



Dale Banks <peteanddalebanks@gmail.com>

386 Horotiu Road

4 messages

Bridget Taylor <bridget@bcdgroup.nz>

To: "peteanddalebanks@gmail.com" <peteanddalebanks@gmail.com>

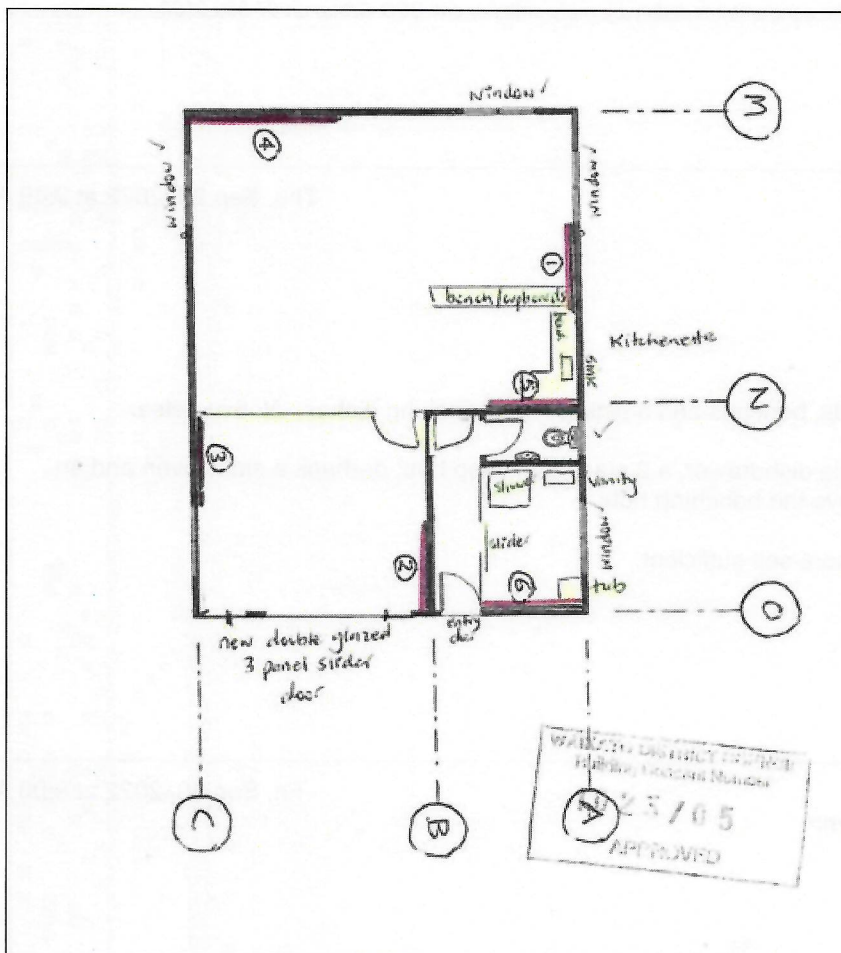
Cc: Alex vanRooyen <alexv@bcdgroup.nz>

Thu, Sep 22, 2022 at 3:46 PM

Hi Pete and Dale,

Thank you for our earlier conversation Pete, it was great to get more of an understanding of the site and the second dwelling. Your comment regarding being told by Waikato District Council that a kitchenette is permitted has got me thinking. A kitchenette is tightly defined in the Operative District Plan and from what you described to me, and the below plans, I do not think you would fit within this definition (which Council are correct is permitted in a sleepout type arrangement). However to be sure, can you please let me know exactly what you have in your kitchenette area (eg fixed oven, hob, dishwasher etc) and potentially what you will have in it if you choose to extend the kitchen? Council will require clarification on this point.

Also, I am assuming from the below plan that there is one bedroom and an open plan kitchen/ living area. Can you please confirm this?



I am hoping to have this report ready for you to review by the end of next week. As discussed, Council may request a revised site plan to cover off the additional sheds on the site however my report is focussing on not changing the building footprint from what has been consented.

Kind Regards

Bridget Taylor

Planner

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Dale Banks <peteanddalebanks@gmail.com>
To: Bridget Taylor <bridget@bcdgroup.nz>

Thu, Sep 29, 2022 at 9:49 AM

Hi Bridget

Yes it is one bedroom and open plan living.

The kitchen area currently only has cupboards, benches and a sink for handwashing dishes. Nothing else.

If we get consent we would like to add a single dishdrawer, a 2 place benchtop hob, perhaps a small oven and an extractor fan of course would need to go above the benchtop hob.

That is all we would want to add to make it more self sufficient.

Thanks

Dale

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Bridget Taylor <bridget@bcdgroup.nz>
To: Dale Banks <peteanddalebanks@gmail.com>
Cc: Alex vanRooyen <alexv@bcdgroup.nz>

Fri, Sep 30, 2022 at 9:08 AM

Hi Dale,

Thank you for sending that information through to me yesterday.

I have completed my draft application now which I have sent on to Alex to review. One more thing I just wanted to double check with you before this report is finalised is just to do with the proposed works. In my application I have stated that there are no external changes proposed to the current sleepout and that the proposal is simply to extend the kitchen to enable an occupant to be self sufficient. Can I please confirm that you are not proposing any additional works? I have no concerns if you are but I would like to make comment on this in the application if you intend to.

Once the application has been reviewed I will send it on to you to have a read through.

Kind Regards

Bridget Taylor

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Dale Banks <peteanddalebanks@gmail.com>
To: Bridget Taylor <bridget@bcdgroup.nz>

Fri, Sep 30, 2022 at 11:11 AM

That is correct Bridget, we do not plan any external changes, we simply want it to be self sufficient.

Many thanks

Dale

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