Kennedys Bush Road block

Halswell, Christchurch (by Halswell Quarry Park)

Option 3: The crescent

One street leaves Comer Street, sweeps round a central green and basin, and returns. Larger lots outside the sweep, a row facing the green inside it.

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	4,028 / 3,333
Option 3: The crescent	**26**	**519–1,538**	**345**	**3,368**	**3,158 / 3,657**

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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REVISION	AMENDMENT	APPROVED	DATE
P1	Concept plan set, Option 3: The crescent	—	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 3: THE CRESCENT

TITLE
Cover: Option 3, The crescent

DRAWING NO.	ORIGINAL SIZE	SHEET NO.	REVISION
KBR-3-001	A3	1 of 6	P1



REVISION	AMENDMENT	APPROVED	DATE
P1	Concept plan set, Option 3: The crescent	—	3/11/26

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PROJECT
KENNEDYS BUSH ROAD BLOCK
HALSWELL, CHRISTCHURCH (BY HALSWELL QUARRY PARK) · OPTION 3: THE CRESCENT

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

Lotscape

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

Kennedys Bush Road block, Option 3: lot schedule

26 lots · 21,248 m² of lots · median 725 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	1,213	23.5	46.3	1,008	12.45	Garden H	Pass
2	1,215	23.5	48.1	1,013	12.40	Twin Pavilion	Pass
3	846	23.5	35.4	660	12.30	L Courtyard	Pass
4	837	23.5	32.8	649	12.25	Compact Gable	Pass
5	1,012	23.5	36.0	813	12.20	Twin Pavilion	Pass
6	897	23.5	33.6	701	12.15	L Courtyard	Pass
7	974	23.5	37.5	771	12.25	Family Loft	Pass
8	1,027	23.5	51.0	830	12.40	Garden H	Pass
9	677	23.5	28.2	504	12.50	Narrow Terrace	Pass
10	612	23.5	21.4	445	12.65	Serviced pad	Pass
11	725	23.5	29.8	550	12.65	Family Loft	Pass
12	907	23.5	37.5	714	12.60	L Courtyard	Pass
13	1,146	23.5	52.3	927	12.55	Garden H	Pass
14	1,538	23.5	63.9	1,307	12.55	Twin Pavilion	Pass
15	688	23.5	49.5	503	12.55	Compact Gable	Pass
16	627	25.1	30.8	460	12.45	Family Loft	Pass
17	627	25.1	30.8	455	12.35	Narrow Terrace	Pass
18	646	25.1	36.8	469	12.30	Compact Gable	Pass
19	634	25.1	32.7	454	12.25	Family Loft	Pass
20	683	25.1	38.0	491	12.20	Narrow Terrace	Pass
21	778	25.1	47.8	587	12.30	Compact Gable	Pass
22	519	27.5	29.3	336	—	Serviced pad	Pass
23	524	27.5	26.5	348	12.65	Narrow Terrace	Pass
24	616	27.5	29.9	441	12.75	Narrow Terrace	Pass
25	625	27.5	29.4	451	12.55	Family Loft	Pass
26	657	27.5	29.8	483	12.55	Compact Gable	Pass

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P1	Concept plan set, Option 3: The crescent	—	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 3: THE CRESCENT

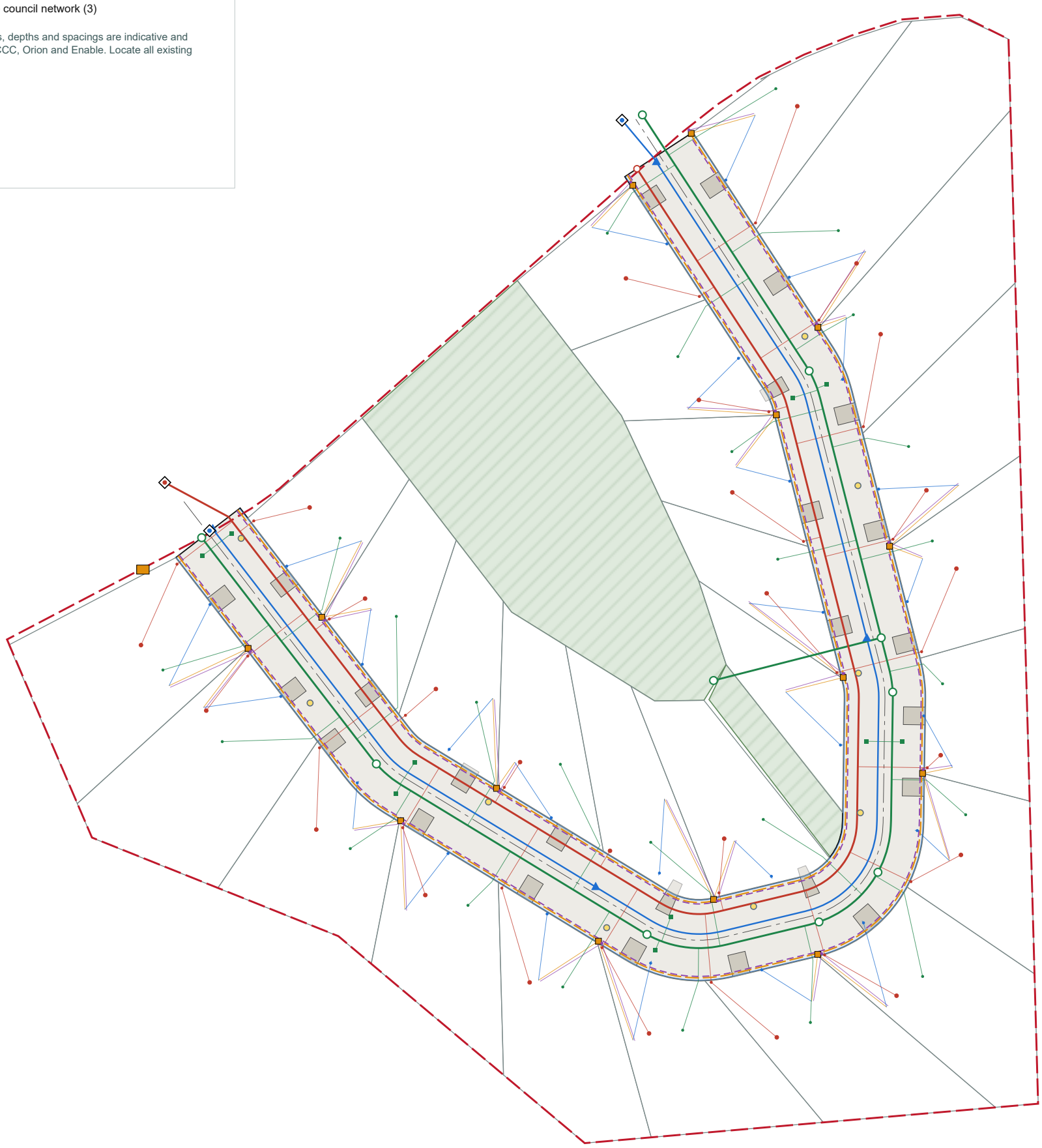
TITLE
Lot schedule

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

LEGEND

- Wastewater (local pressure sewer), 326 m of main
- Stormwater, 377 m of main
- Water, 335 m of main
- Power, 656 m of main
- Fibre, 656 m of main
- Manhole (10)
- Sump (10)
- Hydrant (4)
- Streetlight (9)
- LV pillar box (14)
- Kiosk substation (1)
- Flushing point (1)
- Connection to the council network (3)

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 3: THE CRESCENT

TITLE
Concept services, 1:1000

Lotscape

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

Kennedys Bush Road block, 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	10	Changes of direction, junctions, maximum spacing
Sumps	10	Low points, upstream of kerb returns, head
Hydrants	4	SNZ PAS 4509 spacing from every house
Streetlights	9	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	1	Far ends of the pressure mains
Network connections	3	Into recorded CCC mains

Main	Size	Material	Length m
Wastewater	OD110	PE100 SDR11 pressure main	326
Stormwater	DN375	RCRRJ class 4	341
Stormwater	DN375	PVC-U SN16	35
Water	DN150	PE100 SDR11	335
Power	3c	185 mm² Al XLPE LV cable in 100 mm duct	656
Fibre	2	× DN50 Enable fibre ducts	656

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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P1	Concept plan set, Option 3: The crescent	—	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 3: THE CRESCENT

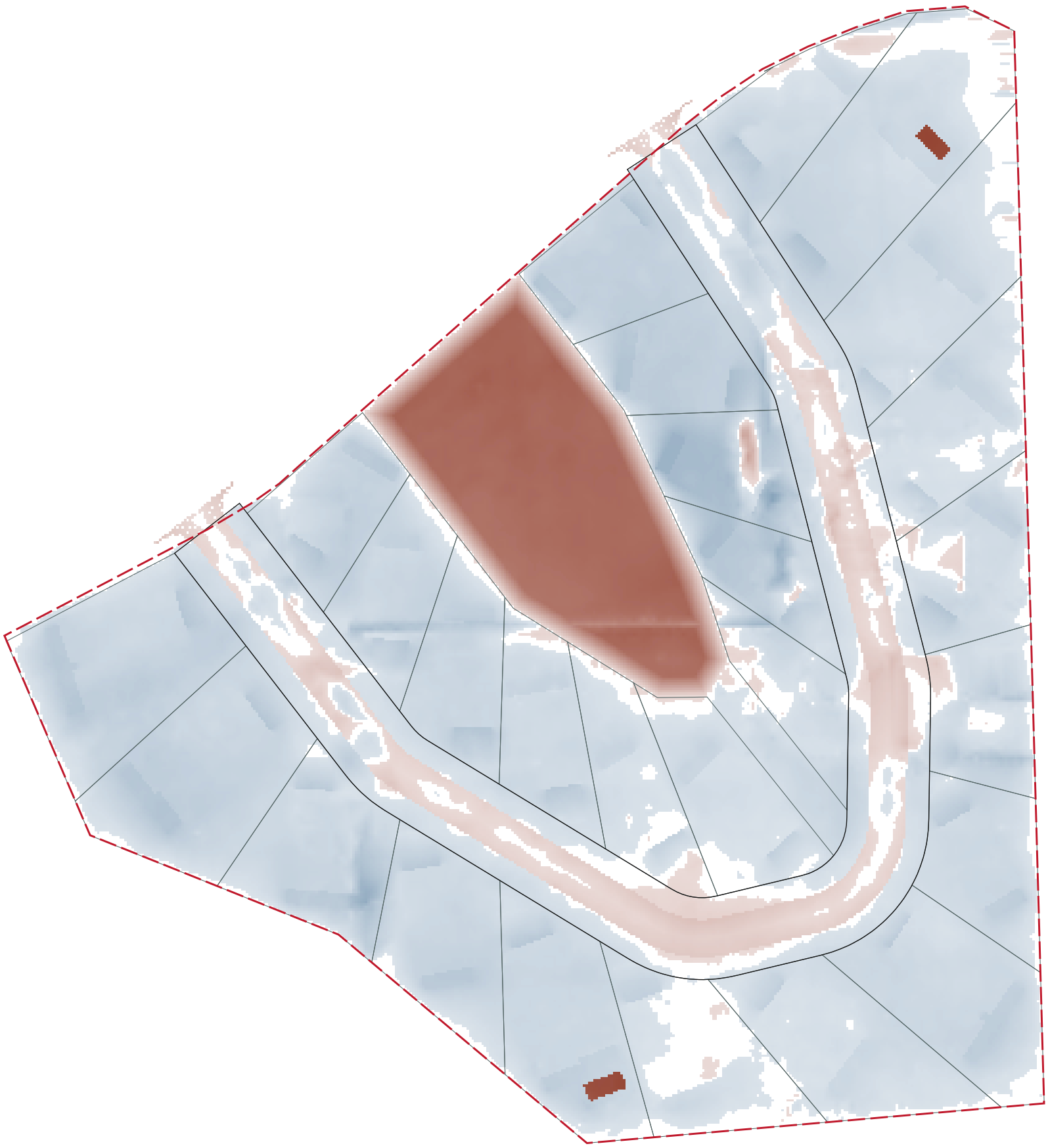
TITLE
Street furniture and services schedule

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

−1.5 −1 −0.5 +0.5 +1 +1.5

Cut 3,158 m³, fill 3,657 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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HALSWELL, CHRISTCHURCH (BY HALSWELL QUARRY PARK) · OPTION 3: THE CRESCENT

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

Lotscape

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