

## Sarah Blanchett

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**From:** Chris Dawson <cdawson@bbo.co.nz>  
**Sent:** Tuesday, 24 March 2020 15:28  
**To:** Lana Gooderham  
**Cc:** Andrew McFarlane; Derek Nolan; Adam J. Aalders; David John Heperi; 'adam@archifact.co.nz'; Chris Dawson  
**Subject:** RE: Temple View Project - Block Plant application

Hi Lana,

Thanks for the email below.

I have reviewed again the application document as lodged with Council in December 2019.

As you are aware, we originally lodged the application as a 2 part application with one part being the removal of a Category B Heritage building and the other part being the variation to the CDP2 application.

On advice from Council, we agreed to the CDP variation part of the application being put on hold while awaiting the outcome of the Heritage building removal part of the application.

On page 37 of the AEE in paragraph 14.1 it states that: *“Consequently, amendment is required to the September 2016 CDP consent to make clear (a) that the Block Plant is not being retained as originally intended, and (b) that the area formally occupied by the Block Plant is to be redeveloped for roading and residential purposes.”*

On the basis that the CDP variation is specifically to vary the type of landuse occurring in the area formally occupied by the Block Plant to **roading and residential purposes**, and that the CDP variation will be considered following the outcome of the heritage building removal application, I consider it incorrect to remove consideration of the NES from the application. I consider that the NES is within the scope of the current application, albeit, that part of the application that is on hold.

We understand that no PSI or DSI reports have been prepared but the Church as applicant are willing to accept appropriate conditions requiring this level of reporting to occur at the correct time during and following the removal of the Block Plant building.

This seems to me to be a more appropriate response than for the Church to make another separate application under the NES at a later date.

Happy to discuss on my cellphone if you had any questions.

Regards,



**Chris Dawson** PLANNING PROJECT MANAGER  
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**From:** Lana Gooderham <Lana.Gooderham@hcc.govt.nz>  
**Sent:** Tuesday, 24 March 2020 2:29 PM  
**To:** Chris Dawson <cdawson@bbo.co.nz>  
**Subject:** RE: Temple View Project - Block Plant application

Hi Chris

I hope you are doing well under these changing circumstances and have managed to settle into a home office environment!

I just thought I would provide you with the feedback I have received from our Contaminated Lands officer re the NES information you submitted below. He noted the following to me:

*My view is that what they have done is shown that a HAIL activity occurred. However, regulation 5(1)(a) makes it clear that the NESCS applies only where a HAIL activity has occurred and the land is being subject to one of 5 activities, none of which is demolition*

*My understanding is that the scope of the current application is just for the demolition of the building and heritage concerns (I don't think there is any major soil disturbance works involved as part of this demolition). The application does mention subsequent recontouring and residential development but this is not within the scope of the current application. If this is the case then I don't think it 'triggers' the NESCS.*

*My view is that the subsequent recontouring (earthworks) and residential development (change of use) would require separate consideration under the NESCS and consent applied for if necessary. This would involve some form of site investigation by a SQEP to characterise the type and extent of any soil contamination, which would then be used to determine the status under the NESCS and to inform any consent conditions if it goes that far. In any event, if there is an underground storage tank then this would require separate consideration under the NESCS (removal of a fuel storage system).*

In short, at this stage we do not believe NES to be relevant for this application, however happy to clarify with our Contaminated Lands Officer if there is anything we are missing/misunderstanding.

Otherwise, I look forward to receiving the other information in due course.

Thanks!  
Lana

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**From:** Chris Dawson <[cdawson@bbo.co.nz](mailto:cdawson@bbo.co.nz)>  
**Sent:** Wednesday, 4 March 2020 3:44 PM  
**To:** Lana Gooderham <[Lana.Gooderham@hcc.govt.nz](mailto:Lana.Gooderham@hcc.govt.nz)>  
**Cc:** 'adam@archifact.co.nz' <[adam@archifact.co.nz](mailto:adam@archifact.co.nz)>; David John Heperi <[d.heperi@ldschurch.org](mailto:d.heperi@ldschurch.org)>; 'Derek Nolan' <[derek@dereknolan.nz](mailto:derek@dereknolan.nz)>; 'Aidan Cameron' <[aidan@bankside.co.nz](mailto:aidan@bankside.co.nz)>  
**Subject:** RE: Temple View Project - Block Plant application

Hi Lana,

Sorry, please use this version, I forgot to delete the last page.

Regards,



**Chris Dawson PLANNING PROJECT MANAGER**  
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**From:** Chris Dawson  
**Sent:** Wednesday, 4 March 2020 3:42 PM  
**To:** Lana Gooderham <[Lana.Gooderham@hcc.govt.nz](mailto:Lana.Gooderham@hcc.govt.nz)>  
**Cc:** 'adam@archifact.co.nz' <[adam@archifact.co.nz](mailto:adam@archifact.co.nz)>; David John Heperi <[d.heperi@ldschurch.org](mailto:d.heperi@ldschurch.org)>; 'Derek Nolan' <[derek@dereknolan.nz](mailto:derek@dereknolan.nz)>; 'Aidan Cameron' <[aidan@bankside.co.nz](mailto:aidan@bankside.co.nz)>  
**Subject:** Temple View Project - Block Plant application

Hi Lana,

I attach a letter in response to the further information letter dated 11 February 2020.

Please contact me if you have any questions.

Regards,



**Chris Dawson PLANNING PROJECT MANAGER**  
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