Irvines Track paddocks

Halswell, Christchurch

Option 3: Large lots on an avenue

One avenue through the east paddock with deep gardens either side and a court in the west. The fewest lots, the largest sections.

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	4,101 / 2,924
Option 3: Large lots on an avenue	**25**	**707–1,607**	**492**	**4,432**	**3,578 / 3,789**

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-3-001	Cover: Option 3, Large lots on an avenue
IRV-3-101	Subdivision layout: lots, areas, roads and easements, 1:1250
IRV-3-102	Lot schedule
IRV-3-201	Concept services, 1:1250
IRV-3-202	Street furniture and services schedule
IRV-3-301	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 3: Large lots on an avenue	—	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 3: LARGE LOTS ON AN AVENUE

TITLE
Cover: Option 3, Large lots on an avenue

DRAWING NO.	ORIGINAL SIZE	SHEET NO.	REVISION
IRV-3-001	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. Large lots on an avenue: One avenue through the east paddock with deep gardens either side and a court in the west. The fewest lots, the largest sections.
2. 25 lots, 707–1,607 m², median 1,109 m²
3. 492 m of new road, 4,432 m² of reserve
4. Net density 6.3 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 3: Large lots on an avenue	—	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 3: LARGE LOTS ON AN AVENUE

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

DRAWING NO.	ORIGINAL SIZE	SHEET NO.	REVISION
IRV-3-101	A3	2 of 6	P1

Irvines Track paddocks, Option 3: lot schedule

25 lots · 27,596 m² of lots · median 1,109 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	1,291	24.0	56.8	1,078	12.55	Garden H	Pass
2	1,220	24.0	53.8	1,012	12.80	Twin Pavilion	Pass
3	1,065	18.3	36.8	867	12.75	L Courtyard	Pass
4	1,138	15.9	52.0	964	12.75	Garden H	Pass
5	765	15.9	32.5	617	12.85	Family Loft	Pass
6	1,179	15.9	54.1	1,002	12.95	Twin Pavilion	Pass
7	1,390	18.3	45.4	1,173	12.90	Garden H	Pass
8	969	24.0	40.7	777	12.55	L Courtyard	Pass
9	1,004	24.0	41.5	811	12.65	Compact Gable	Pass
10	961	19.8	40.1	781	12.80	Narrow Terrace	Pass
11	816	20.9	42.8	644	12.45	Family Loft	Pass
12	971	20.9	50.1	783	12.40	Twin Pavilion	Pass
13	1,052	20.9	51.8	853	12.55	Garden H	Pass
14	991	20.9	48.4	798	12.40	Compact Gable	Pass
15	1,607	22.8	74.7	1,342	12.55	L Courtyard	Pass
16	1,309	19.8	70.2	1,081	12.50	Twin Pavilion	Pass
17	1,212	19.8	65.3	997	12.55	Family Loft	Pass
18	1,123	19.8	61.1	916	12.50	Narrow Terrace	Pass
19	1,109	19.8	58.7	901	12.50	Twin Pavilion	Pass
20	1,192	19.8	62.7	974	12.20	Compact Gable	Pass
21	707	15.4	32.0	549	12.80	Family Loft	Pass
22	1,527	15.4	53.1	1,313	12.60	Garden H	Pass
23	1,378	15.4	58.3	1,176	12.40	L Courtyard	Pass
24	750	19.3	44.5	577	12.45	Compact Gable	Pass
25	869	10.3	63.8	690	12.20	Narrow Terrace	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 3: Large lots on an avenue	—	3/11/26

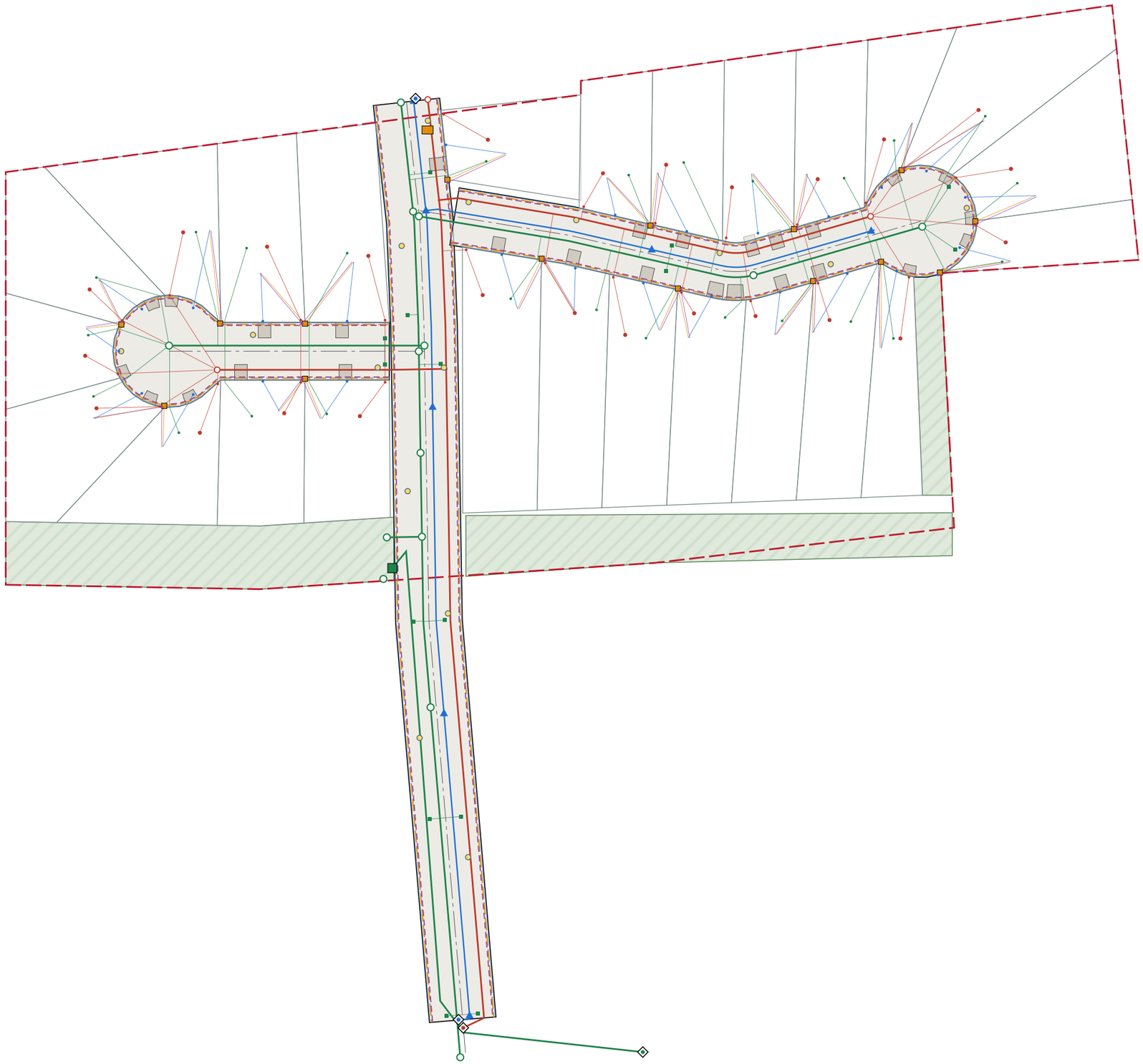
Lotscape

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 3: LARGE LOTS ON AN AVENUE

TITLE
Lot schedule

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



LEGEND

- Wastewater (local pressure sewer), 460 m of main
- Stormwater, 699 m of main
- Water, 397 m of main
- Power, 1029 m of main
- Fibre, 1027 m of main
- Manhole (14)
- Sump (15)
- Hydrant (7)
- Streetlight (15)
- LV pillar box (15)
- Kiosk substation (1)
- Flushing point (3)
- 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.

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 3: Large lots on an avenue	—	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 3: LARGE LOTS ON AN AVENUE

TITLE
Concept services, 1:1250

DRAWING NO.	ORIGINAL SIZE	SHEET NO.	REVISION
IRV-3-201	A3	4 of 6	P1

Irvines Track paddocks, Option 3: 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	14	Changes of direction, junctions, maximum spacing
Sumps	15	Low points, upstream of kerb returns, head
Hydrants	7	SNZ PAS 4509 spacing from every house
Streetlights	15	AS/NZS 1158 P category, IDS Part 11, clear of crossings
LV pillar boxes	15	On lot boundaries, clear of crossings
Fibre pits	15	Beside each pillar
Tobies	25	One a lot, at the boundary
Boundary kits	25	Local pressure sewer
Pump units	26	Local pressure sewer, beside the house
Flushing points	3	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	191
Stormwater	DN375	RCRRJ class 4	273
Stormwater	DN225	PVC-U SN16	73
Stormwater	DN300	RCRRJ class 4	147
Stormwater	DN375	PVC-U SN16	10
Stormwater	OD160	PE100 SDR11 rising main	197
Water	DN150	PE100 SDR11	397
Power	3c	185 mm² Al XLPE LV cable in 100 mm duct	1,029
Fibre	2	× DN50 Enable fibre ducts	1,027

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 3: Large lots on an avenue	—	3/11/26

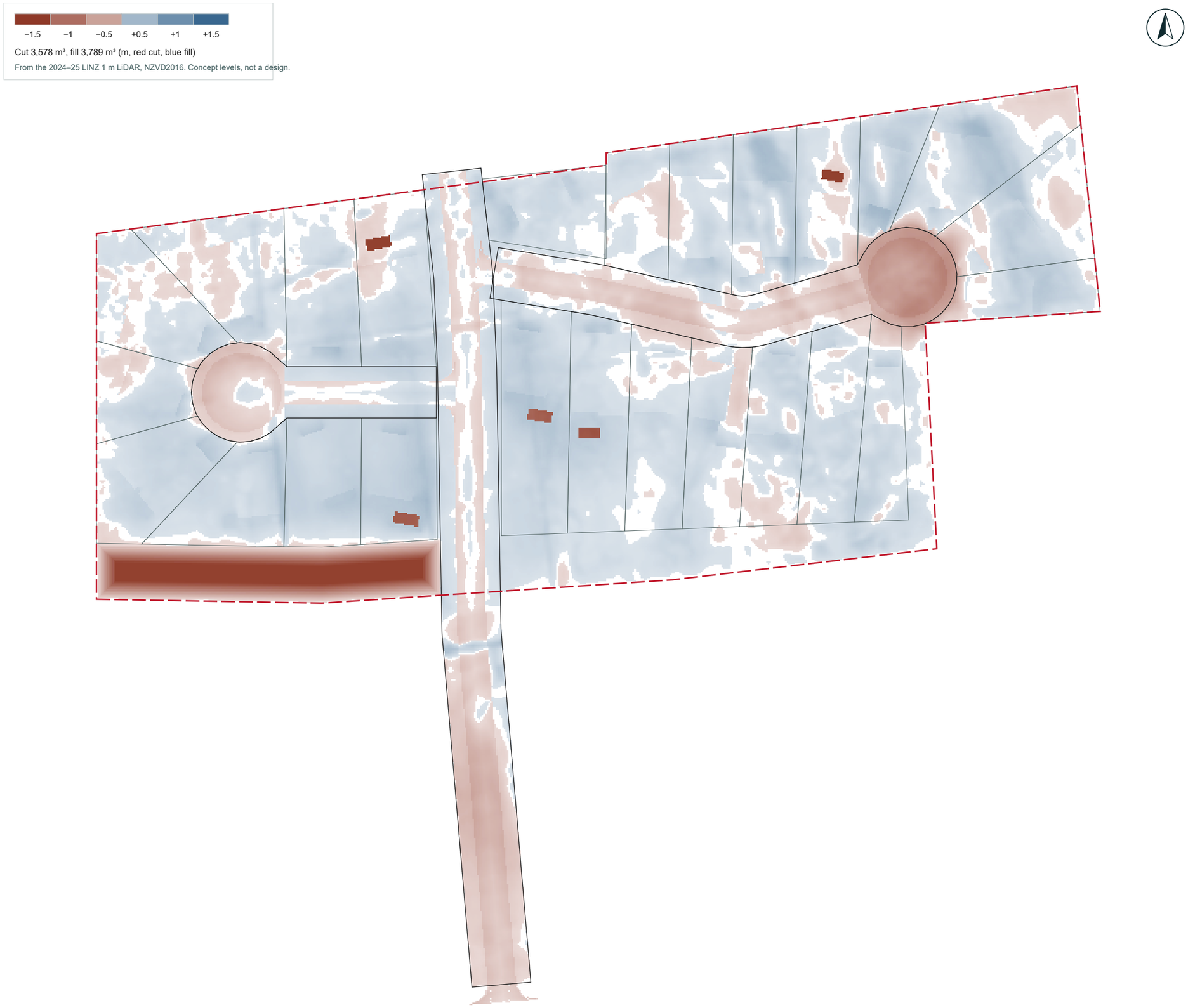
Lotscape

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 3: LARGE LOTS ON AN AVENUE

TITLE
Street furniture and services schedule

DRAWING NO.	ORIGINAL SIZE	SHEET NO.	REVISION
IRV-3-202	A3	5 of 6	P1



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 3: Large lots on an avenue	—	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 3: LARGE LOTS ON AN AVENUE

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

DRAWING NO.	ORIGINAL SIZE	SHEET NO.	REVISION
IRV-3-301	A3	6 of 6	P1