Westmorland hillside sections

Kitcheners Knoll Road, Westmorland, Christchurch

Option 2: As titled, stepped

The same 45 sections, with homes stepped down the slope on foundations. Only the uphill cut is retained, so fill and walls fall away. Structure costs more; earthworks cost far less.

Options compared

Option	Lots	Lot areas m²	Road m	Reserve m²	Cut / fill m³
Option 1: As titled, terraced	45	703–1,955	0	0	8,225 / 17,509
Option 2: As titled, stepped	**45**	**703–1,955**	**0**	**0**	**14,294 / 2,770**
Option 3: Fewer, larger sections	41	703–2,852	0	0	8,278 / 14,393

BASIS

1. Zone and rules used: Residential Hills, Redmond Spur Mixed Density Overlay. District Plan 8.6.1 (650 m², 16 × 18 m); 14.7.2 (road setback 4 m, internal 1.8 m, coverage 35 %); 8.9.2.1 P1 (earthworks 20 m³ a site, 0.6 m deep, 1 in 6); Chapter 5 Remaining Slope Instability Management Area
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
WES-2-001	Cover: Option 2, As titled, stepped
WES-2-101	Subdivision layout: lots, areas, roads and easements, 1:2000
WES-2-102	Lot schedule
WES-2-201	Concept services, 1:2000
WES-2-202	Street furniture and services schedule
WES-2-301	Earthworks: design surface less existing ground, 1:2000

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REVISION	AMENDMENT	APPROVED	DATE
P1	Concept plan set, Option 2: As titled, stepped	—	3/11/26

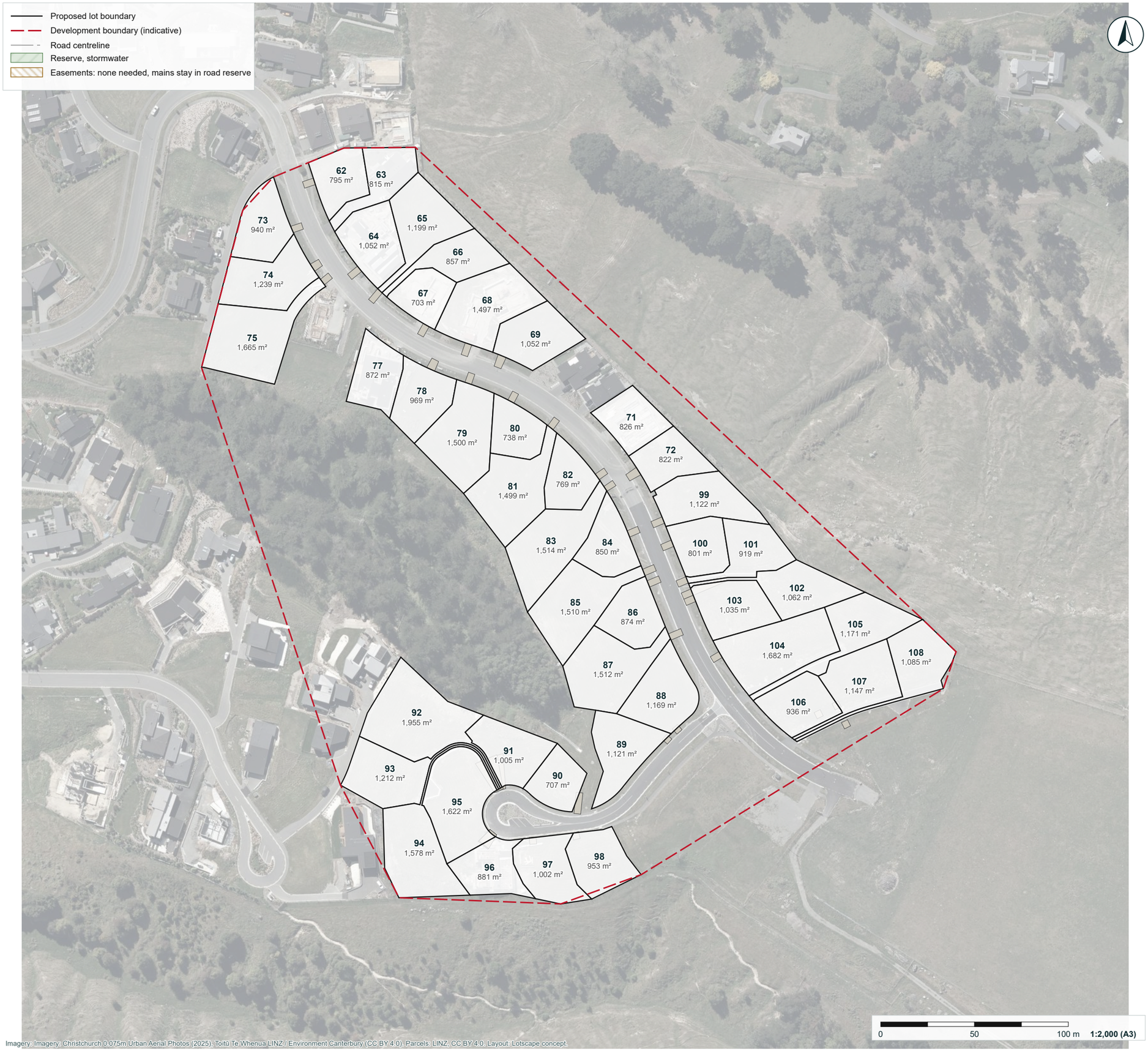
Lotscape

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Lotscape	Concept study	—
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DATE PUBLISHED	**COORDINATE SYSTEM**	
3/11/2026	NZTM2000 (EPSG:2193) NZVD2016 levels	

PROJECT
WESTMORLAND HILLSIDE SECTIONS
KITCHENERS KNOLL ROAD, WESTMORLAND, CHRISTCHURCH · OPTION 2: AS TITLED, STEPPED

TITLE
Cover: Option 2, As titled, stepped

DRAWING NO.	ORIGINAL SIZE	SHEET NO.	REVISION
WES-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. As titled, stepped: The same 45 sections, with homes stepped down the slope on foundations. Only the uphill cut is retained, so fill and walls fall away. Structure costs more; earthworks cost far less.
2. 45 lots, 703–1,955 m², median 1,052 m²
3. 0 m of new road, 0 m² of reserve
4. Net density 9 lots a hectare
5. Zone: Residential Hills, Redmond Spur Mixed Density Overlay

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REVISION	AMENDMENT	APPROVED	DATE
P1	Concept plan set, Option 2: As titled, stepped	—	3/11/26

Lotscape

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Lotscape	Concept study	—

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PROJECT
WESTMORLAND HILLSIDE SECTIONS
KITCHENERS KNOLL ROAD, WESTMORLAND, CHRISTCHURCH · OPTION 2: AS TITLED, STEPPED

TITLE
Subdivision layout: lots, areas, roads and easements, 1:2000

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

Westmorland hillside sections, Option 2: lot schedule

45 lots · 50,231 m² of lots · median 1,052 m² · Residential Hills, Redmond Spur Mixed Density Overlay. 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
Lot 62	795	11.9	29.8	556	57.31	Serviced pad	Pass
Lot 63	815	3.2	58.6	543	—	Built	Pass
Lot 64	1,052	3.3	35.3	803	62.95	Quiet Monolith	Pass
Lot 65	1,199	3.2	59.8	895	67.66	Serviced pad	Pass
Lot 66	857	3.5	58.5	583	—	Serviced pad	Pass
Lot 67	703	3.4	28.2	504	72.08	Serviced pad	Pass
Lot 68	1,497	10.1	47.8	1,172	76.50	Stone & Timber Pavilions	Pass
Lot 69	1,052	3.9	37.4	803	83.55	Copper View Frame	Pass
Lot 71	826	3.8	29.0	593	—	Built	Pass
Lot 72	822	3.8	36.8	575	91.71	Serviced pad	Pass
Lot 73	940	3.4	38.3	710	53.75	Garden H	Pass
Lot 74	1,239	3.9	54.3	944	59.45	Folded Ridge	Pass
Lot 75	1,665	6.0	78.9	1,302	55.20	Serviced pad	Pass
Lot 77	872	3.5	38.0	632	—	Built	Pass
Lot 78	969	3.8	40.7	717	71.20	Garden H	Pass
Lot 79	1,500	9.0	56.4	1,195	74.25	Gabled Gallery	Pass
Lot 80	738	3.7	29.4	525	79.80	L Courtyard	Pass
Lot 81	1,499	3.3	65.1	1,174	84.90	Folded Ridge	Pass
Lot 82	769	3.4	32.4	560	86.60	L Courtyard	Pass
Lot 83	1,514	6.6	70.9	1,184	86.70	Quiet Monolith	Pass
Lot 84	850	19.3	32.8	588	92.70	L Courtyard	Pass
Lot 85	1,510	6.0	65.4	1,187	94.50	Gabled Gallery	Pass
Lot 86	874	25.5	35.1	619	100.65	Courtyard Bridge	Pass
Lot 87	1,512	7.0	61.4	1,202	101.70	Sheltered Cedar Court	Pass
Lot 88	1,169	5.0	37.3	915	109.10	Garden Roof Residence	Pass
Lot 89	1,121	4.7	39.8	835	106.00	L Courtyard	Pass
Lot 90	707	22.0	29.0	482	103.47	Serviced pad	Pass
Lot 91	1,005	18.8	41.2	719	94.85	Twin Pavilion	Pass
Lot 92	1,955	18.8	64.1	1,598	87.45	Stone & Timber Pavilions	Pass
Lot 93	1,212	18.9	75.3	915	—	Serviced pad	Pass
Lot 94	1,578	18.9	73.6	1,220	—	Serviced pad	Pass
Lot 95	1,622	9.5	52.5	1,314	95.00	Garden Roof Residence	Pass
Lot 96	881	6.3	35.3	632	—	Built	Pass
Lot 97	1,002	26.8	36.8	722	103.50	Quiet Monolith	Pass
Lot 98	953	16.0	37.2	705	105.35	Sheltered Cedar Court	Pass
Lot 99	1,122	4.7	52.3	838	95.05	Garden H	Pass
Lot 100	801	26.6	29.6	555	99.10	L Courtyard	Pass
Lot 101	919	4.1	58.1	646	98.92	Serviced pad	Pass
Lot 102	1,062	21.2	31.1	767	103.50	L Courtyard	Pass
Lot 103	1,035	13.9	39.0	770	107.35	Folded Ridge	Pass
Lot 104	1,682	3.7	60.6	1,345	113.35	Copper View Frame	Pass
Lot 105	1,171	3.4	97.0	772	—	Serviced pad	Pass
Lot 106	936	30.1	28.3	662	114.35	Courtyard Bridge	Pass
Lot 107	1,147	30.1	34.4	861	115.00	Garden Roof Residence	Pass
Lot 108	1,085	29.3	37.9	783	114.60	Alpine Verandah	Pass

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P1	Concept plan set, Option 2: As titled, stepped	—	3/11/26

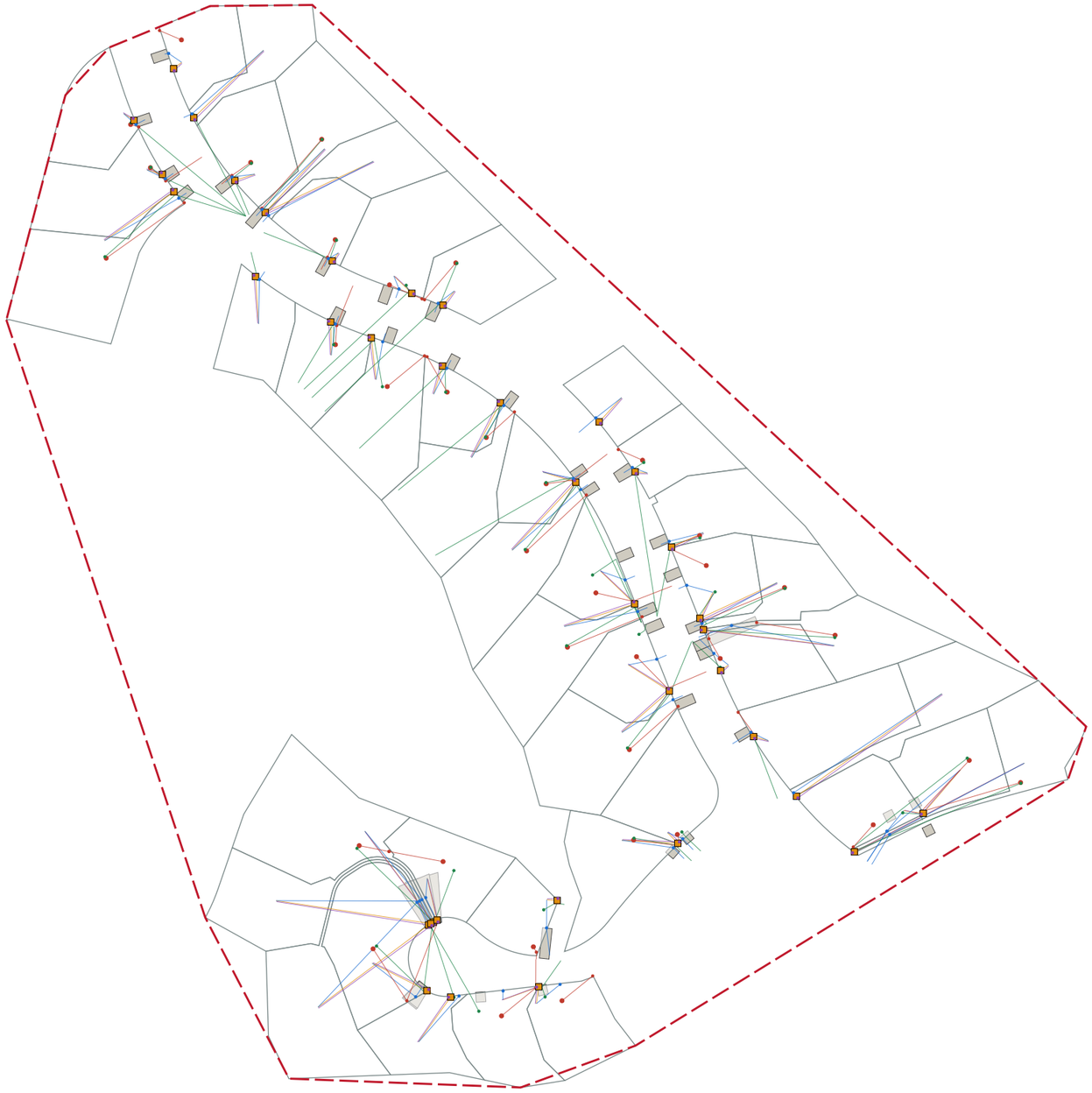
Lotscape

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PROJECT
WESTMORLAND HILLSIDE SECTIONS
KITCHENERS KNOLL ROAD, WESTMORLAND, CHRISTCHURCH · OPTION 2: AS TITLED, STEPPED

TITLE
Lot schedule

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



0 50 100 m **1:2,000 (A3)**

LEGEND

- Wastewater (local pressure sewer), 0 m of main
- Stormwater, 0 m of main
- Water, 0 m of main
- Power, 0 m of main
- Fibre, 0 m of main
- LV pillar box (37)

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.

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P1	Concept plan set, Option 2: As titled, stepped	—	3/11/26

Lotscape

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PROJECT

WESTMORLAND HILLSIDE SECTIONS

KITCHENERS KNOLL ROAD, WESTMORLAND, CHRISTCHURCH · OPTION 2: AS TITLED, STEPPED

TITLE

Concept services, 1:2000

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

Westmorland hillside sections, 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
LV pillar boxes	37	On lot boundaries, clear of crossings
Fibre pits	37	Beside each pillar
Tobies	45	One a lot, at the boundary
Boundary kits	37	Local pressure sewer
Pump units	37	Local pressure sewer, beside the house

Main	Size	Material	Length m

Basis: District Plan 8.6.1 (650 m², 16 × 18 m); 14.7.2 (road setback 4 m, internal 1.8 m, coverage 35 %); 8.9.2.1 P1 (earthworks 20 m³ a site, 0.6 m deep, 1 in 6); Chapter 5 Remaining Slope Instability Management Area. Wastewater: local pressure.

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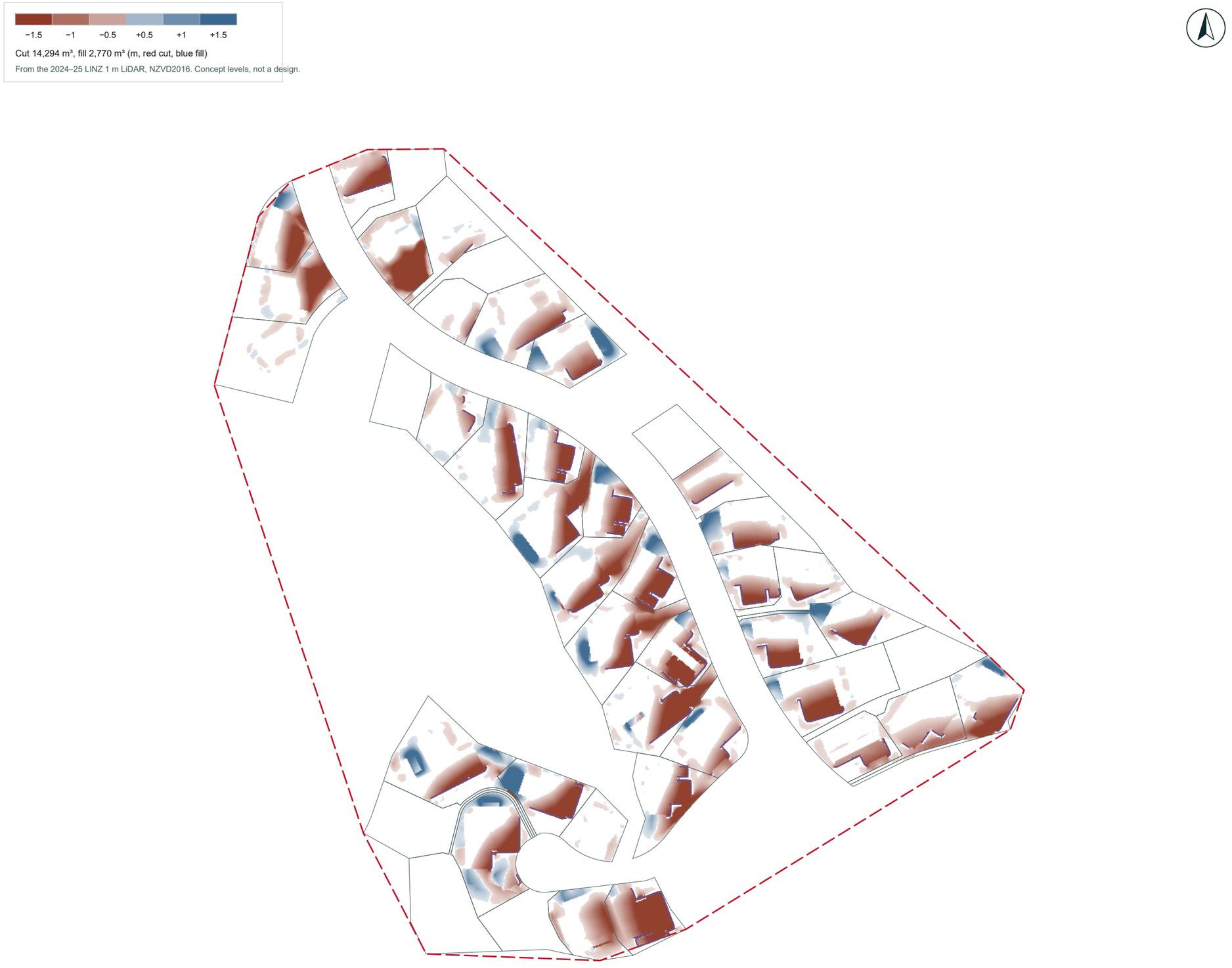
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PROJECT
WESTMORLAND HILLSIDE SECTIONS
KITCHENERS KNOLL ROAD, WESTMORLAND, CHRISTCHURCH · OPTION 2: AS TITLED, STEPPED

TITLE
Street furniture and services schedule

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



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PROJECT
WESTMORLAND HILLSIDE SECTIONS
KITCHENERS KNOLL ROAD, WESTMORLAND, CHRISTCHURCH · OPTION 2: AS TITLED, STEPPED

TITLE
Earthworks: design surface less existing ground, 1:2000

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