

site specific layout - lot 3 comprehensive development(living cluster)

version - 09.01.12

strategic design requirements and suggestions

- 3 access points all fixed, single access off Kahu Close and Kapuka Lane, shared access off Kamahi Street
- service areas to be integrated into building design (rubbish storage, heatpump units etc.)
- long term parking of boats / trailer etc. to be integrated into building platform not suitable in setback areas
- main outdoor living spaces facing E, N and NW
- selected views from upper levels towards mountain ranges NW, W and Mount Iron SE

- D**esign
- 2 storey buildings with a minimum height of 6m required within areas shown II to hold streetscape
 - minimum of 25% of building length along Kamahi Street and Kapuka Lane is to be located with no setback to the road reserve
 - buildings to face Kamahi Street
 - garages to be sufficiently set back from main vehicular traffic/road carriage way
 - active spaces to face Kamahi Street
 - comprehensive design to ensure roof and building form and facade are appropriately modulated to reduce bulk and to break continuous building/roof lengths

strategic landscaping (street and/or cluster specific) protected

- structural trees protected (planted by KPRA*) refer to plant schedule for detail
- structural vegetation protected by covenant planting and maintenance by KPRA in public areas
- LID stormwater conveyance and treatment areas protected by covenant
- LID stormwater conveyance / overflow path
- LID stormwater conveyance / basalt channel

KPRA* - Kirimoko Park Residents Association Inc.

lot area	1279 m2
site coverage	maximum 910 m2
building platform	910 m2
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maximum height II	7 m above existing ground level
maximum height I	4.5 m from existing ground level
ancillary structure	no
specific building requirements	no setback from road, minimum 6 m building height required
on site parking	limited to platform area
driveway / access	various access points some fixed
specific landscaping requirements	structural planting, stormwater conveyance and treatment areas

