







site specific layout - lot 10 (garden cluster)








version - 09.01.12

lot area	638 m ²
site coverage	maximum 300 m ²
building platform	257 m ²
building coverage	maximum 257 m ²
maximum height II	not to exceed 313.5 m contour,
maximum height I	4.5 m above existing ground level not to exceed 313.5 m contour
ancillary structure	25 m ² not to exceed 313.5 m contour
specific building requirements	yes
on site parking	yes
driveway / access	fixed
specific landscaping requirements	protected : grass meadow, hedge, structural trees, stormwater swale

strategic design requirements and suggestions

-  single access off Kamahi Street
-  service area (rubbish storage, heat pump units etc.) screened
-  long term parking of boats / trailer etc. to be integrated into building platform not suitable in setback areas
-  main outdoor living spaces facing NE, N and NW
-  views from upper levels towards mountain ranges NW, W and Mount Iron SE
-  connection to raingarden to treat stormwater from roof and other impervious areas before discharging into LID system
- D**_{esign}
 - split level recommended
 - low roof line (to minimise shading of lots 4, 5 and 11)
 - maximum height line 315.5m
 - ancillary area not suitable for car access

strategic landscaping (street and/or cluster specific) protected

-  structural hedge within street reserve (planted by KPRA*)
max. height 1.6 m
-  structural trees protected (planted by KPRA*)
refer to plant schedule for detail
-  meadow planting on plateau (planted by KPRA*)
protected to safeguard viewshafts, to create a privacy
buffer to lots 4, 5, 6 and 13, maintenance by lot owner
-  buffer planting along stormwater channel to safeguard
integrity of storm water system, planting by KPRA*
plants protected, maintenance by lot owner
-  stormwater conveyance - naturalized swale,
planting by KPRA*
-  stormwater conveyance - open channel,
planting by KPRA*
-  LID stormwater treatment areas, raingardens
protected by covenant

KPRA* - Kirimoko Park Residents Association Inc.

