

11 February 2020

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**The Church of Jesus Christ of Latter-day Saints Trust Board**

C/- Bloxam Burnett & Olliver  
PO Box 9041  
Hamilton 3240

Attn: Chris Dawson  
Your Ref: 140450-64

Dear Sir/Madam

**Resource Consent Application – Further information request**

**Application number(s):** 010.2019.00010774.001  
**Applicant:** The Church of Jesus Christ of Latter-day Saints Trust Board  
**Address:** 435-495 Tuhikaramea Road Dinsdale Hamilton 3204  
**Proposed activity(s):** Heritage Item

In accordance with section 92 of the Resource Management Act 1991 (RMA), the following information is requested to enable me to make an accurate and informed assessment.

**The following information is requested:**

1. *The Beca Seismic Assessment is dated 2009. Given the age of this report, please provide confirmation from Beca that the Seismic Assessment is still current and that the recommendations within the report are applicable. If this is not the case, please provide an updated Seismic Assessment Report that covers the relevant considerations.*
2. *The Beca Seismic Assessment appears to state that the structural requirements to bring the building up to 67% NBS is able to be readily overcome at an economic cost. The application has not provided a cost estimate of bringing the building up to 67% of the NBS. Please provide an estimated cost for the required works in accordance with the Seismic Assessment report.*
3. *It appears from the Heritage Impact Assessment and assessment of the proposal against the relevant Objectives and Policies, that a level of consideration has been given to alternative uses of the building. In order for Council to consider this argument, further information is required regarding the uses that were considered. As such:*
  - a. *Please provide a detailed assessment of the alternative uses that have been considered, the reasons the uses were not considered appropriate;*
  - b. *Where statements/comments are made in the Heritage Impact Assessment and application regarding the economic feasibility of alternatives, further information is required to support these arguments. Please provide economic analysis and cost*

*information (appropriate to the scale of the proposed activity) and any other relevant evidence to support or otherwise the arguments presented in the application and Heritage Impact Assessment with regards to alternative uses and their appropriateness.*

4. *Development of the Latter-Day Saints site has occurred over a long period and through various previous resource consent that have been lodged separately. Council considers it important to understand the cumulative effect on heritage values in this area. An assessment of cumulative effects is particularly important, given the assessment outlined in the Heritage Impact Assessment to support the demolition of the building due to contextual change. As such:
  - a. *Please provide an assessment of the cumulative effects of the proposal. This assessment should consider the wider historic heritage environment in the Temple View area. Further information should be provided to understand the work undertaken to date, identification of how many buildings have been demolished, modified, or restored, their location, the extent of work undertaken and its impact on the historic landscape.**
5. *The application references that consultation with Heritage New Zealand has been undertaken. Please confirm whether this consultation was verbal, or whether there has been written consultation?*
6. *Please advise whether the removal of the underground fuel storage tank forms part of the current application, being the proposed removal of the heritage building.*

### **Next Steps**

Within 15 working days from the date of this request you must either:

1. Provide the information requested, or
2. Advise Council in writing of the alternative date that you will provide the information by, or
3. Advise council in writing that you refuse to provide the information requested.

A response is due from you no later than: 2 March 2020

**Please be advised that the statutory timeframes for processing your application have been put on hold until the further information requested has been received.**

When all of the information requested has been provided I will review it to make sure it adequately addresses all of the points of this request. Please note that if council has to seek clarification on

matters in the further information you provide, then this will be considered as information required under this letter. As such the application will remain on hold.

If you do not provide, or refuse to provide the information, council is required to notify your application under section 95(C) RMA. If this happens, you will be required to pay the notification fee as per Planning Guidance fees and charges (less any deposit already paid) in full before we proceed with the notification of your application.

Once all the information requested is received and assessed a determination will be made on whether the application will be processed on a notified or non-notified basis.

Please note that if you are dealing directly with other units in Council in regard to the further information, the further information must still be sent to me.

If you are not sure how to respond, please call me on 07 838 6955 and we can discuss your options.

Yours sincerely,



**Lana Gooderham**  
**Processing Planner**

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On behalf of:  
**Grant Kettle**  
**Planning Guidance Unit Manager**