



23 September 2025

File ref: 12020-134

David Harford
David Harford Consulting Ltd
Aon House
2 Queens Drive,
Ashburton 7700

By email: david@dhconsulting.co.nz

Tēnā koe,

**FFECTED PERSON'S WRITTEN APPROVAL UNDER S95E OF THE RESOURCE MANAGEMENT ACT 1991
FOR A SUBDIVISION APPLICATION SUB25/0051 AT 8 GLASSWORKS ROAD, NETHERBY, ASHBURTON**

1. Heritage New Zealand Pouhere Taonga (HNZPT) is an autonomous Crown Entity with statutory responsibility under the Heritage New Zealand Pouhere Taonga Act 2014 (HNZPTA) for the identification, protection, preservation, and conservation of New Zealand's historical and cultural heritage.

Resource Consent

2. HNZPT has been identified as an affected party to the following activities which form the basis of a resource consent application:
 - Subdivision consent application SUB25/0051 at 8 Glassworks Road, Ashburton. The proposal involves a boundary adjustment between Lot 1 DP 9084, comprised in Record of Title CB413/165, and RS 40106, comprised in Record of Title CB11B/1091, and the creation of an additional lot, being a road to vest. The additional lot will comprise 436m² and currently forms part of the land at Lot 1 DP9084, but is being used as a road and berm.
 - The subdivision application will not result in any physical works to the existing historic building, Glassworks, on Lot 1 DP 9084, or ground disturbance.
3. In considering the proposed works, we have reviewed the following documents:
 - Application for Subdivision Consent Malteurop New Zealand Ltd 8 Glassworks Road, Ashburton, prepared by David Harford Consulting Ltd, July 2025 Updated September 2025, dated 01/09/2025, reference 24-411
 - Amended Scheme Plan 5867M Draft Scheme Plan Rev D, prepared by Fox & Associates, dated 22 August 2025
 - Record of Titles for CB413/165 and CB11B/1091
 - Annexures A to F



4. The purpose of the resource consent application is to adjust the existing boundary between Lots 1 and 2 towards the northeast by approximately 28m, and vest Lot 3 with Ashburton District Council as a road reserve. The existing silos on Lot 1 are currently divided by the existing boundary, while the northern corner of the site is currently partially bisected by the existing road corridor. As such, the proposed subdivision aims to remedy these issues by adjusting the boundary to allow for ample space for the silos on Lot 1 and for the northern corner to be appropriately vested as a road reserve.
5. While it is noted that a land use consent is also being sought concurrently, this Affected Party Approval, pursuant to S95A of the Resource Management Act 1991 (RMA), pertains specifically to the subdivision resource consent application.

Heritage Status

6. Ashburton Glassworks (Former) was listed on the New Zealand Heritage List/Rārangi Kōrero as a Category 1 Historic Place on 22 June 2007 (List no. 7707). The site comprises a complex of industrial buildings and a chimney standing at a height of 38.4m, formerly used for the glassworks factory. Glassworks is an important landmark in Ashburton, representing architectural, technological, aesthetic, cultural and historical significance.
7. Constructed in 1928, the factory briefly housed the Southern Cross Glass Company, playing a notable role in New Zealand's short-lived glass manufacturing industry. Operations rapidly declined within a few months due to the impact of the Depression. In 1947, the building was subsequently repurposed, first as a plywood factory and later for grain storage, reflecting the site's evolving industrial use over time.
8. The principal section of the factory complex features a steeply pitched roof with a tall, glazed clerestory, a symmetrical façade, intricate brickwork and a 38.4m high flanking chimney. These elements combine to create an outstanding feature and recognisable landmark within the Ashburton townscape.
9. The Glassworks building has undergone several modifications since its construction, including the addition of adjoining structures or buildings to enable its continued use.

Heritage Conservation

10. The subdivision proposal involves adjusting the existing boundary between RS 40106 and Lot 1 DP 9084 toward the northeast. The proposed new boundary will allow for a 3m setback from the existing Glassworks building on Lot 2 (Lot 1 DP 9084). HNZPT acknowledges that the 3m setback has been offered by the applicant in respect of the existing heritage building following consultation with HNZPT, given the existing zoning of the sites do not require a minimum building setback¹.
11. HNZPT has considered the full application and is supportive of the amended application given the following items.
12. While HNZPT recognises that the zoning of both Lots 1 and 2 in the Ashburton District Plan do not require minimum building setbacks and anticipates business-related activities, activities occurring on Lot 1 within close proximity to the historic Glassworks building still have the potential to

¹ amended scheme plan prepared by Fox & Associates Surveyors, Revision E, dated 1 September 2025



generate adverse effects on a historic building's structural integrity, aesthetic value, and overall heritage values. As such, a 3m setback between the proposed new boundary and existing Glassworks building would help mitigate these effects and provide protection for the historic building, in accordance with Section 6(f) of the RMA.

13. Further to the above, HNZPT is supportive of the application given the 3m setback between the proposed new boundary and Glassworks building will provide sufficient space to enable ongoing access for any repair, maintenance and conservation works to the historic building. The setback ensures that future works required to the building can be undertaken without encroaching onto neighbouring properties.
14. Given the above, HNZPT is satisfied that the proposed subdivision will not adversely affect the heritage values associated with Glassworks. HNZPT also considers that the application provides sufficient provisions for Glassworks to continue being protected as a matter of national importance, pursuant to Section 6(f) of the RMA.

Archaeology

15. An archaeological site under the Heritage New Zealand Pouhere Taonga Act 2014 is defined as any place occupied prior to 1900 that may provide archaeological information on the history of New Zealand. An Archaeological Authority is required for any works that may modify or destroy an archaeological site.
16. Given no earthworks are involved within this application, HNZPT does not have any concerns pertaining to archaeological matters in this regard.

Affected Party Approval

17. This letter constitutes affected party approval pursuant to s95E of the Resource Management Act 1991.
18. Please note that the granting of this affected party approval under the Resource Management Act 1991 by Heritage New Zealand Pouhere Taonga does not constitute or in any way prejudice its response to any application for an archaeological authority made under the Heritage New Zealand Pouhere Taonga Act 2014 in respect of any proposed or future works.

Thank you for consulting Heritage New Zealand Pouhere Taonga on this matter.

Ngā mihi,

Dr Christine Whybrew
Director Southern

Address for service: Mitzie Bisnar, Planner Canterbury / West Coast
mbisnar@heritage.org.nz
+64 (03) 363 1895