

site specific layout - lot 21 (garden cluster)

version - 09.01.12

lot area	524 m2
site coverage	maximum 230 m2
building platform	173 m2
building coverage	maximum 173 m2
maximum height II	7 m above existing ground level
maximum height I	n.a
ancillary structures	16 m2 (2 options) max. height 3.5 m
specific building requirements	no
on site parking /storage etc	area within set back available
driveway / access	shared access with lot 22
specific landscaping requirements	stormwater swale, hedge, structural trees, raingarden, structural planting

strategic design requirements and suggestions

- ▲ shared access with lot 22 off Kamahi Street fixed location
- service area (rubbish storage, heat pump units etc.) screened
- P long term parking of boats / trailer etc. is limited to the ancillary structure or within the southern or eastern set back if appropriately screened
- — main outdoor living spaces facing NE, N and NW
- ◀ views towards mountain ranges NW, W
- — roof / stormwater discharge connected to raingarden
- ancillary area for structures within the setback can be utilized for attached carports, garage, shed, conservatory etc. one option only option B can shift along building platform edge
- D esign no specific requirements

strategic landscaping (street and/or cluster specific) protected

-  structural hedge within street reserve protected (planted by KPRA*)
max . height 2.5m
-  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 (planted by KPRA*)
-  LID stormwater treatment areas, raingarden to treat stormwater runoff from roof and other impervious areas connected to stormwater swale protected by covenant
-  stormwater conveyance - naturalised swale, planting and maintenance by KPRA*
-  stormwater conveyance - formed channel, planting and maintenance by KPRA*

