

Lot specific layout - lot 56

stage 2 - vers.2

Lot area	725 m ²
Buildable area	Maximum 270 m ²
Building platform	293 m ² CSP 319.7 masl (Central Survey Peg 141)
Driveway / access	All access points are predetermined and can only be relocated with approval of the KPRA (Kirimoko Park Residents Association) Single crossings can have a maximum width of 4 m, shared/double crossings can have a maximum width of 6m
On site parking, services, storage etc	Long term parking of boats / trailer may be available on site but has to be visually screened from the roads and neighbouring views. Service area, rubbish storage, heat pump units, gas bottles etc. are to be located out of sight and need to be screened appropriately by either planting or integrated screens, if they are visible from roads / public spaces and/or neighbours. Please refer to the Kirimoko Park Design Code for guidance on screening.
Specific building requirements	Stormwater discharge connected to rain garden Height restrictions apply. Heights are to be measured from the height given by the Central Survey Peg and apply to the entire building platform
Protected strategic landscaping planted by KPRA (Kirimoko Park Residents Association Inc.)	All planting along stormwater channels on public and private land is protected to safeguard integrity of the stormwater system. All street trees and structural vegetation on public and private land planted by KPRA are protected. Wetland areas are subject to drain water in favour of the QLDC, all planting within is protected.
Private landscaping (including plants donated by KPRA)	All private planting should be suitable for the location and not impede overarching view or key views for neighbouring properties. Please refer to the planting palettes and plans in the Kirimoko Park Design Code for guidance.

LEGEND

	Street Tree Large		Area where care is to be taken when planting to not obstruct views
	Street Tree Medium		Rock Shot
	larger shrubs /small trees		Car Parking
	Rock retaining Walls		Lot Boundary
	Timber Bollard		Building Platform with a single storey / 4.5m height restriction Building platform with a two storey / 7m height restriction
	Rocks		CSP no @ level
	Stormwater conveyance - naturalized swale		Easements
	Hedge within Road reserve /on boundary max. height 2.5m		Water supply
	Location specific planting (wetland, meadow, kanuka)		Sewer connection
	Grass		Stormwater connection to raingarden or swale
	Ground cover		Dimension at right angle from boundary
	Street Light		Dimensions of Building Platform

north



all dimensions and levels to be confirmed on site

Levels and dimensions are indicative and subject to final land transfer survey

