

Lot specific layout - lot 120

stage 3 - vers.1

Lot area	819 m²
Buildable area	Maximum 230 m²
Building platform	total 231 m²    single storey 100 m²    double storey 131m²    CSP 305.9 masl (Central Survey Peg 136)
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.

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

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 lot-specific layout plan for Lot 120, situated within a larger residential development. The plan shows Lot 120 in the center, surrounded by Lot 126 to the north, Lot 121 to the east, Lot 122 to the south, and Lot 119 to the west. A red line indicates the Lot Boundary. A blue line represents the R.O.W. (Right of Way). The plan includes various annotations for building platforms, easements, and landscaping. A legend on the left side of the plan provides a key for the symbols used. A scale bar at the bottom indicates distances of 5m, 10m, and 20m. A north arrow is located at the bottom right. The plan also includes a note: '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 120

REV