Kennedys Bush Road block

Halswell, Christchurch (by Halswell Quarry Park)

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

Piopio Lane carried into the block with each cul-de-sac started a lot sooner, so the lots round each head are full sections. The reserve stays in the south, which departs from the ODP stormwater area.

Options compared

Option	Lots	Lot areas m²	Road m	Reserve m²	Cut / fill m³
Option 1: Cul-de-sacs, a lot sooner	**33**	**321–870**	**335**	**5,322**	**8,122 / 3,078**
Option 2: ODP green corridor	26	326–700	565	8,578	4,028 / 3,333
Option 3: The crescent	26	519–1,538	345	3,368	3,133 / 3,037

BASIS

1. Zone and rules used: Residential New Neighbourhood, South Halswell ODP (Appendix 8.10.20). 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
KBR-1-001	Cover: Option 1, Cul-de-sacs, a lot sooner
KBR-1-101	Subdivision layout: lots, areas, roads and easements, 1:1000
KBR-1-102	Lot schedule
KBR-1-201	Concept services, 1:1000
KBR-1-202	Street furniture and services schedule
KBR-1-301	Earthworks: design surface less existing ground, 1:1000

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 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
KENNEDYS BUSH ROAD BLOCK
HALSWELL, CHRISTCHURCH (BY HALSWELL QUARRY PARK) · 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
KBR-1-001	A3	1 of 6	P1



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

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Lotscape	Concept study	—
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PROJECT
KENNEDYS BUSH ROAD BLOCK
HALSWELL, CHRISTCHURCH (BY HALSWELL QUARRY PARK) · OPTION 1: CUL-DE-SACS, A LOT SOONER

TITLE
Subdivision layout: lots, areas, roads and easements, 1:1000

Lotscape

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

Kennedys Bush Road block, Option 1: lot schedule

33 lots · 17,286 m² of lots · median 519 m² · Residential New Neighbourhood, South Halswell ODP (Appendix 8.10.20). 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	393	11.7	31.0	281	12.50	Narrow Terrace	Pass
2	393	11.7	31.0	280	12.45	Compact Gable	Pass
3	393	11.7	31.0	280	12.40	Narrow Terrace	Pass
4	676	20.9	26.2	503	12.35	Compact Gable	Pass
5	547	20.9	33.5	390	12.30	Serviced pad	Pass
6	418	20.9	22.0	282	12.30	Serviced pad	Pass
7	696	20.9	35.7	521	12.35	Family Loft	Pass
8	532	19.0	30.7	390	12.50	Narrow Terrace	Pass
9	618	19.0	35.2	466	12.40	Compact Gable	Pass
10	466	17.0	27.8	337	12.35	Narrow Terrace	Pass
11	421	14.8	28.8	301	12.40	Family Loft	Pass
12	436	14.8	29.8	314	12.45	Family Loft	Pass
13	451	14.8	30.8	326	12.55	Narrow Terrace	Pass
14	466	14.8	31.8	339	12.60	Compact Gable	Pass
15	611	16.7	27.8	460	12.65	Narrow Terrace	Pass
16	870	16.7	33.5	702	12.70	L Courtyard	Pass
17	733	16.7	41.0	572	12.70	Family Loft	Pass
18	391	16.7	19.3	265	12.70	Serviced pad	Pass
19	519	16.7	32.1	377	12.65	Serviced pad	Pass
20	628	17.0	36.8	479	12.35	Compact Gable	Pass
21	546	14.8	36.8	408	12.40	Narrow Terrace	Pass
22	546	14.8	36.8	408	12.45	Family Loft	Pass
23	546	14.8	36.8	408	12.80	Compact Gable	Pass
24	546	14.8	36.8	409	12.60	Narrow Terrace	Pass
25	321	29.0	21.4	172	—	Serviced pad	Pass
26	718	29.0	32.1	534	12.35	Family Loft	Pass
27	434	12.7	24.9	310	—	Serviced pad	Pass
28	614	12.7	30.0	463	12.60	Narrow Terrace	Pass
29	580	12.7	51.0	428	12.55	Narrow Terrace	Pass
30	494	38.0	30.9	278	12.30	Serviced pad	Pass
31	441	12.6	35.0	320	12.15	Compact Gable	Pass
32	421	12.6	30.9	304	12.25	Compact Gable	Pass
33	421	12.6	30.7	303	12.30	Narrow Terrace	Pass

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

Lotscape

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Lotscape	Concept study	—
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PROJECT
KENNEDYS BUSH ROAD BLOCK
HALSWELL, CHRISTCHURCH (BY HALSWELL QUARRY PARK) · OPTION 1: CUL-DE-SACS, A LOT SOONER

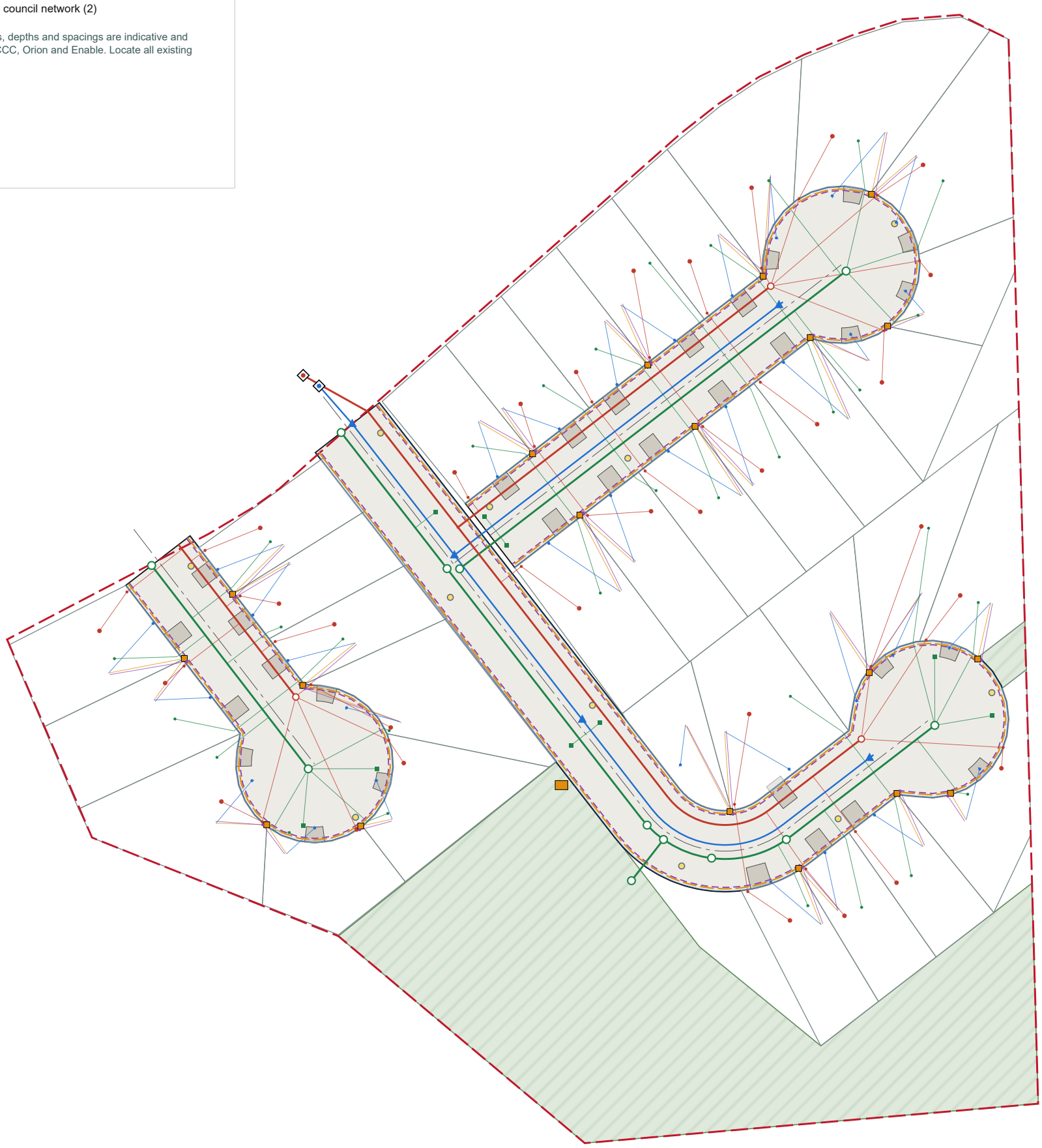
TITLE
Lot schedule

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

LEGEND

- Wastewater (local pressure sewer), 280 m of main
- Stormwater, 332 m of main
- Water, 246 m of main
- Power, 780 m of main
- Fibre, 777 m of main
- Manhole (12)
- Sump (9)
- Hydrant (5)
- Streetlight (11)
- LV pillar box (19)
- Kiosk substation (1)
- Flushing point (3)
- Connection to the council network (2)

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 **1:1,000 (A3)**

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PROJECT
KENNEDYS BUSH ROAD BLOCK
HALSWELL, CHRISTCHURCH (BY HALSWELL QUARRY PARK) · OPTION 1: CUL-DE-SACS, A LOT SOONER

TITLE
Concept services, 1:1000

Lotscape

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

Kennedys Bush Road block, 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	12	Changes of direction, junctions, maximum spacing
Sumps	9	Low points, upstream of kerb returns, head
Hydrants	5	SNZ PAS 4509 spacing from every house
Streetlights	11	AS/NZS 1158 P category, IDS Part 11, clear of crossings
LV pillar boxes	19	On lot boundaries, clear of crossings
Fibre pits	19	Beside each pillar
Tobies	33	One a lot, at the boundary
Boundary kits	31	Local pressure sewer
Pump units	31	Local pressure sewer, beside the house
Flushing points	3	Far ends of the pressure mains
Network connections	2	Into recorded CCC mains

Main	Size	Material	Length m
Wastewater	OD110	PE100 SDR11 pressure main	161
Wastewater	OD90	PE100 SDR11 pressure main	119
Stormwater	DN375	RCRRJ class 4	170
Stormwater	DN225	PVC-U SN16	52
Stormwater	DN300	RCRRJ class 4	99
Stormwater	DN375	PVC-U SN16	11
Water	DN150	PE100 SDR11	246
Power	3c	185 mm² Al XLPE LV cable in 100 mm duct	780
Fibre	2	× DN50 Enable fibre ducts	777

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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Lotscape

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Lotscape	Concept study	—
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PROJECT
KENNEDYS BUSH ROAD BLOCK
HALSWELL, CHRISTCHURCH (BY HALSWELL QUARRY PARK) · OPTION 1: CUL-DE-SACS, A LOT SOONER

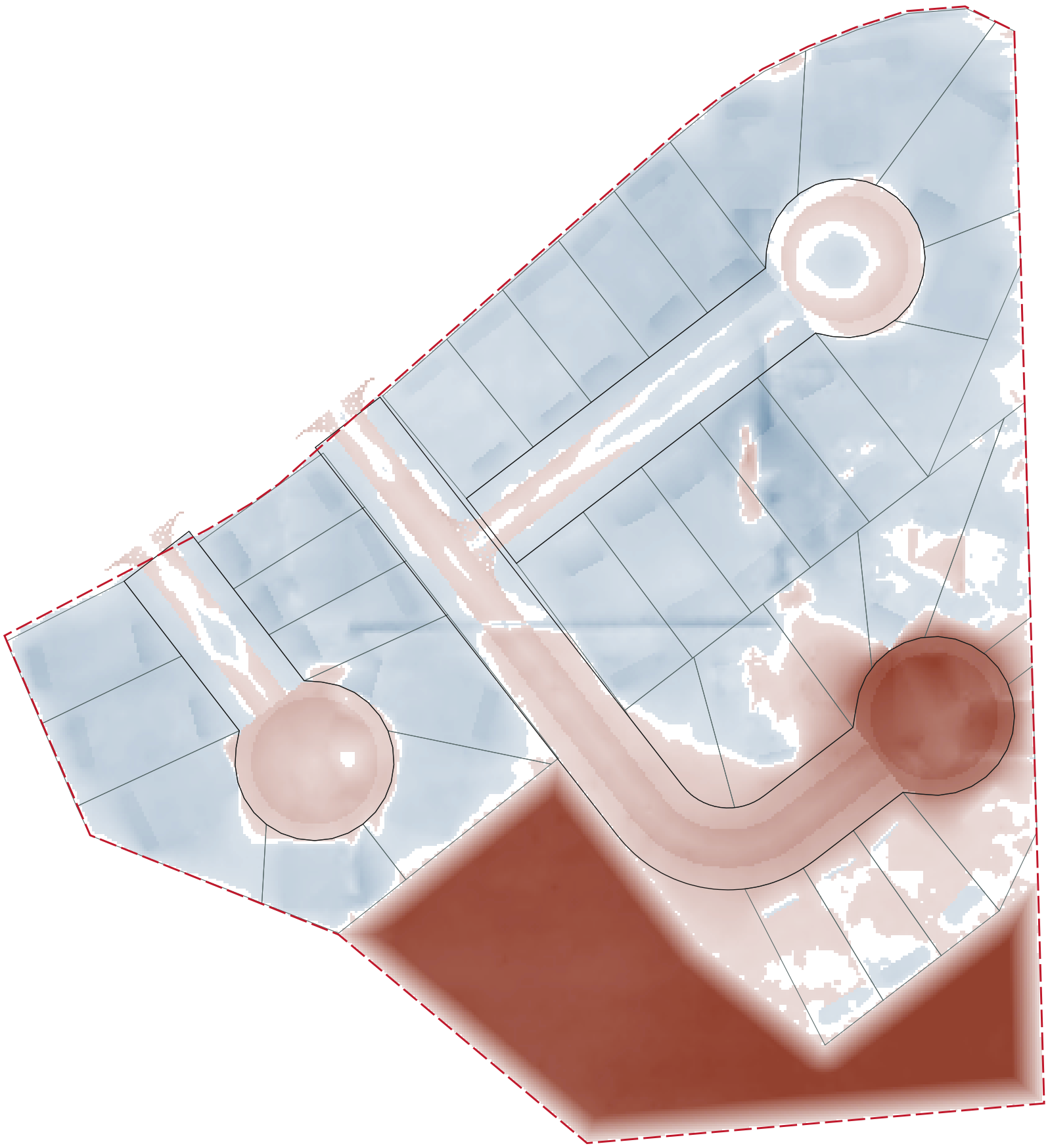
TITLE
Street furniture and services schedule

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

−1.5 −1 −0.5 +0.5 +1 +1.5

Cut 8,122 m³, fill 3,078 m³ (m, red cut, blue fill)

From the 2020–21 LINZ 1 m LiDAR, NZVD2016. Concept levels, not a design.



0 25 50 m **1:1,000 (A3)**

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PROJECT
KENNEDYS BUSH ROAD BLOCK
HALSWELL, CHRISTCHURCH (BY HALSWELL QUARRY PARK) · OPTION 1: CUL-DE-SACS, A LOT SOONER

TITLE
Earthworks: design surface less existing ground, 1:1000

Lotscape

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