

Lot specific layout - lot 95

stage 2 - vers.2

Lot area	615 m²
Buildable area	Maximum 260 m²
Building platform	299 m² CSP 315.5 masl (Central Survey Peg 154)
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	<p>Long term parking of boats / trailer may be available on site but has to be visually screened from the roads and neighbouring views.</p> <p>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.</p> <p>Please refer to the Kirimoko Park Design Code for guidance on screening.</p>
Specific building requirements	<p>Stormwater discharge connected to rain garden</p> <p>Height restrictions apply. Heights are to be measured from the height given by the Central Survey Peg and apply to the entire building platform</p>
Protected strategic landscaping planted by KPRA (Kirimoko Park Residents Association Inc.)	<p>All planting along stormwater channels on public and private land is protected to safeguard integrity of the stormwater system.</p> <p>All street trees and structural vegetation on public and private land planted by KPRA are protected.</p> <p>Wetland areas are subject to drain water in favour of the QLDC, all planting within is protected.</p>
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.

Street Tree Large

Street Tree Medium

larger shrubs /small trees

Rock retaining Walls

Timber Bollard

Rocks

Stormwater conveyance - naturalized swale

Hedge within Road reserve /on boundary max. height 2.5m

Location specific planting (wetland, meadow, kanuka)

Grass

Ground cover

Street Light

Area where care is to be taken when planting to not obstruct views

Rock Shot

Car Parking

Lot Boundary

Building Platform with a single storey / 4.5m height restriction

Building platform with a two storey / 7m height restriction

CSP no @ level

Easements

Water supply

Sewer connection

Stormwater connection to raingarden or swale

Dimension at right angle from boundary

Dimensions of Building Platform

Access location

The figure is a detailed site plan for Lot 95, which is 615 m² in area and has a buildable area of up to 260 m². The plan shows a building platform of 299 m² at a central survey peg (CSP) of 315.5 masl. The lot is bounded by Matipo Street to the east and is adjacent to Lot 109 (CSP 147 @ 314.7) to the west and Lot 94 (CSP 155 @ 315.2) to the south. Lot 110 (CSP 156 @ 314.0) is also shown to the south. The plan includes various landscaping elements: large and medium street trees, shrubs, rock retaining walls, timber bollards, rocks, and ground cover. It also shows stormwater conveyance, a hedge within the road reserve, and location-specific planting. The plan includes a legend with symbols for trees, shrubs, retaining walls, bollards, rocks, stormwater conveyance, hedges, location-specific planting, grass, ground cover, and street lights. It also includes a scale bar (5m, 10m, 20m) and a north arrow. The plan is subject to final land transfer survey and all dimensions and levels are indicative.

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KIRIMOKO PARK LOT SPECIFIC LAYOUT PLAN

Scale : 1:350 @ A3

Date : 1/08/15

Designed / Drawn : N.L

LOT 95

REV