

7 November 2023

Waipa District Council  
Attn: Dominic Harris

Dear Dom,

**Attached with this letter are revised land use and scheme plans reflecting a revised building configuration for Units 6 & 7.**

In light of the Council's comments regarding OLA and manoeuvring, we met with the architects and have come up with a slight variation to the overall design of the development. In summary, this includes a slight reduction in size of Units 6 & 7, which has resulted in a more positive outcome for OLA and manoeuvring.

The intricate nature of the proposed changes are identified below.

The land use plans from Christopher Beer Architects dated 24/11/23 show changes in the black 'cloud' areas, the changes can be summarised as follows:

- SK.03 shows an overall site plan with Lot & Unit table summaries of the revised calculations, namely an increase in OLA for Units 6 & 7 increasing from 20m<sup>2</sup> to 23m<sup>2</sup> and 24m<sup>2</sup> respectively, and increasing the minimum dimension from 1.5m to 3m.
- SK.03 also shows a larger gap between the two proposed buildings, increasing from 5.8m to 6.2m.
- SK.04 the above changes are carried through into the landscaping plan.
- SK.07 is the detailed floor plan for Units 6 & 7. By removing the downstairs bathroom and changing the orientation of the stairs, more room was added to the upstairs. Overall, the reconfiguration of the two Units lost only 1m<sup>2</sup> of living space.
- SK.22 shows smoother and more realistic manoeuvring curves for Units 1-5.
- SK.23 show smoother and more realistic manoeuvring for Units 6 & 7. More room for manoeuvring allowed by reducing Unit 6 means a 99<sup>th</sup>% car can drive directly in, and 3-pt out of the garage.

The scheme plans from Cheal dated 6/11/23 show a 1.5m building setback from the existing wastewater line, and all easements requested by the Council have been reflected.

These changes should satisfy the Council's primary concerns regarding OLA, manoeuvring, and engineering.

Yours sincerely | Nāku noa, nā

**Barker & Associates Limited**

*Marne Cole*



**Marne Cole**

Planner

022 405 1399 | marnec@barker.co.nz

**Gareth Moran**

Senior Associate

021 745 979 | garethm@barker.co.nz