

From: "David Harford" <david@dhconsulting.co.nz>
Sent: Sat, 13 Dec 2025 11:30:10 +1300
To: "Nicholas Law" <Nicholas.Law@adc.govt.nz>
Subject: RE: SUB25/0051 LUC25/0086 8 Glassworks Road - matters prior to notification
& s91D
Categories: Yellow Category

Hi Nicholas

In response to the points below.

1. Soil Contamination – We can give assurance that the earthworks or soil disturbance associated with the demolition will not exceed permitted thresholds under the NESCS Regulations. The buildings on the southeast side (denoted building 4 on drawings S01 and S04) would only be demolished down to slab level and therefore no ground works would be carried out. Likewise, there is no soil disturbance for the partial chimney demolition.

The timber shed (denoted building 3 on drawings S01 and S04) would have the concrete floor removed and replaced with gravel to match the surrounding driveway area. We are unsure of the foundation details for building 3, but it is likely that there is only a slab thickening around the perimeter of the concrete floor. The removal of the slab is very unlikely to disturb the soil below. At most the site may need a scrape and level before gravel is added. The PSI didn't specify the demolition works but even so, the thresholds under the Regulations allow up to 25m³/500m² of earthworks/land disturbance. Based on the buildings area alone (not including the total land area of the site 2.2ha) this would permit over 200m³ of earthworks. There would be nowhere near that volume disturbed, and estimates would be circa 50m³ of material.

Construction workers/contractors work to their own health and safety standards and construction management requirements as part of any demolition works. So, to that end assurance can be provided.

2. This is an existing crossing and includes part of the access via rail into the site. This is controlled via a railway crossing sign and give way. This has existed for many years at the site. There is no intention to remove that. Note that Bremners Road is a Collector Road with a 50km/hr speed limit (which reduces road safety and risk) and with a 100m frontage, this enables three vehicle crossings to exist. Also, Proposed Lot 3 is part of the subdivision which creates an area of land to vest as road to ADC. So, there is an element of safety created with straightening out the curve in the road northeast of the proposed crossings.

Please continue with the notification decision as the applicant requires this application to progress.

Kind Regards

David Harford

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From: Nicholas Law <Nicholas.Law@adc.govt.nz>
Sent: Wednesday, 10 December 2025 5:31 pm
To: David Harford <david@dhconsulting.co.nz>
Subject: SUB25/0051 LUC25/0086 8 Glassworks Road - matters prior to notification & s91D

Hi David,

Before the formal notification decision, I wanted to give the opportunity to make some amendments to the applications as follows:

Soil contamination

The application doesn't demonstrate that the activity will be permitted in terms of soil disturbance during the demolition and seismic strengthening activities. The land use therefore falls to be a discretionary activity under the NES CS.

The potential effects on construction workers haven't been addressed, and at the moment there is reason to default to these adverse effects being potentially more than minor. (In addition to the more than minor adverse effects in relation to heritage values).

Are you able to provide some assurance that the land use activity will comply with the permitted standard in the NES, or provide assurance that potential effects on construction workers will be managed appropriately?

Transport

The Assets Team and I consider that ideally the existing crossing to Lot 1 from Bremners Road would be decommissioned when the new one-way entry/exit crossings are established. This would avoid potential conflict/confusion with the new crossings and remove the existing crossing which is very close to the existing rail level crossing and may cause conflicts with the level crossing. Is the applicant open to closing this existing vehicle crossing? Otherwise, this is likely to be a minor adverse effect on the environment as part of my notification recommendation (scope provided through the subdivision matters of discretion).

To enable you to respond to these matters prior to the notification decision I have placed the applications on hold under s91D from today 10/12/2025.

Kind regards,
Nicholas

Nicholas Law | [Senior Planner](#)
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Ashburton
DISTRICT COUNCIL

Happy Holidays

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