

site specific layout - lot 11 (garden cluster)
version - 09.01.12

lot area	382 m2
site coverage	maximum 200 m2
building platform	178 m2
building coverage	maximum 178 m2
maximum height II	7 m above existing ground level
maximum height I	4.5 m above existing ground level
ancillary structures	n.a.
specific building requirements	no building setback to lot 12
on site parking /storage etc	limited area within set back available
driveway / access	shared access with lot 12
specific landscaping requirements	stormwater swale, structural trees, hedge

strategic design requirements and suggestions

- ▲ shared access with lot 12 off Kamahi Street, fixed location
 - service area (rubbish storage, heat pump units etc.) screened
 - P long term parking of boats / trailer etc. is not available outside of building platform
 - main outdoor living spaces facing N and NW
 - ▶ views towards mountain ranges NW, W from upper levels
 - connection to raingarden to treat runoff from roof and other impervious areas before discharging into LID system
- Design
- no specific requirements or limitations, but 2 storey suggested to maximise area, provide views and assist streetscape,
 - no setback from lot 12 is required,
 - recommendation to keep roof lines low towards Lot 10 and 13 to avoid shading

strategic landscaping (street and/or cluster specific) protected

- structural trees protected (planted by KPRA*) refer to plant schedule for detail
- buffer planting along stormwater channel to safeguard integrity of storm water system, plants protected, maintenance by lot owner planting by KPRA*
- stormwater conveyance - naturalised swale, planting by KPRA*
- stormwater conveyance - open channel, planting by KPRA*
- low hedge H3, planting by KPRA*
- LID stormwater treatment areas, raingarden to treat stormwater runoff from roof and other impervious areas connected to storm-water swale protected by covenant

KPRA* Kirimoko Park Residents Association Inc.

all dimensions and levels to be confirmed on site
boundary dimensions subject to final land transfer survey

