

B

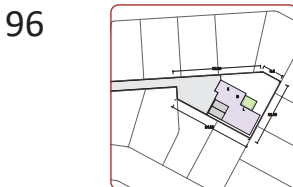
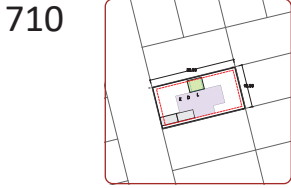
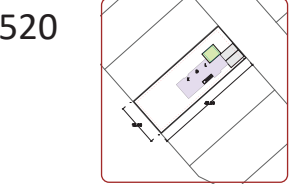
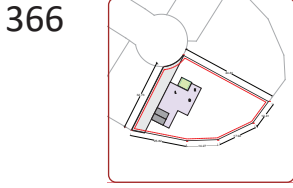
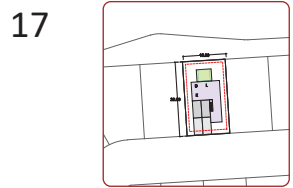
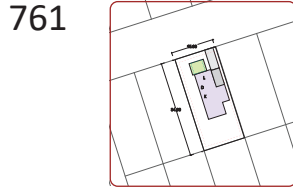
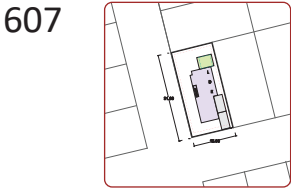
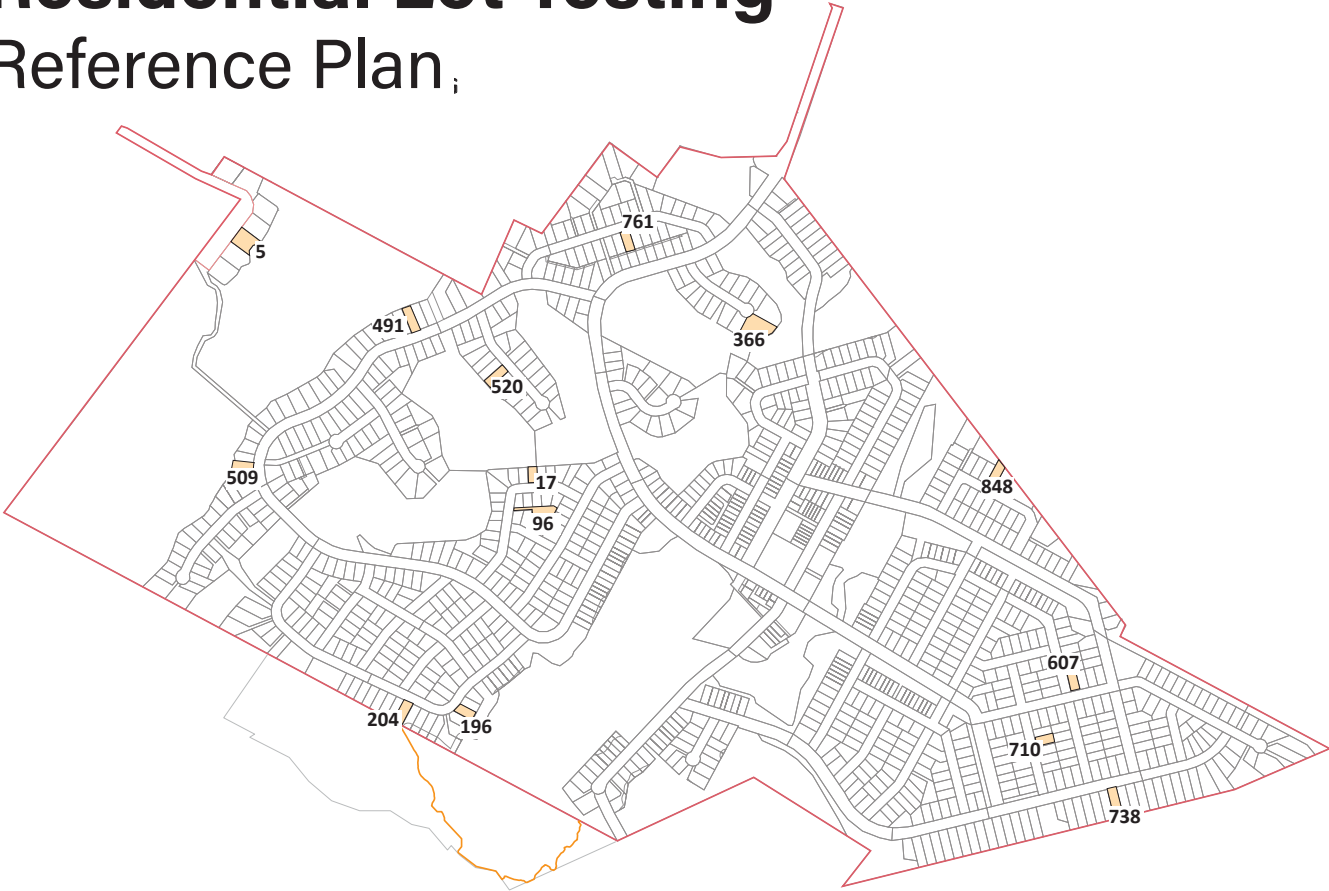
Appendix B

Standard Residential Lot Testing



Standard residential lot testing has been carried out across different areas of the Site to confirm that detached dwellings can be accommodated to meet District Plan standards. Tests on the Western Dunes, Dune Foothills, Eastern Flats, and lots next to open space demonstrate that the masterplan provides flexibility for a range of detached housing types, with good access, orientation, and amenity.

Residential Lot Testing Reference Plan;



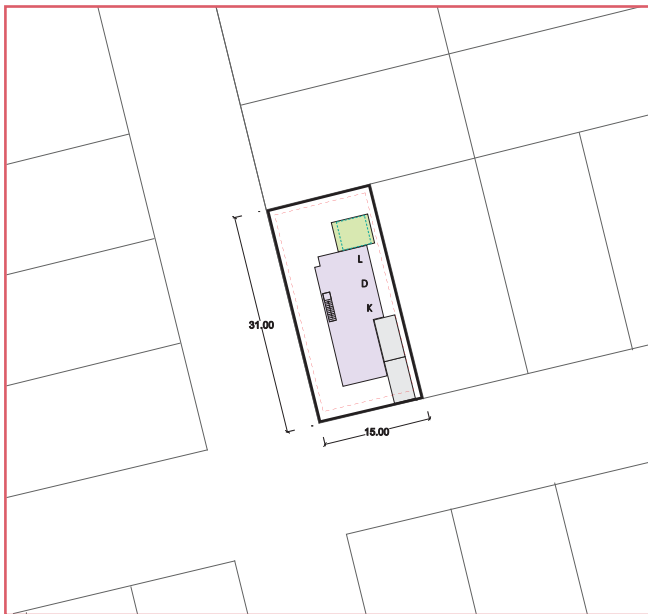
Lot Reference: 607

Single Detached Dwelling

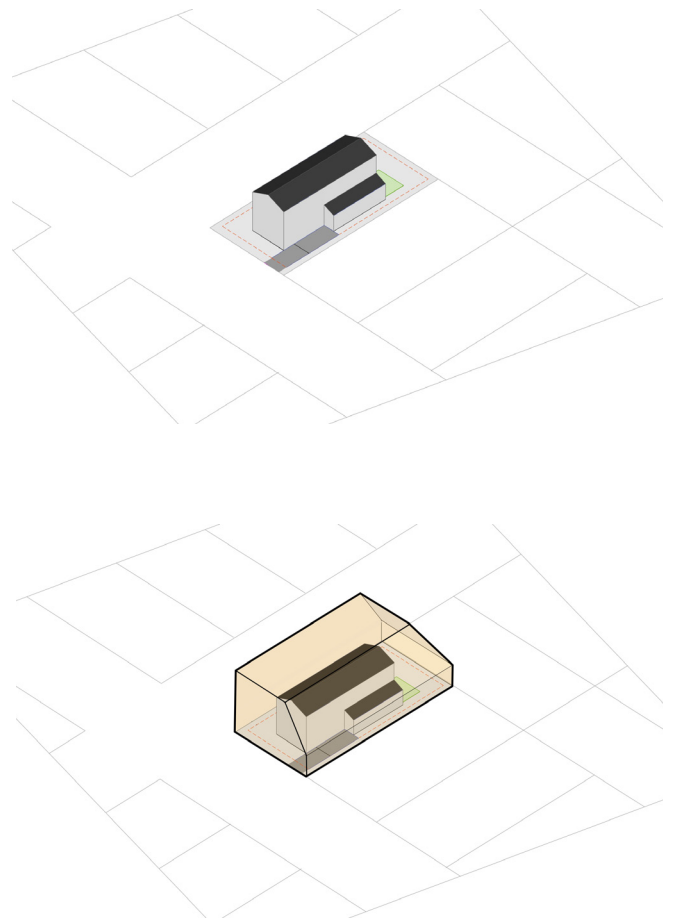
3 - 4 bed, 2 Storey

External car parking

Conceptual Layout



Built Form



- Dwelling
- Garage
- Vehicle Accessway/ Parking
- 20sqm Open Space (3m min dim)
- 4m x 4m Outlook space

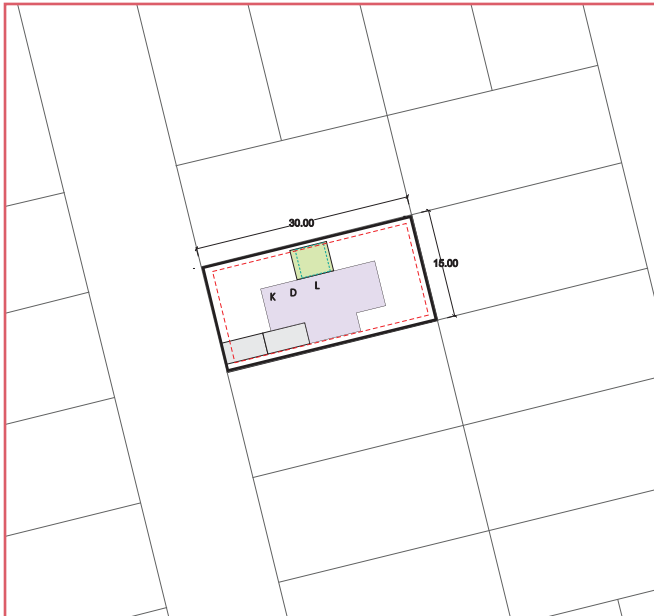
Typical Lot size 465 m²
Typical Lot dims 15 m x 31m
Car Parking External Parking 2x

Standards MDRS / KCDC GRZ
GFA 244 m²
Footprint 130 m²
Site Coverage 28%

Lot Reference:710

Single Detached Dwelling
3 - 4 bed, 1 Storey
External car parking

Conceptual Layout

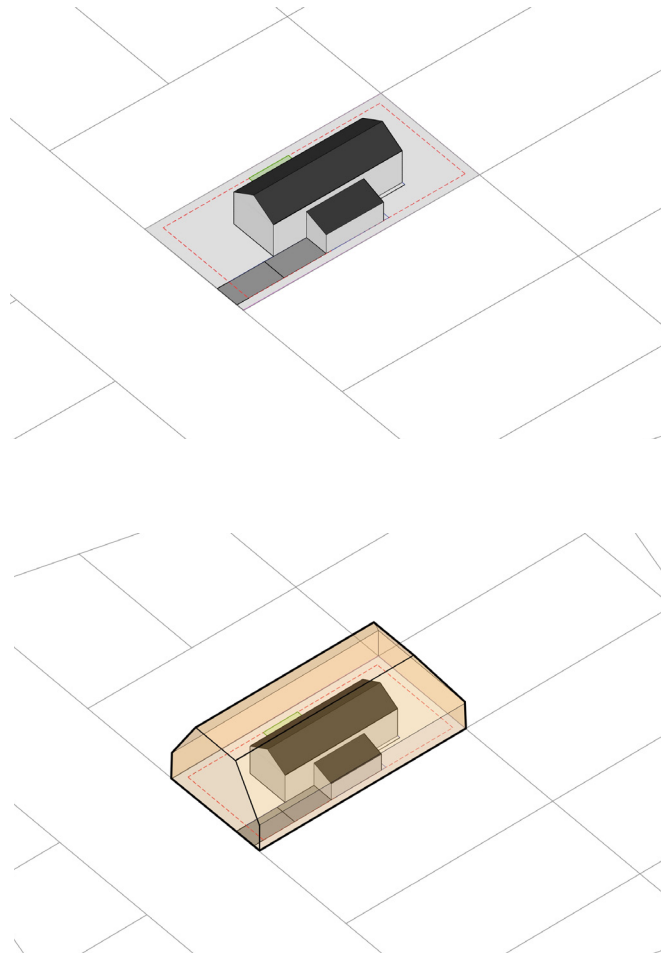


- Dwelling
- Vehicle Accessway/ Parking
- 20sqm Open Space (3m min dim)
- 4m x 4m Outlook space

Typical Lot size 450 m²
Typical Lot dims 15 m x 30m
Car Parking External Parking 2x

Standards MDRS / KCDC GRZ
GFA 122 m²
Footprint 122 m²
Site Coverage 27%

Built Form



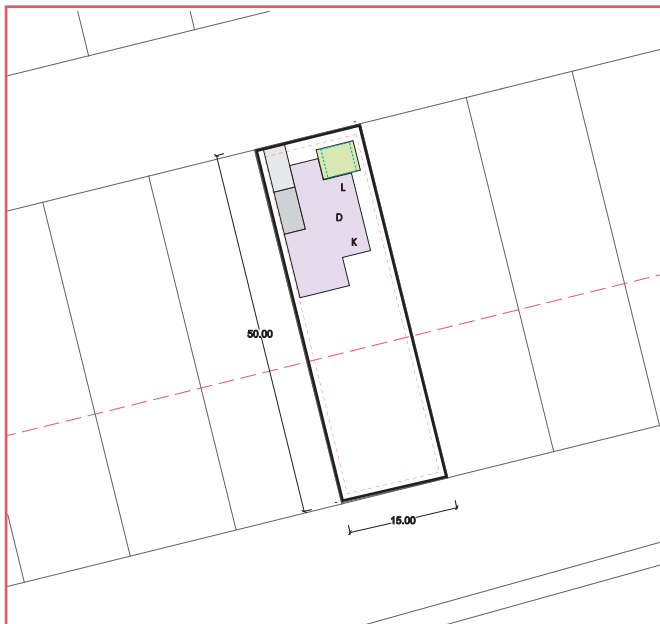
Lot Reference: 738

Single Detached Dwelling

3 - 4 bed, 1 Storey

Internal Garage

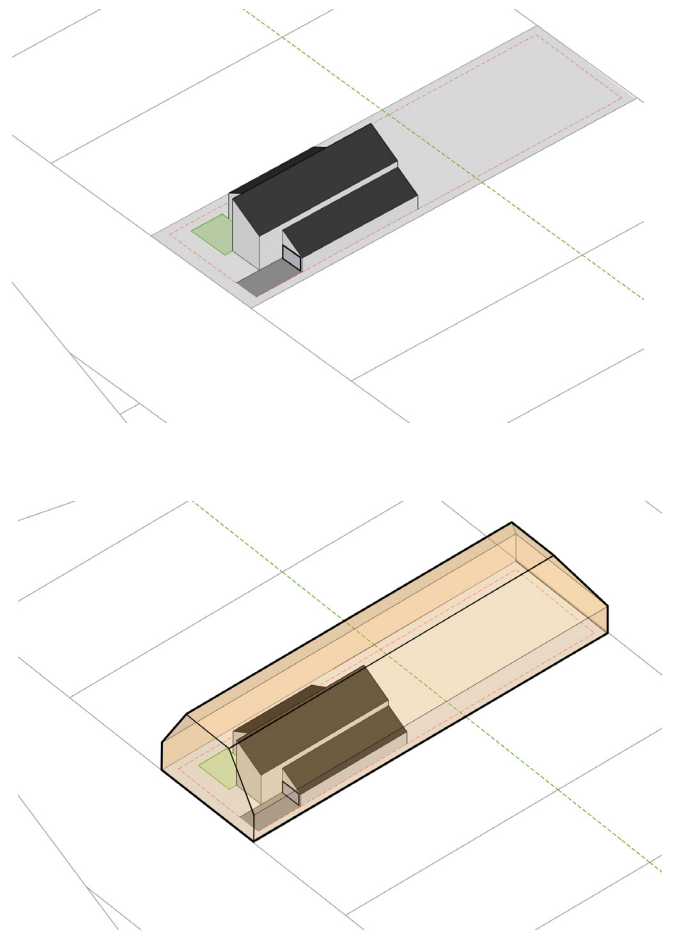
Conceptual Layout



- Dwelling
- Garage
- Vehicle Accessway/ Parking
- 20sqm Open Space (3m min dim)
- 4m x 4m Outlook space

Typical Lot size	750 m ²
Typical Lot dims	15 m x 50m
Car Parking	1x Internal Garage + 1x driveway space
Standards	KCDC GRZ
GFA	144 m ²
Footprint	144 m ² (incl. garage)
Site Coverage	19%

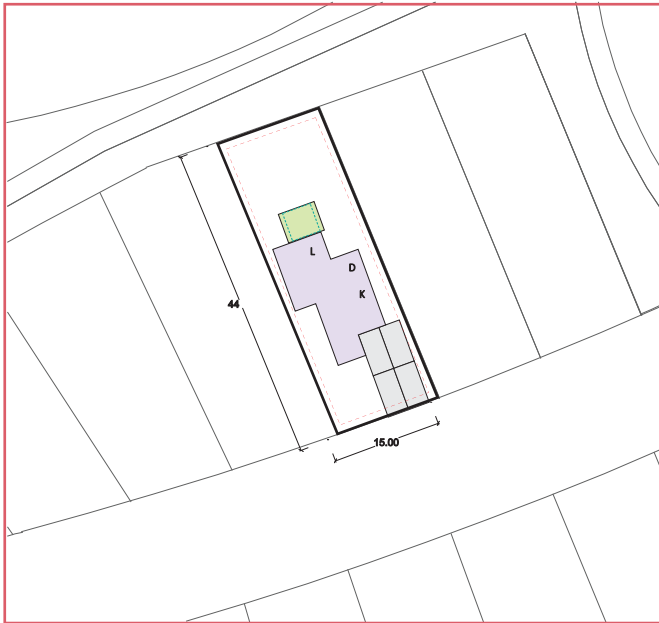
Built Form



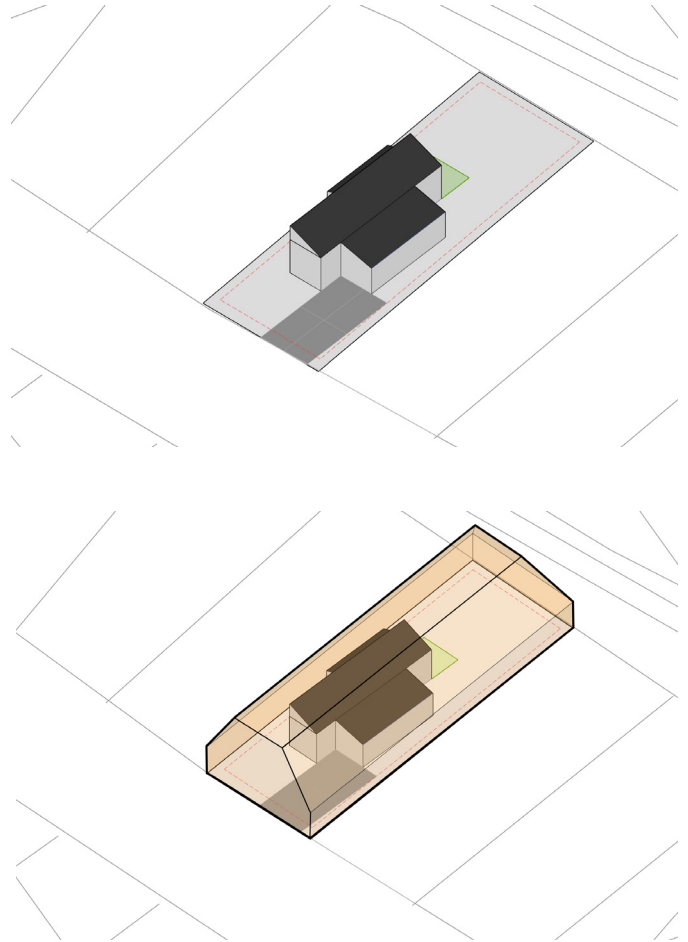
Lot Reference: 491

Single Detached Dwelling
3 - 4 bed, 1 Storey
External car parking

Conceptual Layout



Built Form



- Dwelling
- Vehicle Accessway/ Parking
- 20sqm Open Space (3m min dim)
- 4m x 4m Outlook space

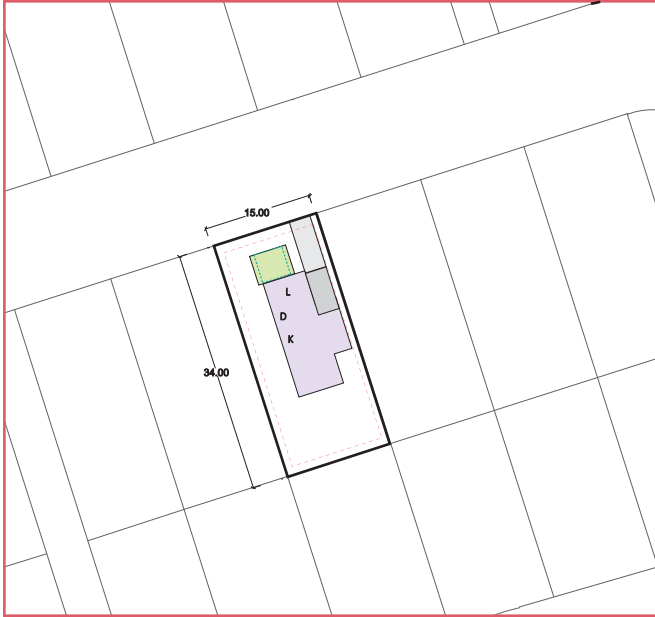
Typical Lot size 660m²
Typical Lot dims 15 m x 44m
Car Parking External Parking 4x

Standards KCDC GRZ
GFA 144 m²
Footprint 144 m²
Site Coverage 22%

Lot Reference: 761

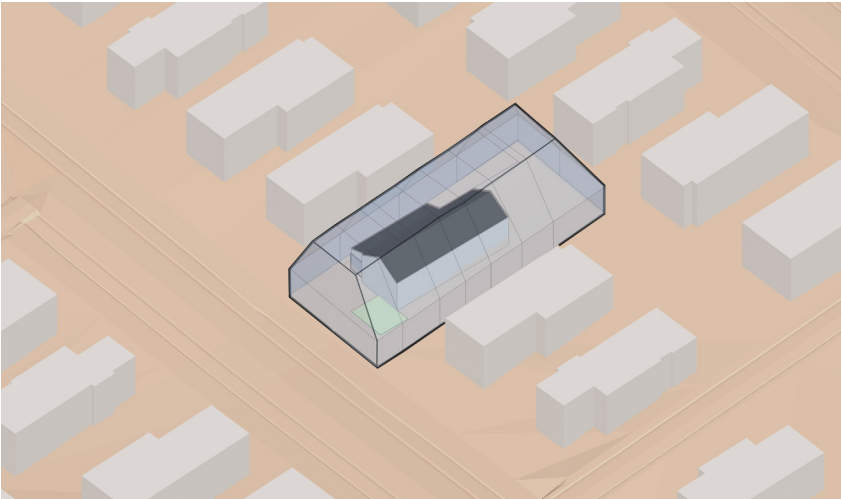
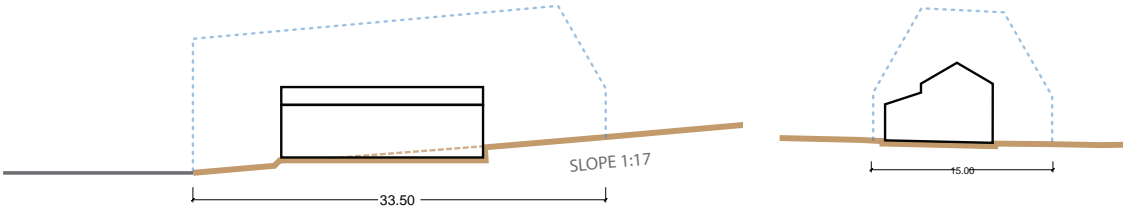
Single Detached Dwelling
 3 - 4 bed, 1 Storey
 Internal Garage

Conceptual Layout



Built Form

- Dwelling
 - Garage
 - Vehicle Accessway/ Parking
 - 20sqm Open Space (3m min dim)
 - 4m x 4m Outlook space
- | | |
|-------------------------|---|
| Typical Lot size | 510m ² |
| Typical Lot dims | 15 m x 34m |
| Car Parking | 1x Internal Garage +
1x driveway space |
| Standards | KCDC GRZ |
| GFA | 140m ² |
| Footprint | 140m ² |
| Site Coverage | 27% |



Lot Reference: 509

Single Detached Dwelling
3 - 4 bed, 2 Storey
Internal car parking

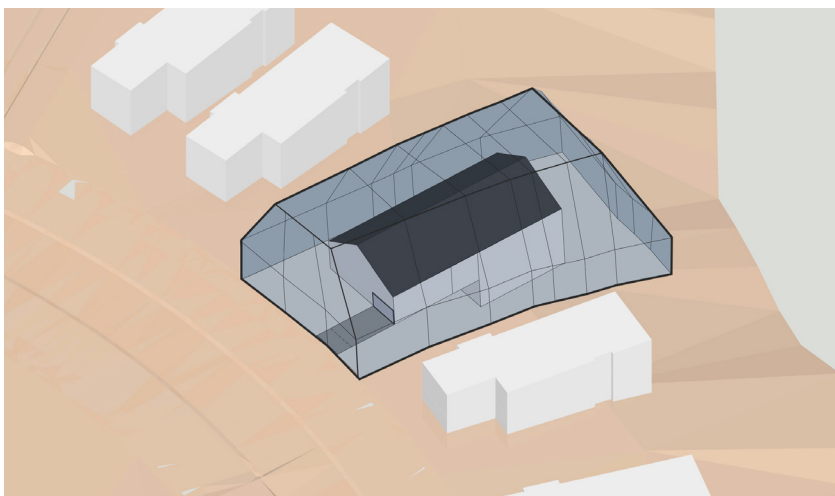
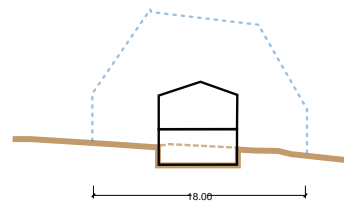
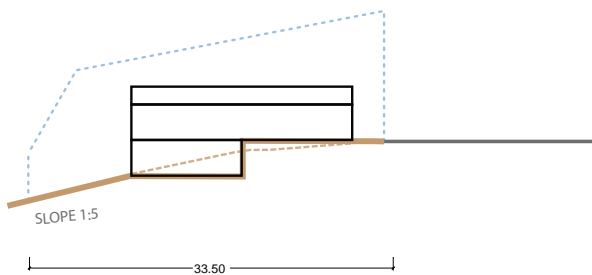
Conceptual Layout



Built Form

- Dwelling
- Vehicle Accessway/ Parking
- 20sqm Open Space (3m min dim)
- 4m x 4m Outlook space

Typical Lot size	726m ²
Typical Lot dims	18 m x 33.5m
Car Parking	Internal Garage + 1x driveway space
Standards	KCDC GRZ
GFA	238 m ²
Footprint	158 m ²
Site Coverage	22%



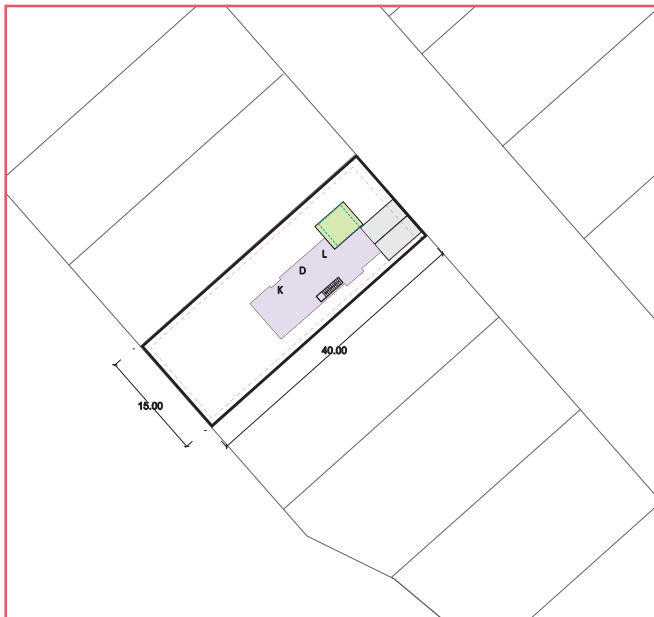
Lot Reference: 520

Single Detached Dwelling

3 - 4 bed, 2 Storey

External car parking

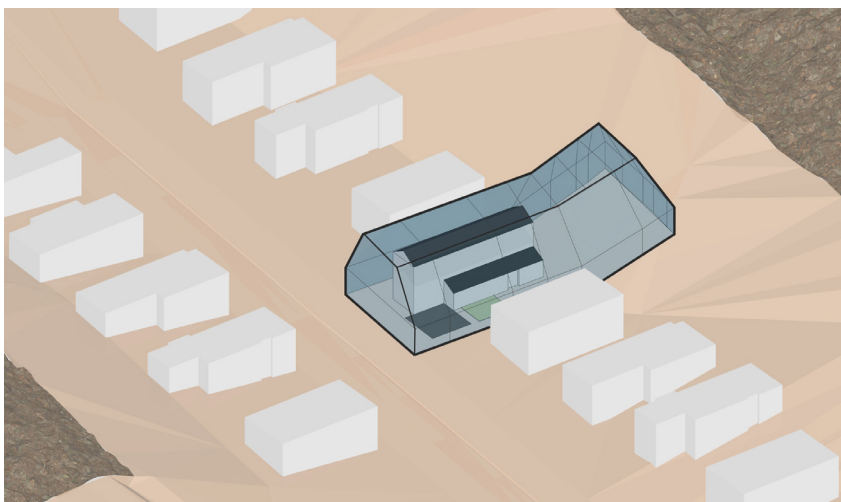
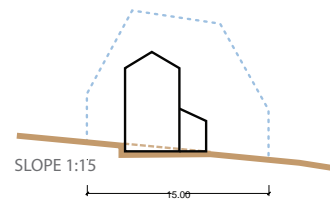
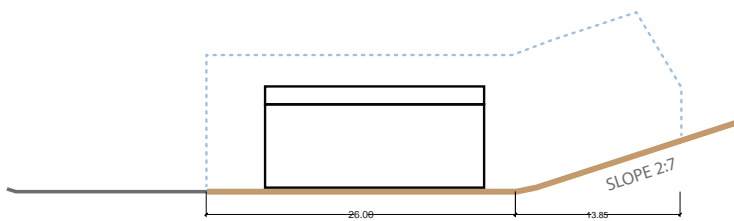
Conceptual Layout



Built Form

- Dwelling
- Vehicle Accessway/ Parking
- 20sqm Open Space (3m min dim)
- 4m x 4m Outlook space

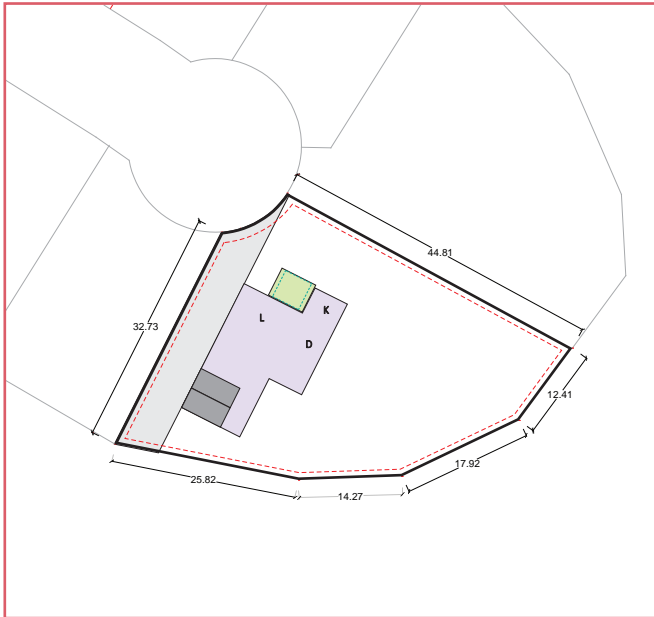
Typical Lot size	600m ²
Typical Lot dims	15 m x 40m
Car Parking	External Parking 2x
Standards	CDC GRZ
GFA	198 m ²
Footprint	114 m ²
Site Coverage	19%



Lot Reference: 366

Single Detached Dwelling
 3 - 4 bed, 1 Storey
 Internal car parking

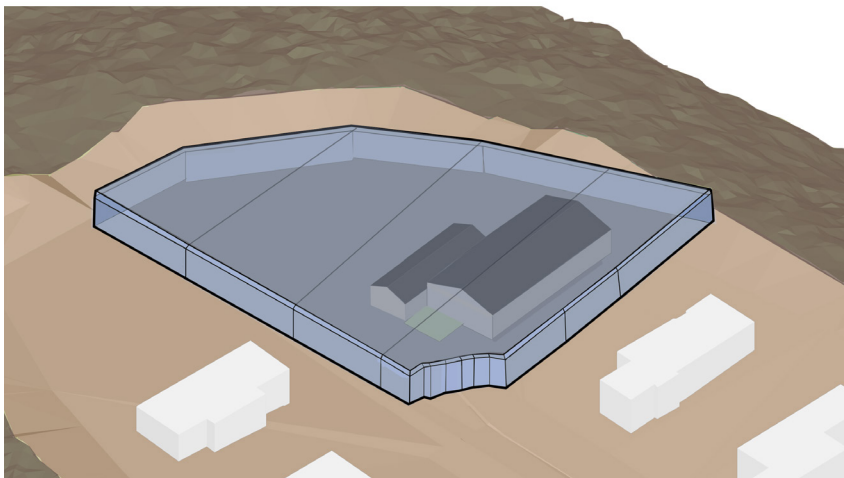
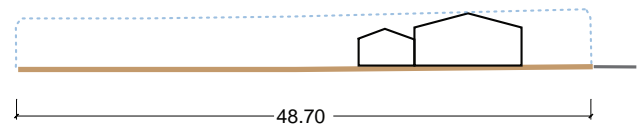
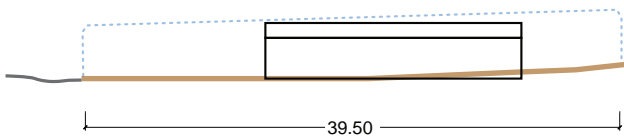
Conceptual Layout



Built Form

- Dwelling
- Garage
- Vehicle Accessway/ Parking
- 20sqm Open Space (3m min dim)
- 4m x 4m Outlook space

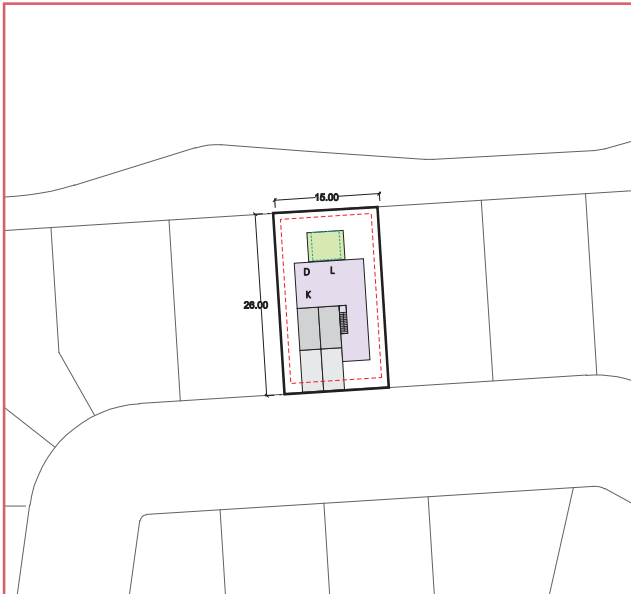
Typical Lot size	1520 m ²
Car Parking	2x Internal Garage + 2x driveway space
Standards	KCDC GRZ
GFA	242 m ² (including garage)
Footprint	242 m ²
Site Coverage	16%



Lot Reference: 17

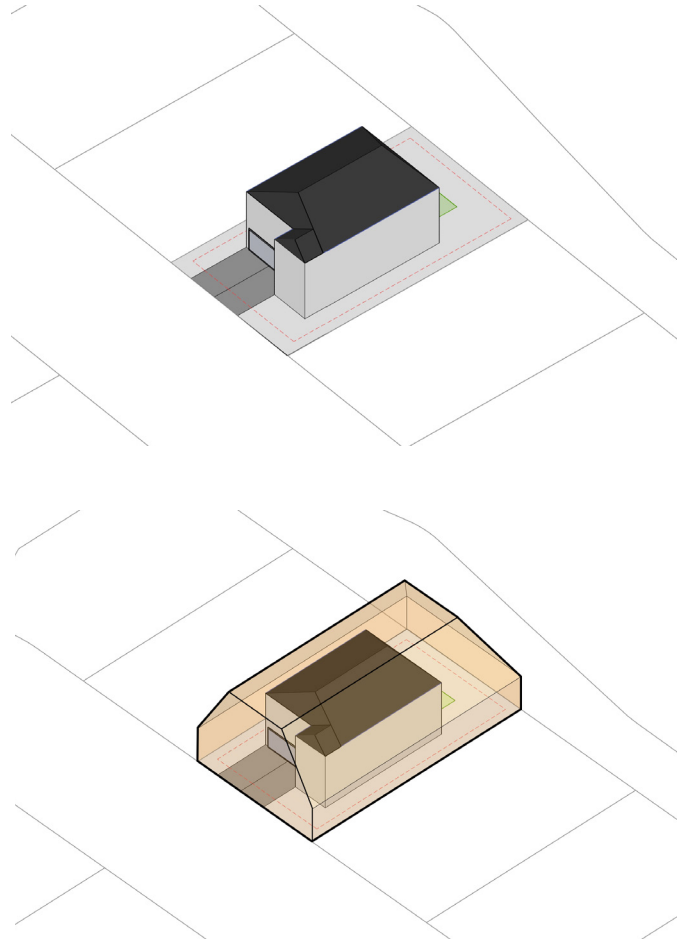
Single Detached Dwelling
3 - 4 bed, 2 Storey
Internal Garage

Conceptual Layout



- Dwelling
- Garage
- Vehicle Accessway/ Parking
- 20sqm Open Space (3m min dim)
- 4m x 4m Outlook space

Built Form



Typical Lot size	390m ²
Typical Lot dims	15 m x 26m
Car Parking	2x External Parking + 2x driveway space
Standards	KCDC GRZ
GFA	260 m ²
Footprint	95 m ² (incl. garage)
Site Coverage	33%

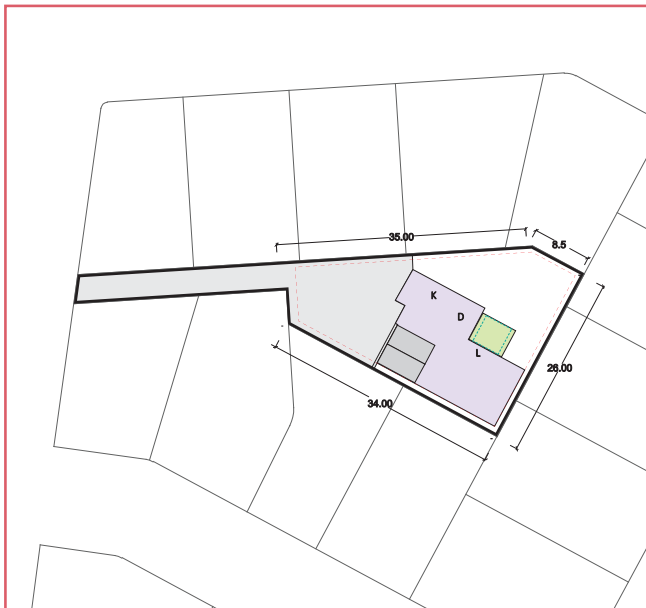
Lot Reference: 96

Single Detached Dwelling

3 - 4 bed, 1 Storey

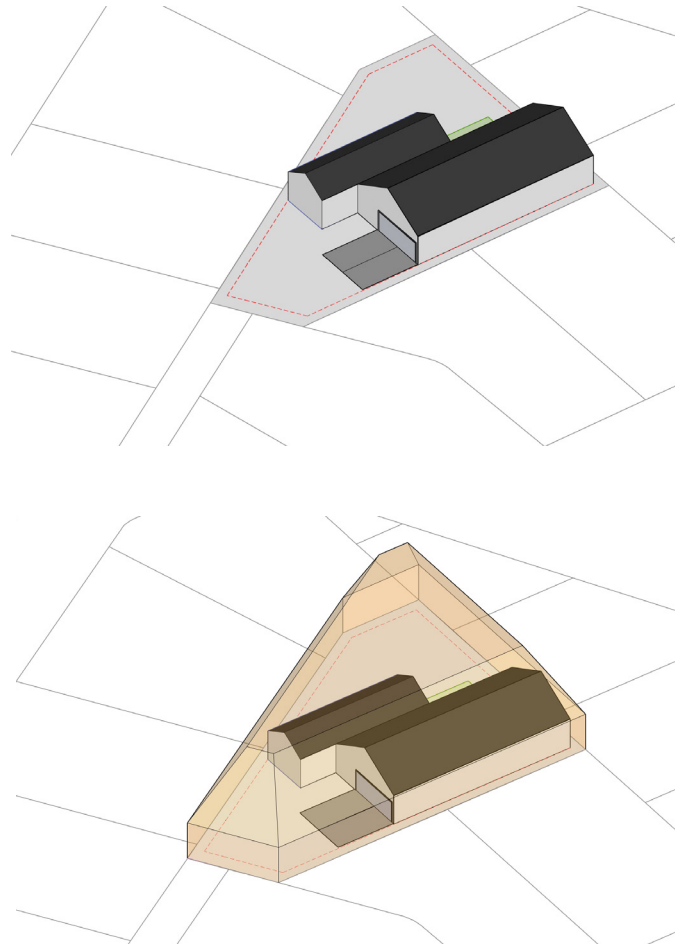
Internal Garage

Conceptual Layout



- Dwelling
- Garage
- Vehicle Accessway/ Parking
- 20sqm Open Space (3m min dim)
- 4m x 4m Outlook space

Built Form



Typical Lot size	814m ²
Typical Lot dims	varies
Car Parking	2x Internal Garage + 2x driveway space
Standards	KCDC GRZ
GFA	242m ²
Footprint	242 m ² (incl. garage)
Site Coverage	30%

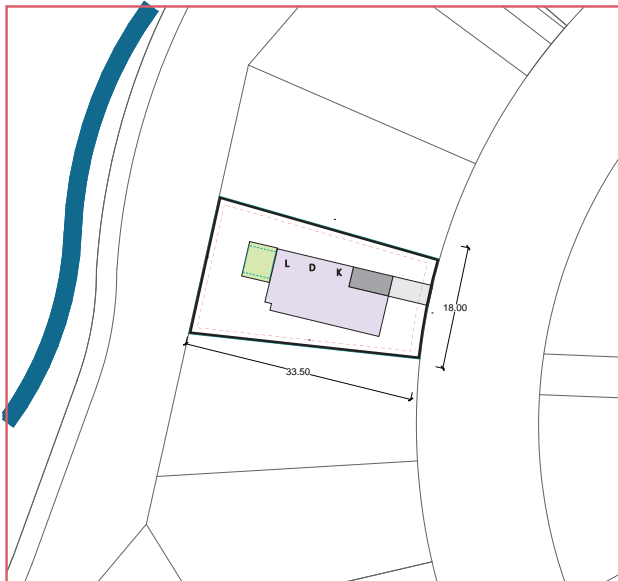
Rural Interface: 848

Single Detached Dwelling

3 - 4 bed, 1 Storey

External car parking

Conceptual Layout



- Dwelling
- Vehicle Accessway/ Parking
- 20sqm Open Space (3m min dim)
- 4m x 4m Outlook space

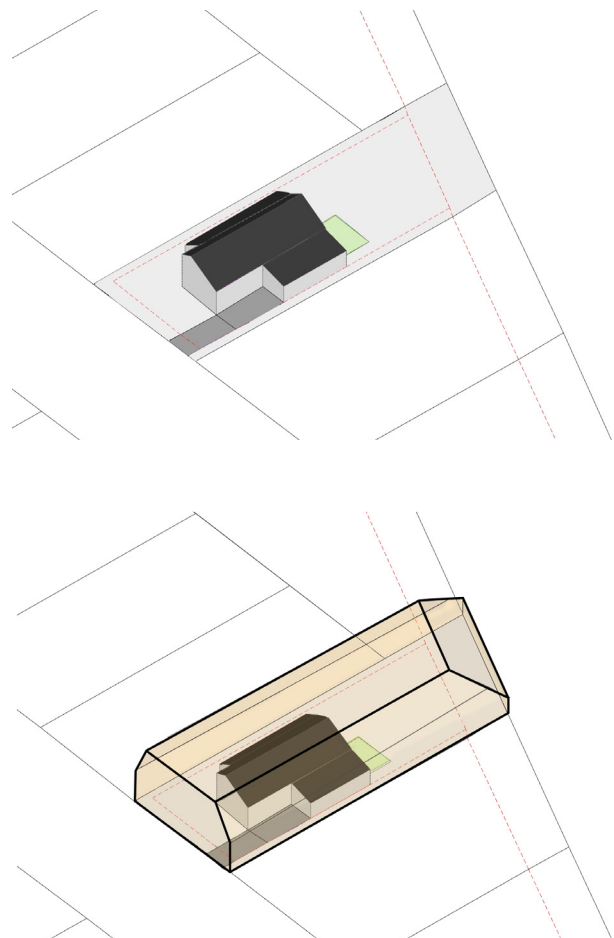
Standard

KCDC GRZ

Additional standards

1. 8m maximum building height for proposed lots at the rural interface rather than 11m.
2. 2.1m + 45deg HIRB for proposed lot boundaries at the rural interface rather than 4m + 60deg.
3. 5m minimum setback from a rural boundary rather than 1m (GRZ-Table 1).
4. Boundary buffer planting, min 50% of boundary to height of 4m and depth of 2m with species from the approved landscape plan.
5. Fencing at the rural interface to be maximum 1.5m post and rail or post and wire.

Built Form



Typical Lot size	623m ²
Typical Lot dims	38.20m x 16.40m
Car Parking	1x Car Pad + 1x driveway space
GFA	117m ²
Footprint	117m ² (incl. garage)
Site Coverage	19%

Rural Interface: 204

Single Detached Dwelling

3 - 4 bed, 2 Storey

Internal Garage

Conceptual Layout



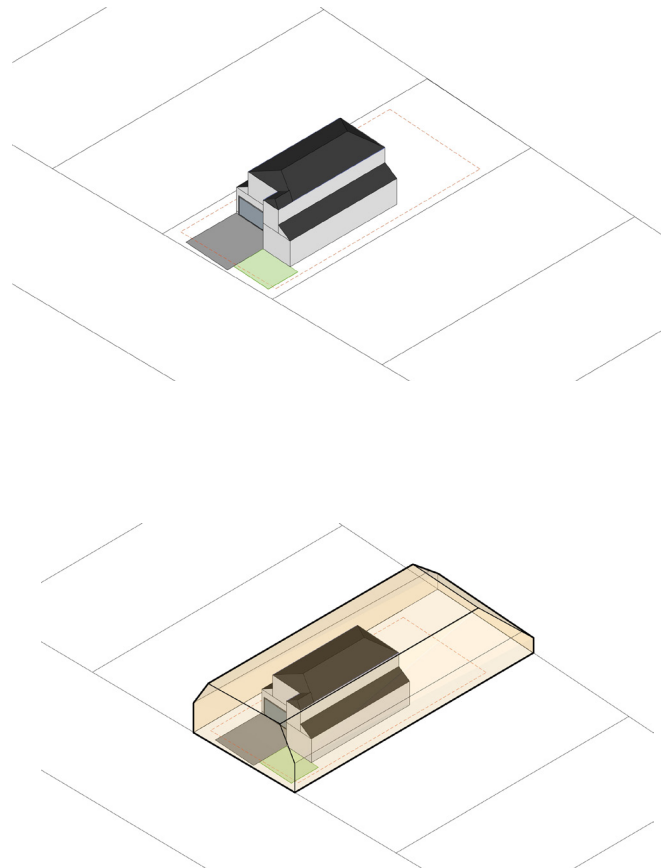
- Dwelling
- Garage
- Vehicle Accessway/ Parking
- 20sqm Open Space (3m min dim)
- 4m x 4m Outlook space

Standard KCDC GRZ

Additional standards

1. 8m maximum building height for proposed lots at the rural interface rather than 11m.
2. 2.1m + 45deg HIRB for proposed lot boundaries at the rural interface rather than 4m + 60deg.
3. 5m minimum setback from a rural boundary rather than 1m (GRZ-Table 1).
4. Boundary buffer planting, min 50% of boundary to height of 4m and depth of 2m with species from the approved landscape plan.
5. Fencing at the rural interface to be maximum 1.5m post and rail or post and wire.

Built Form



Typical Lot size	540m ²
Typical Lot dims	15m x 36m
Car Parking	2x Internal Garage + 2x driveway space
GFA	217m ²
Footprint	131.5m ² (incl. garage)
Site Coverage	25%

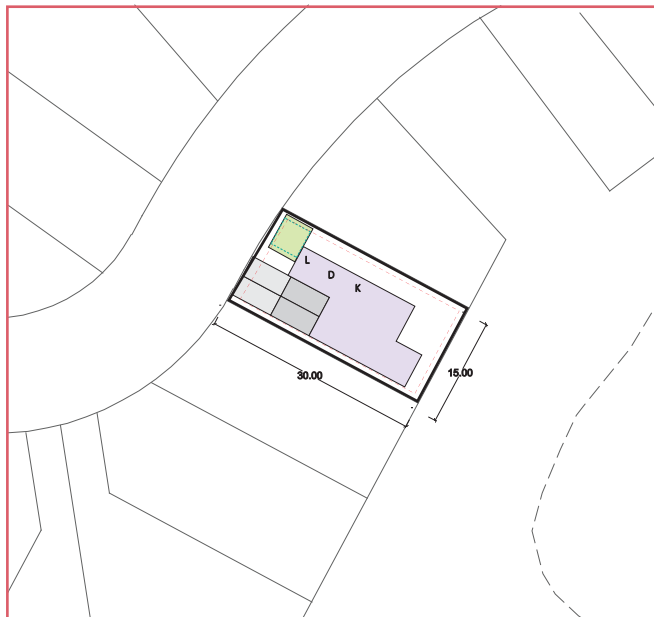
Lot Reference: 196

Single Detached Dwelling

3 - 4 bed, 1 Storey

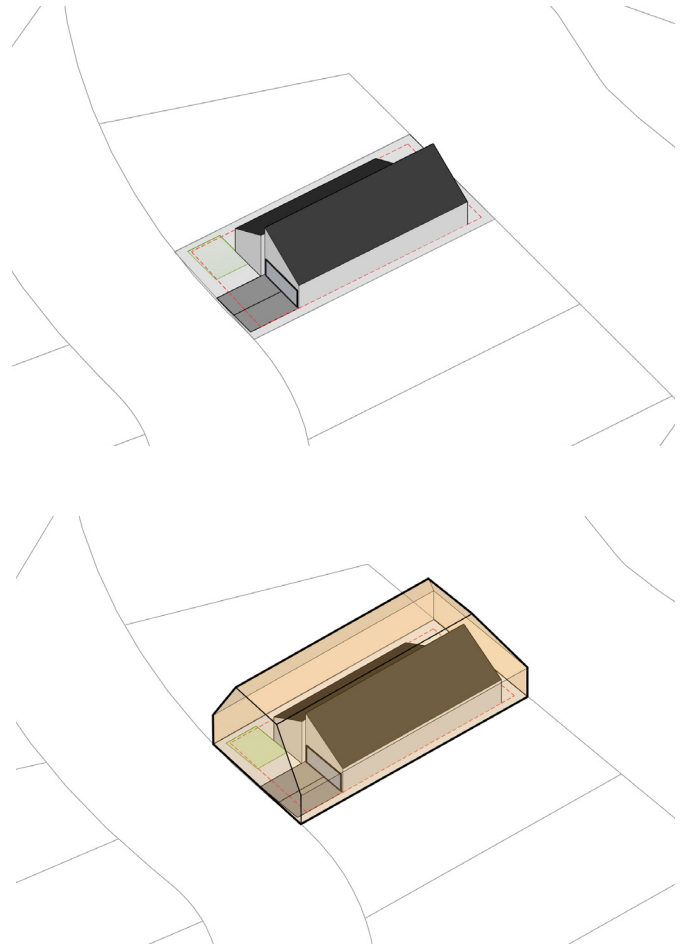
Internal Garage

Conceptual Layout



- Dwelling
- Garage
- Vehicle Accessway/ Parking
- 20sqm Open Space (3m min dim)
- 4m x 4m Outlook space

Built Form

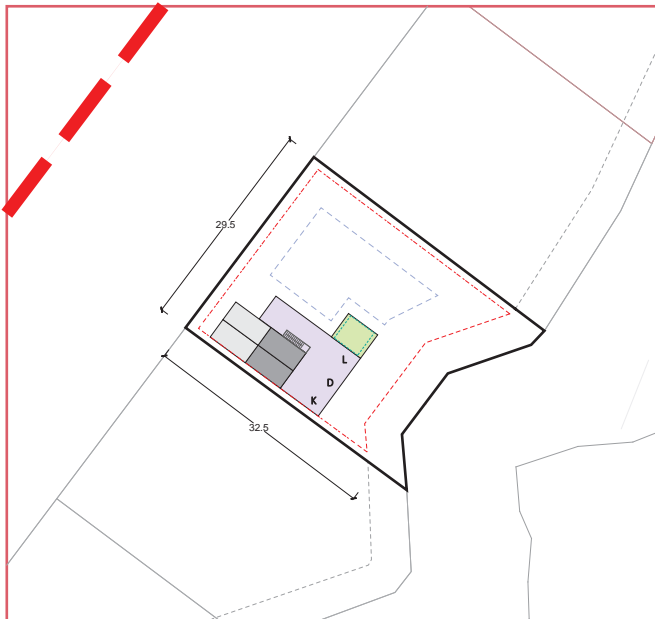


Typical Lot size	450m ²
Typical Lot dims	15m x 30m
Car Parking	2x Internal Garage + 2x driveway space
Standards	KCDC GRZ
GFA	165m ²
Footprint	165m ² (incl. garage)
Site Coverage	37%

Lot Reference: 5

Single Detached Dwelling
 3 - 4 bed, 1 Storey
 Internal Garage

Conceptual Layout



- Dwelling
- Vehicle Accessway/ Parking
- Garage
- 20sqm Open Space (3m min dim)
- 4m x 4m Outlook space
- Wastewater disposal area ~ 182 sq.m

Typical Lot size	1026m ²
Typical Lot dims	varies
Car Parking	2x Internal Garage + 2x driveway space
Standards	KCDC GRZ
GFA	262m ²
Footprint	262 m ² (incl. garage)
Site Coverage	13%

Built Form

