

14 December 2018

John Duthie  
Director, Tattico Limited  
Email: john.duthie@tattico.co.nz

Dear John

**Request for further information in accordance with Clause 23 of Schedule 1 of the Resource Management Act 1991**

**Private Plan Change Request for Rezoning of Land at 90-104 Felton Mathew Avenue, St Johns, Auckland**

I am writing with respect to the private plan change request described above.

After completing a preliminary assessment of the private plan change documents, it is considered that further information is required to enable an adequate analysis of the proposal and assessment of effects. Additional information may be requested when the Council issues its final clause 23 request.

Under Clause 23 of the Resource Management Act 1991, I request the following further information:

Transport

The existing trip generation (as outlined in Section 4.2 of the Transport Assessment Report prepared by Commute Transportation Consultants) uses the total GFA of the existing industrial building (approximately 7,000m<sup>2</sup>) which is larger than subject site (Lot 1) with a GFA of 4,450m<sup>2</sup>. As a result, overestimating the baseline trip generation for the existing industrial activity. Please update the Section 4.2 of the TAR to ensure the existing trip generation for the industrial activity uses the warehouse GFA as shown as shown in Figure 5 of the UDS.

The Design Statement suggests that a new access will be provided. Please provide further detail on how access to the proposed subdivision will be established, and whether the ROW needs to be retained.

Urban Design

Confirmation is sought on whether there will be a pedestrian (shared) link created between Felton Mathew Avenue and the shared path.

Mana Whenua Consultation

Please outline the matters that were discussed at the pre-application meeting held with Ngāti Tamaoho, Ngāti Te Ata, and Te Ākitai Waiohū.

I would appreciate if you could begin responding to the above matters, prior to the final clause 23 request being issued.

If you have any queries regarding the above, please contact me on telephone 021 897 523.

Yours sincerely,

A handwritten signature in blue ink that reads "David Wong". The signature is written in a cursive style with a large, looping 'D' and 'W'.

David Wong  
**Principal Planner**  
**Plans and Places**