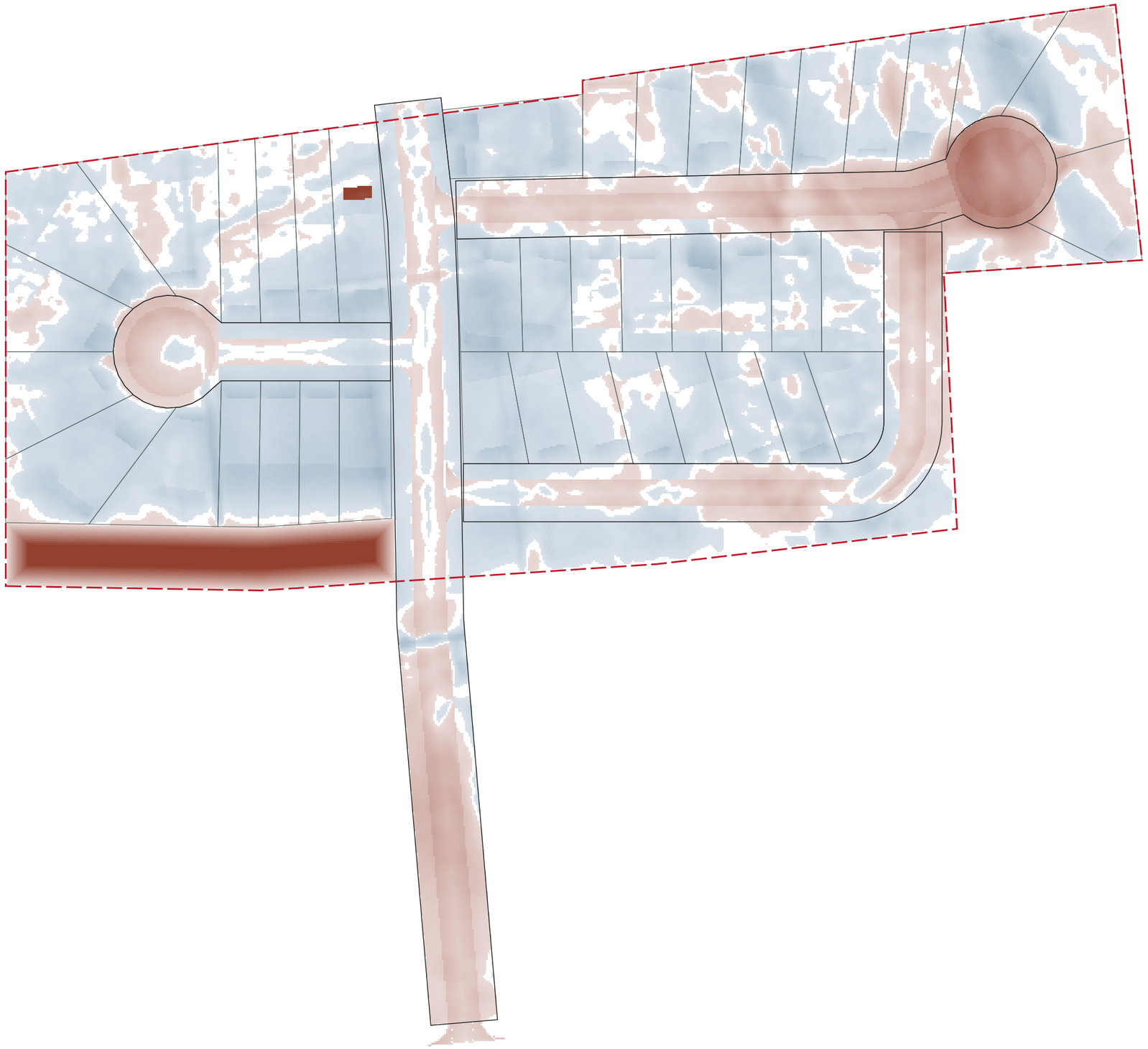
TITLE
Street furniture and services schedule

DRAWING NO.	ORIGINAL SIZE	SHEET NO.	REVISION
IRV-2-202	A3	5 of 6	P1

−1.5 −1 −0.5 +0.5 +1 +1.5

Cut 4,033 m³, fill 3,373 m³ (m, red cut, blue fill)

From the 2024–25 LINZ 1 m LiDAR, NZVD2016. Concept levels, not a design.



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

CONCEPT ONLY · NOT A SURVEY, RESOURCE CONSENT OR ENGINEERING DESIGN · BOUNDARIES, AREAS, LEVELS AND SERVICES ARE INDICATIVE · SERVICE ALIGNMENTS ARE CONCEPT ALIGNMENTS, NOT AS-BUILT

REVISION	AMENDMENT	APPROVED	DATE
P1	Concept plan set, Option 2: Connected loop street	—	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 2: CONNECTED LOOP STREET

TITLE

Earthworks: design surface less existing ground, 1:1250

DRAWING NO.	ORIGINAL SIZE	SHEET NO.	REVISION
IRV-2-301	A3	6 of 6	P1