

Lot specific layout - lot 113

stage 3 - vers.1

Lot area	941 m ² able to accommodate two dwellings
Buildable area	maximum 420m ² for 2 dwellings maximum 280m ² for 1 dwellings (refer to covenants)
Building platform	total 477m ² single storey 198m ² double storey 279m ² (refer to covenants for detail) CSP 309.4 masl (Central Survey Peg 125)
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

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

Central Survey Peg to establish reference for height of Building

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 113, situated between Kapuka Lane to the north and Kahu Close to the west. The plan shows the lot's irregular boundary in red. Two building platforms are outlined: a larger orange-shaded area for a two-storey building and a smaller light-yellow area for a single-storey building. Landscaping is indicated by various green shades and patterns: dark green for ground cover, light green for grass, and green with dots for location-specific planting. Stormwater management features include a network of swales (dashed blue lines) and rain gardens (blue circles with 'W'). Infrastructure like water supply (blue circles with 'W'), sewer connections (grey dots), and timber bollards (yellow diamonds) are marked. The plan also shows easements (blue dashed boxes) and access points (red triangles). Topographic contours and elevation points (e.g., 309.0, 307.0) are shown. A scale bar at the bottom indicates 5m, 10m, and 20m. A north arrow points upwards. A disclaimer states: 'Levels and dimensions are indicative and subject to final land transfer survey'.

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KIRIMOKO PARK LOT SPECIFIC LAYOUT PLAN

Scale :

1:350 @ A3

Date :

1/08/15

Designed / Drawn :

N.L

LOT 113

REV