Kennedys Bush Road block

Halswell, Christchurch (by Halswell Quarry Park)

Option 2: ODP green corridor

The stormwater land the Outline Development Plan maps along Comer Street and the west side becomes the reserve, a street faces it, and one connected loop serves the block.

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	8,155 / 2,838
Option 2: ODP green corridor	**26**	**326–700**	**565**	**8,578**	**3,998 / 4,092**
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.

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KBR-2-001	Cover: Option 2, ODP green corridor
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KBR-2-202	Street furniture and services schedule
KBR-2-301	Earthworks: design surface less existing ground, 1:1000

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REVISION	AMENDMENT	APPROVED	DATE
P1	Concept plan set, Option 2: ODP green corridor	—	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 2: ODP GREEN CORRIDOR

TITLE
Cover: Option 2, ODP green corridor

DRAWING NO.	ORIGINAL SIZE	SHEET NO.	REVISION
KBR-2-001	A3	1 of 6	P1



REVISION	AMENDMENT	APPROVED	DATE
P1	Concept plan set, Option 2: ODP green corridor	—	3/11/26

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

PROJECT
KENNEDYS BUSH ROAD BLOCK
HALSWELL, CHRISTCHURCH (BY HALSWELL QUARRY PARK) · OPTION 2: ODP GREEN CORRIDOR

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

Lotscape

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

Kennedys Bush Road block, Option 2: lot schedule

26 lots · 12,553 m² of lots · median 460 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	553	17.7	33.7	410	12.45	Narrow Terrace	Pass
2	443	14.2	33.7	316	12.45	Compact Gable	Pass
3	443	14.2	33.7	316	12.45	Narrow Terrace	Pass
4	443	14.2	33.7	315	12.45	Narrow Terrace	Pass
5	443	14.2	33.7	314	12.45	Narrow Terrace	Pass
6	443	14.2	33.8	312	12.50	Narrow Terrace	Pass
7	443	14.2	33.8	311	12.50	Narrow Terrace	Pass
8	443	14.2	33.8	310	13.05	Narrow Terrace	Pass
9	443	14.2	33.8	308	12.50	Narrow Terrace	Pass
10	443	14.2	33.8	307	12.50	Narrow Terrace	Pass
11	487	15.6	33.8	343	12.50	Narrow Terrace	Pass
12	326	34.5	19.3	181	—	Serviced pad	Pass
13	521	15.7	35.4	384	12.25	Family Loft	Pass
14	523	15.7	33.7	386	12.35	Compact Gable	Pass
15	520	15.7	33.7	383	12.40	Family Loft	Pass
16	523	15.7	33.7	386	12.45	Family Loft	Pass
17	521	15.7	33.7	385	12.55	Compact Gable	Pass
18	542	15.7	33.7	404	12.60	Compact Gable	Pass
19	700	53.4	27.2	527	12.70	Serviced pad	Pass
20	529	15.9	33.8	392	12.30	Family Loft	Pass
21	460	13.8	33.8	334	12.35	Compact Gable	Pass
22	460	13.8	33.8	333	12.40	Compact Gable	Pass
23	460	13.8	33.8	333	12.50	Compact Gable	Pass
24	460	13.8	33.8	333	12.55	Narrow Terrace	Pass
25	460	13.8	33.8	333	12.60	Compact Gable	Pass
26	527	15.9	34.5	390	12.70	Family Loft	Pass

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REVISION	AMENDMENT	APPROVED	DATE
P1	Concept plan set, Option 2: ODP green corridor	—	3/11/26

Lotscape

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

PROJECT
KENNEDYS BUSH ROAD BLOCK
HALSWELL, CHRISTCHURCH (BY HALSWELL QUARRY PARK) · OPTION 2: ODP GREEN CORRIDOR

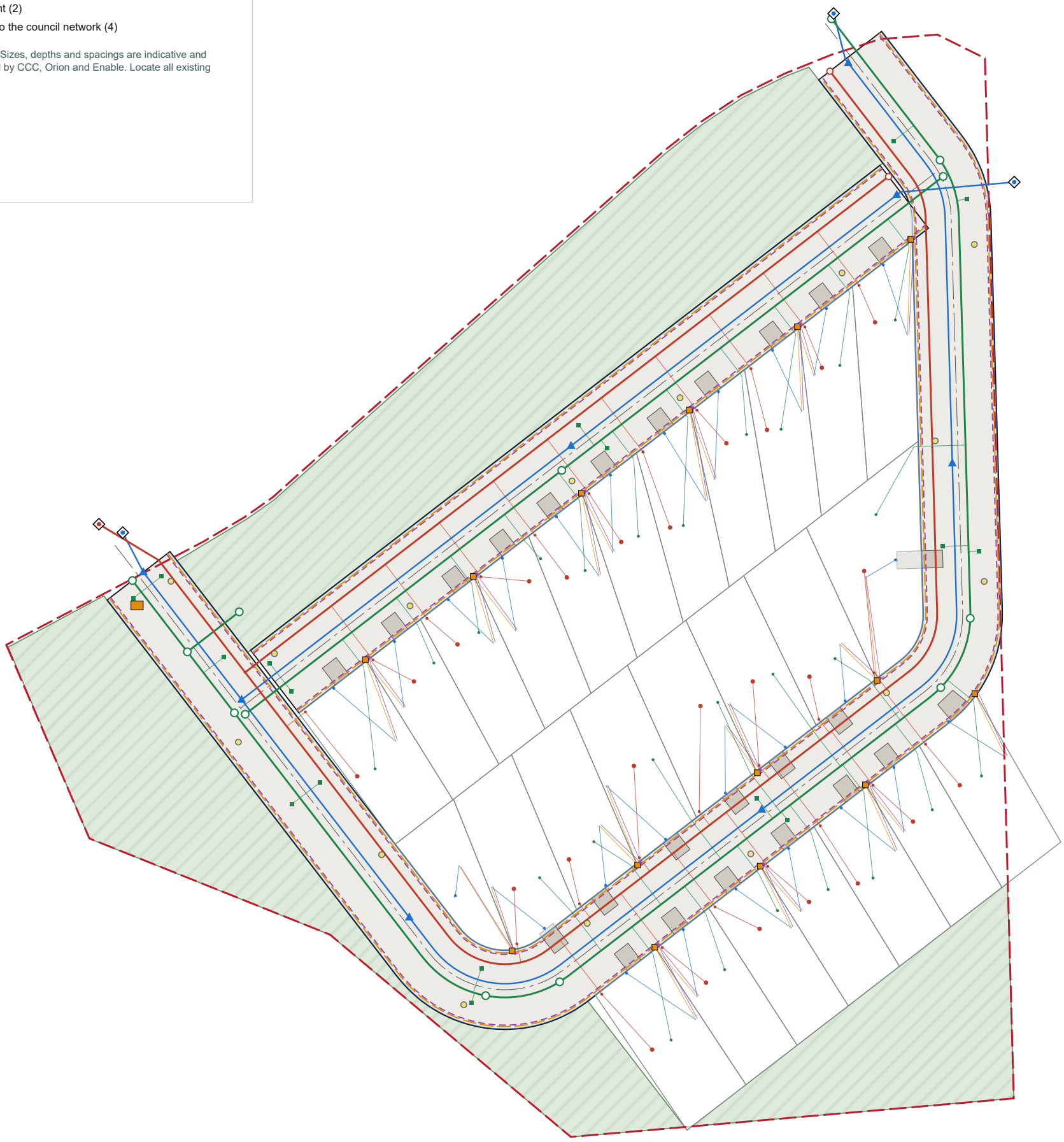
TITLE
Lot schedule

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

LEGEND

- Wastewater (local pressure sewer), 533 m of main
- Stormwater, 576 m of main
- Water, 578 m of main
- Power, 1062 m of main
- Fibre, 1062 m of main
- Manhole (13)
- Sump (17)
- Hydrant (8)
- Streetlight (15)
- LV pillar box (14)
- Kiosk substation (1)
- Flushing point (2)
- 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 **1:1,000 (A3)**

REVISION	AMENDMENT	APPROVED	DATE
P1	Concept plan set, Option 2: ODP green corridor	—	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 2: ODP GREEN CORRIDOR

TITLE
Concept services, 1:1000

Lotscape

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

Kennedys Bush Road block, 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	13	Changes of direction, junctions, maximum spacing
Sumps	17	Low points, upstream of kerb returns, head
Hydrants	8	SNZ PAS 4509 spacing from every house
Streetlights	15	AS/NZS 1158 P category, IDS Part 11, clear of crossings
LV pillar boxes	14	On lot boundaries, clear of crossings
Fibre pits	14	Beside each pillar
Tobies	26	One a lot, at the boundary
Boundary kits	25	Local pressure sewer
Pump units	25	Local pressure sewer, beside the house
Flushing points	2	Far ends of the pressure mains
Network connections	4	Into recorded CCC mains

Main	Size	Material	Length m
Wastewater	OD110	PE100 SDR11 pressure main	364
Wastewater	OD90	PE100 SDR11 pressure main	169
Stormwater	DN375	RCRRJ class 4	379
Stormwater	DN300	RCRRJ class 4	183
Stormwater	DN375	PVC-U SN16	14
Water	DN150	PE100 SDR11	578
Power	3c	185 mm² Al XLPE LV cable in 100 mm duct	1,062
Fibre	2	× DN50 Enable fibre ducts	1,062

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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REVISION	AMENDMENT	APPROVED	DATE
P1	Concept plan set, Option 2: ODP green corridor	—	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 2: ODP GREEN CORRIDOR

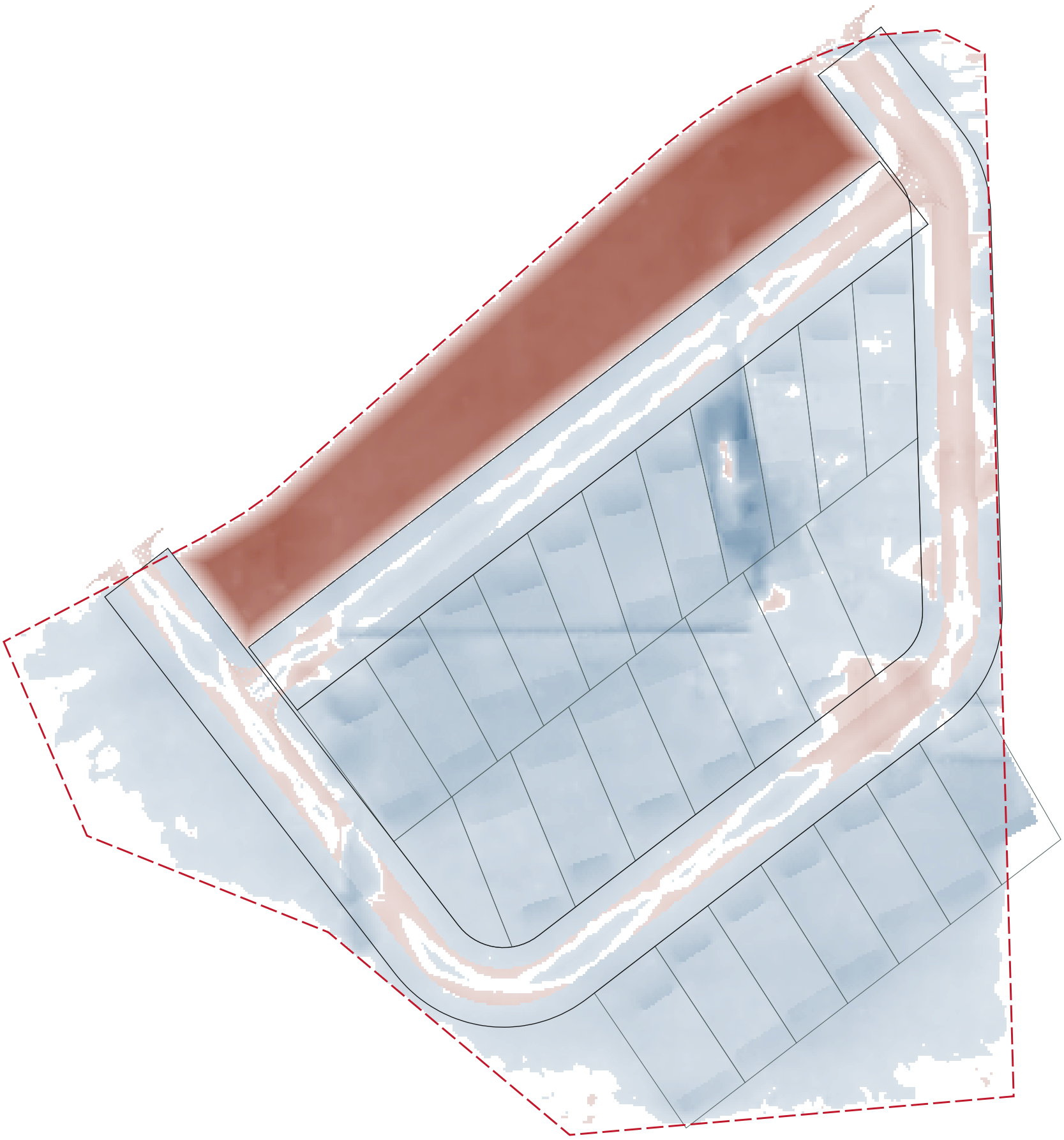
TITLE
Street furniture and services schedule

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

−1.5 −1 −0.5 +0.5 +1 +1.5

Cut 3,998 m³, fill 4,092 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 2: ODP GREEN CORRIDOR

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

Lotscape

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