

Application for Land Use Consent
Malteurop New Zealand Ltd
8 Glassworks Road,
Ashburton

June 2025 (updated August 2025)

Ashburton District Council

Reference: 24-411

Revision: Final



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QUALITY ASSURANCE

Project Reference: 24-411

Title: Application for Land Use Consent – Malteurop NZ Ltd

Client: Malteurop NZ Ltd

Filename: Malteurop NZ Ltd – Heritage Building Demolition, Partial demolition and seismic strengthening

Version: Final

Lodgement Date: July 2025

Prepared By:

David Harford



1.0 INTRODUCTION

Section 88(2)(b) of the Resource Management Act 1991 requires that any application for a resource consent should include an assessment of any actual or potential effects that the activity may have on the environment and the ways in which any adverse effects may be mitigated.

Section 88(2)(b) also requires that any assessment shall be in such detail as corresponds with the scale and significance of the actual or potential effects that the activity may have on the environment and shall be prepared in accordance with the Fourth Schedule to the Resource Management Act 1991.

Form 9 as required by Section 88 of the Resource Management Act 1991 is provided as Annexure A to this application. The body of this application addresses the character of the land, the proposed land use activity and the relevant provisions of the District Plan. It also includes an assessment of effects on the environment as required by the Fourth Schedule to the Resource Management Act 1991.

The proposal is assessed under the Operative Ashburton District Plan.

1.1 Site Information

Site Address:	8 Glassworks Road, Ashburton
Legal Description:	Lot 1 DP 9084 and RS 40106
Records of Title	CB 413/165 and CB11B/1091. Refer Annexure B
Total Site Area:	3.2638ha
Property Owner	Malteurop NZ Limited
District Plan Zone:	Operative District Plan - Business E
Planning Maps	U43
Special Notations:	Heritage Building – 3 Group A and NZHPT Category 1

1.2 Activity Classification

Non-Complying Activity in respect to non-compliance relating to:

12.7.5 Non-Complying Activities –

b) and c) The partial and demolition of a Group A listed heritage building / item.

12.7.1. Permitted Activity

a) Repair and maintenance of a listed heritage building / item (Group A & B and Longbeach Estate Heritage Site), provided the site standards are complied with.

2.0 SITE AND SURROUNDS

2.1 The Application Site and Surrounds

The site is located in the Business E zone. This zoning is defined in the District Plan as

This zone provides for medium to heavy industrial activities that may create adverse environmental effects such as high levels of noise, dust and heavy truck movements, in addition, to other activities including ancillary offices, storage and warehousing activities. Industrial activities often prefer to locate away from urban areas where reverse sensitivity may curtail opportunities for expansion and people may be affected by excessive noise and trucks accessing sites. It is nevertheless desirable for industrial activities to be located adjacent to principal road networks or railway lines that allow ease of transportation of goods without utilising local roads.

The Business E Zone is characterised by large utilitarian buildings built up to internal boundaries with a minimum setback from roads. Buildings will often be enclosed by security fencing with signs displayed in conjunction with a business. Land surrounding buildings may be used for car-parking and outdoor storage and may or may not be sealed. Industrial areas are not therefore areas of high visual amenity with on-site development related only to the operational needs of the business.

The site contains the existing former Glassworks facility buildings and wider loading and storage areas. This includes the large chimney or tower facility.

The site contains the building on the heritage listed site and the adjoining title also owned by the applicants bisects through the large storage silos on the site. The adjoining title CB11B/1091, contains several storage silos, an engineering building, rail siding with load in/out facilities and wider gravel storage yard. Along the Glassworks Road boundary for most of its length is a hedge standing circa 4 m high and existing trees exist along the Bremners Road boundary. There is internal vegetation that exists along the boundary with the industrial land to the southwest.

The heritage site listing includes all of the land and buildings contained within Lot 1 DP 9084. The building construction for the site started circa 1926 and unfortunately only operated as a glasswork's facility for a short period of time as the Southern Cross Glass Company.

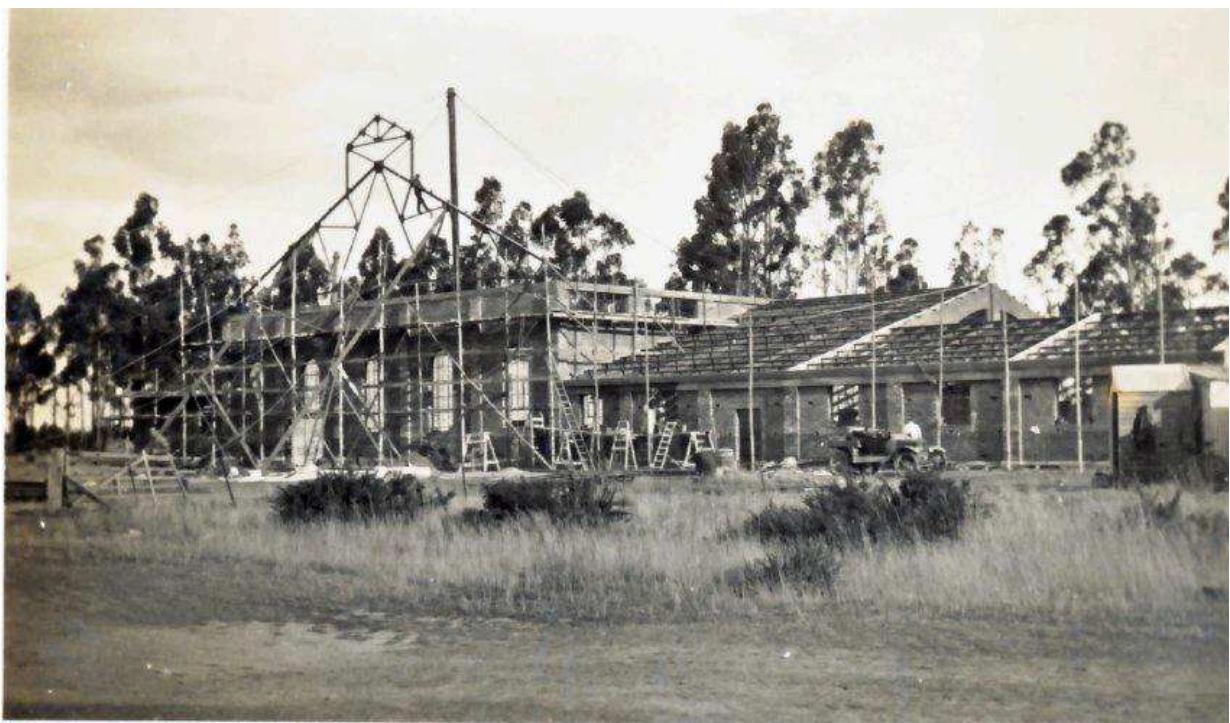


Photo 1: Building under construction 1929.

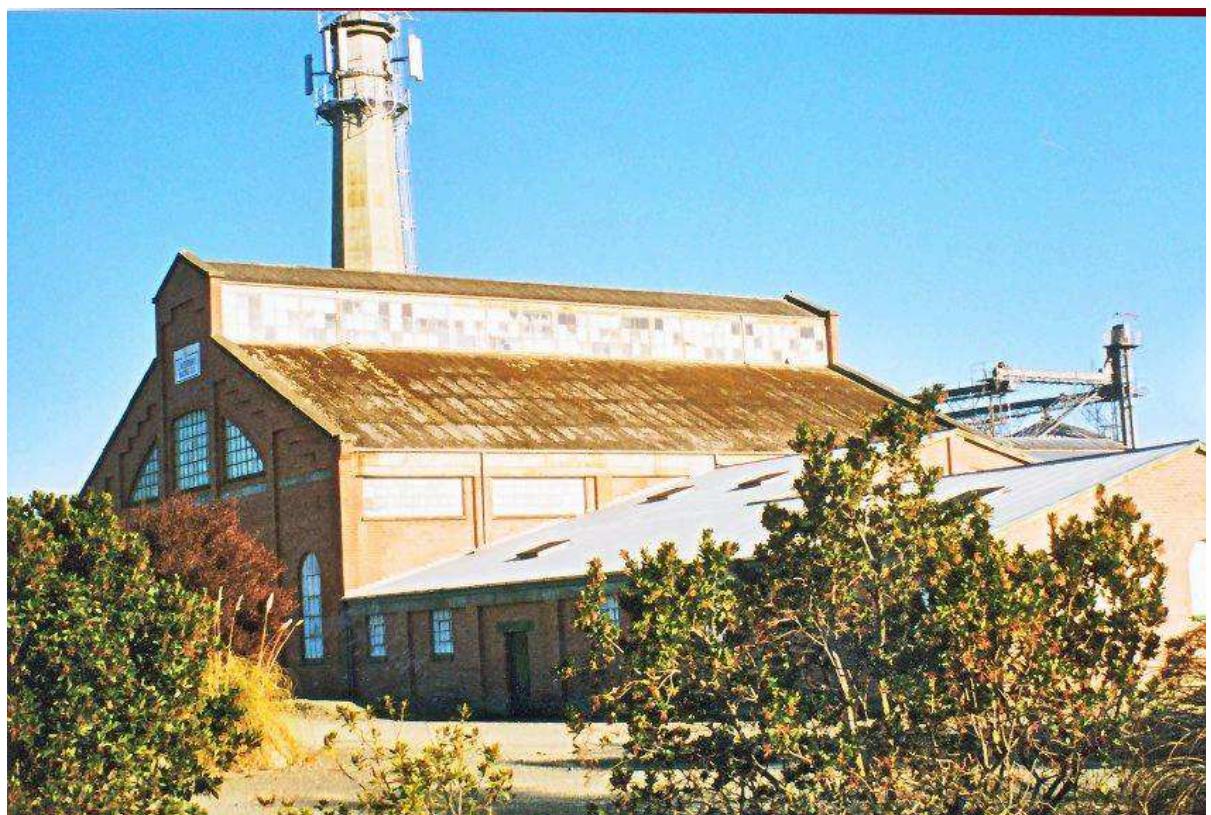


Photo 2: The Glassworks Building 2013 with chimney

The glassworks ceased operations within three years for various reasons. Since that time, it remained vacant until World War 2 when it was utilised as a training facility and from 1947 onward was briefly used as a plywood factory and then used for grain storage and a malting/barley storage facility which has continued until this day.

The buildings have a Group A District Plan listing in the schedule of Heritage Items.

The buildings have a Category I New Zealand Historic Places Trust Registration. The Historic Places Trust (now Heritage NZ) Registration is number 7707.

The original buildings were constructed of double brick with additions of corrugated iron structures added in time. From the heritage NZ listing for the building,

The large double brick factory building, stripped of its earlier internal plant and fittings apart from a travelling crane, is little altered in its external appearance. With its high, steeply pitched roof crowned by a tall, glazed clerestory, its symmetrically ordered façade, detailed brickwork and flanking 38.4-metre-high chimney, the principal section of the building is the dominating feature of the factory complex. It is an outstanding feature in the Ashburton townscape.

The heritage protection for this building is for both internal and external protection. The applicant undertook some consultation with Heritage NZ with regards to the demolition of two buildings on the site and the partial demolition of the chimney. The proposal below explains this.

The surrounding area is predominantly industrial both adjoining and to the south. The Railway Line and Council reserve adjoining State Highway 1 is beyond that to the northwest. Which to the north-east is Residential D or lifestyle residential zoned land.

Planning Map U43 shows the site as containing the listed heritage item on the site.

Bremners Road is a two-lane sealed road with a minimum carriageway width of 8 metres. There are no footpaths nor kerb and channel on both sides of this road. Kerbside car parking is available on both sides of the road. The speed limit is 50km/hr at this site.

Glassworks Road is a two-lane collector road with grassed berms on both sides of the road.

Consultation was undertaken with Heritage NZ. As part of this assessment discussion around the requirements for some conditions was discussed.

In particular conditions around the following can be agreed to,

- A demolition plan for those parts of the building to be removed, and
- A temporary protection plan.

It is proposed that these will be provided by the applicant, or the demolition contractor will prepare these two requirements prior to demolition.

The southwestern façade of the building has an existing opening that goes through to Building 3 (to be removed). Following the removal of Building 3, remedial works will be undertaken to create an external wall to match the existing building. This can be created as a condition of consent volunteered by the applicant.

This site is not an historical site that was developed prior to 1900 so it is understood no archaeological authority is required to undertake works on the site.

As part of the application decision making, Council may consider appropriate an Accidental Discovery Protocol condition. This alongside the conditions aforementioned can be included as part of draft conditions for circulation should this application be approved.

In conjunction with this land use consent application, is a subdivision application to adjust the boundaries between the two existing titles to provide separation between the heritage building site and the balance of the site. The boundary adjustment creates a minimum 3m separation between the new boundary and the existing heritage building.

Other information will be outlined further in this application as required.

3.0 PROPOSAL

The proposal is to seek full demolition of the following building(s) at 8 Glassworks Road; Ashburton held in Lot 1 DP 9084. These are referred to and shown on the *Bonniface Consulting Ltd Glassworks Buildings EQ Strengthening Preliminary Design* plans included as Annexure E to this application.

Building three (timber shed – Room Q):

As detailed in the Heritage NZ summary of consultation undertaken recently ...This building dates from c1930 and is of timber construction with corrugated steel exterior wall cladding. It was deemed to be in a dilapidated condition. Comment from Heritage NZ upon inspection was this *building may be considered non-contributory to the heritage setting and complex at the Glassworks. We consider its removal will not adversely affect the heritage values of the Glassworks.*



Photo 3: Building 3 to be demolished

Building four (workshop and railway siding roof):

This is an addition constructed in the 1950s to form a workshop and roof over the railway siding. We consider the removal of this section will have a positive effect in that it will provide increased visibility of the main building one. Its removal will not adversely impact the overall heritage values or setting of the Glassworks.



Photo 4 and 5 – Building 4 - workshop and drive through area to be demolished

Chimney:

The proposal is to seek partial demolition of the 38.4m high Chimney at the site.

The chimney was constructed in 1928/29, at the same time as building one, of brick and reinforced concrete. It has a base area of 23.8m² and stands at a height of approximately 38.4m. *The seismic assessment confirms that as no drawings can be found, the preparation of a detailed strengthening scheme for the chimney would require an exorbitant amount of intrusive investigations to establish the foundation size and structure, reinforcement lap lengths and compressive strength. Even with this costly investigation, there will still be doubt as to the construction e.g. reinforcement content and the extent of chimney wall bars into the foundation.* The preference was to demolish the whole chimney based on those reasons.

However, the applicant and Heritage NZ discussed the option of removing the top section of the chimney down to the rim/collar. This would enable a remnant of the chimney to remain as a safe structure and more or less retained as a stabilised run. This compromise is an alternate option that still keeps a part of its history intact. Therefore, only a partial demolition is sought.

The Bonniface drawings ad the photo below shows the part of the chimney to remain.



Photo 6. Photo of chimney – at left shows the collar at circa 7-8m high – that is the partial demolition height proposed.

The Group A heritage items are considered to be of national or regional significance. Their conservation and protection is provided for within the District Plan as of high significance and accordingly, any demolition of a Group A item is a non-complying activity.

Seismic Strengthening:

Buildings 1 and 2: The Bonniface detailed seismic assessment from September 2023, Buildings One and Two at the Ashburton Glassworks have been rated as 15%NBS. The proposed seismic strengthening solutions for achieving either 34% (above EQ-prone status) or 67% (above EQ-risk status) NBS.

The proposal includes the addition of large steel portals and bracing to achieve the required NBS rating.

The methodology in accordance with the plans and details at Annexure E where the proposal is engineering solutions with the addition of new materials being concrete, reinforcement and steelwork will ensure the structure meets the minimum NBS requirements.

Annexure F includes an email from Heritage NZ regarding the site visit and discussions about this proposal. As part of the application process a copy of this application will be provided to NZTA for the affected person approval.

4.0 DISTRICT PLAN ASSESSMENT

4.1 District Plan Status

The Ashburton District Plan has been an Operative Document since August 25th, 2014. In any event rules that relate to historic heritage as listed in section 86(B) (3) (d) took immediate legal effect under the Resource Management Act 1991.

Demolition and partial demolition of a Group A heritage item is classified as a noncomplying activity.

4.2 Zoning

The application site is zoned Business E under the Operative District Plan.

4.3 Compliance Assessment

For the purposes of this application the proposal complies with all other relevant heritage rules in the Operative Ashburton District Plan.

12.	Heritage Chapter	
12.7.1	Permitted Activities a) <i>Repair and maintenance of a listed heritage building/item (Group A & B and Longbeach Estate Heritage Site) provided the site standards are complied with.</i>	The proposal for buildings 1 and 2 as shown on the Bonniface plans is for seismic strengthening. Site standards below.

12.7.5	<p>Non-Complying Activities</p> <p>b) <i>The partial demolition of a Group A listed heritage building / item.</i></p> <p>c) <i>The demolition of a Group A listed heritage building / item.</i></p>	<p>Does Not Comply</p> <p>The proposal is to demolish two buildings as described in the application and partially demolish the 38.4m high chimney as detailed in the application.</p>
12.8 Standards		
Repair and maintenance of any heritage item shall be a permitted activity if it meets the following standards, as certified by a suitably qualified professional with heritage experience, and as confirmed in writing with the Council.		
	<p>a) The work involves stabilisation, preservation and conservation as defined in the ICOMOS (NZ) Charter 2010 for the Conservation of Places of Cultural Heritage Value 1993 (ICOMOS (NZ) Charter 2010).</p>	<p>Complies</p> <p>The works on buildings 1 and 2 as shown on the plans are for the purpose of strengthening and stabilization. If it's found to be works that fall outside of the permitted criteria for stabilization, then it falls to be a restricted discretionary activity. It is not considered that is the case, however the overall status of the application is non-complying due to the demolition aspects.</p>
	<p>b) The work does not involve alterations, additions (including restoration and reconstruction as defined in the ICOMOS (NZ) Charter 2010), relocation, partial demolition or demolition.</p>	<p>There is some reconstruction required and obviously demolition and partial demolition.</p>
	<p>C) The work involves the restoration to sound condition of any existing building or any part of an existing building.</p>	<p>Complies</p>
	<p>d) The work involves the patching, restoration or minor replacement of materials, elements, components, equipment and fixtures for the purposes of maintaining such</p>	<p>Complies</p>

	materials, elements, components, equipment and fixtures in good or sound condition.	
	e) Any redecoration work involves the renewal, restoration or new application of surface finishes, decorative elements, minor fittings and fixtures and floor coverings which does not destroy, compromise, damage or impair the appreciation of the historic heritage values of the element being redecorated.	Complies
	F) The work carried out on the building shall generally match the original in terms of quality, materials and detailing.	Complies This will be the case.
	g) Repair of material or of a site shall generally be with original or similar materials. However, repair of technically higher standard than the original workmanship or materials may be justified where the life expectancy of the site or material is increased, the new material is compatible with the old and any historic heritage value is not diminished.	Complies Some of the repair details as outlined in the plans will be of a higher standard than the original by virtue of the modern materials and advances in technology since the late 1920s when the building was first constructed.
	h) The work does not result in any increase in the area of land occupied by the building.	Complies The proposal will result in less building occupation due to building demolition.
	i) The work does not change the character, scale and intensity of any effects of the building on the environment (except to reduce any adverse effects or increase any positive effects) and does not include upgrading.	Does not Comply The proposal will not change the key brick exterior appearance and roof appearance with the exception that the chimney is lessened in height so the character and scale of the effects will change.
	j) No painting is to be applied to any previously unpainted surface or render to previously unplastered surfaces.	Complies There is no proposal to paint previously unpainted surfaces. There will be some bed joint reinforcement put across any cracks as required
	k) Repair work will be carried out by a suitably qualified tradesperson with	Complies

	recognised experience in working with heritage buildings.	The work will be undertaken by a suitably qualified person. That is yet to be confirmed.
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4.4 Activity Status

Consent is sought for a **non-complying activity**.

5.0 ASSESSMENT OF EFFECTS

The following assessment of effects arising from the non compliances with development standards is discussed below. The Operative District Plan **under 12.9.1 Heritage buildings / items** provide a number of assessment matters relating to the demolition of a heritage building and repair/maintenance of a heritage building. These are discussed below.

5.1 Assessment of Effects – Heritage Buildings

The site is within a Business E zone. The relevant assessment matters for the demolition are detailed below.

- (a) *any immediate or cumulative effects of the proposal to the heritage building, object, property or place of special interest on Takata Whenua and District-wide historic heritage values (with regard to the reasons for its listing).*

The obvious immediate effect is that there are two buildings to be fully demolished and the chimney to be partially demolished as described earlier in this application. Therefore, the visual amenity being the character of the buildings would be lost.

The buildings were constructed and form part of this site since 1929 albeit the workshop building is more likely to have been constructed in the 1950's it is understood.

In any event they are buildings that were created for a specific purpose being a glassworks operation, however that activity was very short lived and other uses have been undertaken within the buildings and on site since circa 1933.

The facilities here and in particular the chimney, a prominent brick exterior of the main buildings 1 and 2, are considered as feature structures within this part of Ashburton Town.

The reasons for the rule detail the significance of a Group A heritage item and in particular.

The Group A heritage items are considered to be of national or regional significance. Their conservation and protection are provided for within the District Plan as of high

significance and accordingly, any demolition of a Group A item is a non-complying activity.

The buildings listing as a Category 1 building and in terms of New Zealand Historic Places (now Heritage NZ) classification held over the building since June 2007, the *statements of significance* that apply to this building as outlined in the list entry information included as Annexure J. In summary the following details explain the significance,

Cultural Significance

The glass factory is symbolic of the type of secondary industrial enterprises undertaken in the nineteenth and early twentieth centuries by entrepreneurial businessmen and the economic and technical difficulties faced during this time which was the Great Depression on the New Zealand economy.

Historical Significance

The large brick building is associated with the history of failed glass manufacturing companies in New Zealand in the late 19th and 20th centuries. When the Southern Glass Company initiated its project in Ashburton there were expectations it would succeed and bring a major boost to the local economy.

Since 1928 the building and its tall chimney has been a key landmark in Ashburton. It was used as a military training facility for five years during World War 2.

The physical, architectural, technological and aesthetic significance are also outlined in the significance statement.

In terms of the details of the assessment criteria.

(a) The extent to which the place reflects important or representative aspects of New Zealand History.

The glassworks project at this site was encouraging the introduction of secondary industries beyond the well-established primary industries. It was used as a training facility

during the Second World War. The failure of this project coincided with the depression which didn't help the situation.

(e) *The community association with, or public esteem for, the place*

The building is considered a landmark due to its design and visual presence at this location. The chimney is easily visible from many locations so its partial removal will remove quite a focal piece from the wider environment. However, the reasoning behind its removal can be quantified as both seismic due to its age and risk during a major earthquake, and the difficulties in trying to strengthen this chimney to a minimum building standard and the costs associated with trying to strengthen and reinforce the structure for safety. The comments from Heritage NZ were that the preparation of a detailed strengthening scheme for the chimney would *require an exorbitant number of intrusive investigations to establish the foundation size and structure, reinforcement lap lengths and compressive strength. Even with this costly investigation, there will still be doubt as to the construction e.g. reinforcement content and the extent of chimney wall bars into the foundation.*

This was constructive thinking as that is a real issue for the applicants. However, a suggestion made was perhaps seeking only partial demolition down to the height of the existing rim/collar. That would enable the bottom section to be retained as a stabilised ruin, which still retains some of the chimney's heritage. The proposal is therefore to demolish only a part of the chimney to the collar and then as part of the history retention a plaque or similar is attached to or near the chimney on the site providing details of the former chimney, its height, purpose and reasoning behind its partial de-construction so a record of this is retained on the site.

(g) *The technical accomplishment or value, or design of the place*

The building was designed as a large functional building for the glass products proposed for production. There is no proposal to remove the main buildings as these will be strengthened to achieve at least a minimum NBS (New Build Standard) seismic strength. The summary was that the design of the building is of special architectural significance.

The two buildings proposed to be removed are firstly, the timber shed with corrugated iron cladding. It was built circa 1930 and is in poor condition. Initial comments from Heritage

NZ were that this is not a key building or rather is non-contributory to the heritage setting at this site. Its demolition will not adversely affect the heritage values of the Glassworks facility.

The other building is the workshop and railway siding. This was constructed in the 1950's to form both a workshop and roof over the railway siding. Initial comments from Heritage NZ were that its removal will actually have a positive effect in providing increased visibility on the main building and its demolition will not adversely affect the heritage values of the Glassworks facility.

(j) The importance of identifying rare types of historic places

Heritage NZ states that Glassworks facilities are rare in New Zealand. Several were established some years ago in NZ but only one in Auckland continues to operate but that facility retains none of its original buildings. There are no other buildings on Heritage NZ's Register. Therefore, the Ashburton factory holds a special or unique place in NZ history. The proposal is not to remove any of the main brick structures and instead, they are proposed for strengthening as detailed on the drawings included as Annexure E.

k) The extent to which the place forms part of a wider historical and cultural complex or historical and cultural landscape.

Many Ashburton buildings were made of brick locally. The region has excellent sources of clay which is a key ingredient of brick manufacture. The Ashburton Glass works building is an architectural example of an industrial building in Ashburton so holds important historic values including qualities that sets the building aside as an example of modern architecture early in the 20th century.

With the exception of the two buildings to be fully demolished, the workshop, and the timber shed, to retain the remaining buildings requires some strengthening to meet a safe building standard. A building's demolition or removal is to be assessed on its merits and structural engineering for the purpose of structural integrity and safety, and the economics of achieving retention of the building(s), is a key consideration for the seeking the demolition of the building as detailed earlier in this assessment.

The heritage chimney is a load-bearing structure and therefore requires significant investigation followed by assessment prior to any physical work being approved.

The proposed demolition in part will be carefully undertaken by dismantling the chimney, starting from the top and working downwards to the collar level where no further work need be undertaken as this remaining section of the chimney will have removed an enormous part of the chimney and therefore weight, so the load bearing is reduced.

Any damage caused to the main buildings in the course of the removal will be repaired.

- b) *where a building is part of a group of buildings, any adverse effect on the integrity of building character in the vicinity or of the group.*

This building is part of a group of buildings on the site however it is the retention of the main glass works brick clad structure that is seen as the key matter as far as adverse effects are concerned.

There are no other buildings within the direct vicinity that have any heritage classification.

- c) *the purpose for which the site is to be used, and the alternatives available to the applicant, including the development of the site without affecting the heritage item, or the retention of the important features of the heritage item.*

The important aspect and what is sought for this proposal is that the current buildings (1 and 2 in this case as identified on the plans), require substantial works to bring them to a New Building Standard which is a regulatory requirement. The proposal would be to achieve a maximum of 67% of NBS. The applicant is willing to do this and the design plans on how it is proposed to achieve this are included as Annexure E.

There are very real issues in terms of traffic logistics for the use of the buildings, i.e. heavy traffic accessing and egressing the site to load or unload grain and the layout of the building for the storage and internal logistics for management.

The buildings to be demolished are past their economic usefulness for any purpose and the state and functionality of the buildings render them no longer functional for any useful purpose.

There are no alternative options open to the applicant short of trying to use for the building that would satisfy any certain business or activity. There is no such proposal or intended use in that regard.

The heritage buildings will be affected in the sense they are being demolished and the retention of the interior and exterior features of the building which provide any character unfortunately will be lost. The chimney is a slightly different situation where not all of the buildings are being demolished but rather a great length or height is removed, which is the visual aspect that the wider public are familiar with.

In terms of the strengthening or reinforcing of the main buildings being retained, the seismic load resisting systems for both longitudinal and transverse directions of the building require significant strengthening works to lift the seismic strength of the buildings.

- d) *the effect on the property owner/occupier's enjoyment and practical use of the heritage item and the extent to which they would face unreasonable restrictions on that enjoyment and/or use or unreasonable costs, as a result of consent being refused or conditions imposed.*

The property owners will enjoy no more use or enjoyment of the main chimney heritage item should consent be approved for the building's demolition and likewise the two buildings slated for demolition however the applicant does not have any intended specific uses for those.

Therefore, if consent is refused for the demolition or partial demolition of these buildings, the applicant is then faced with the situation of retaining the buildings with the likely hood they will be un-used or underutilized and likely abandoned.

- g) *any incentives available to the applicant to retain the building, place or object.*

There are no incentives available that the applicant is aware of in the sense of any significant subsidies or grants to try to repair and retain the building. Heritage grants may be applied for from the National Heritage Preservation Fund, Lottery Grants and the Canterbury Heritage Building Funds that could be applied for however it is envisaged if these were available, there would be minimal funding available toward the level of works required to bring this building back to a standard that met the minimum National Building Standards. The building is a Category A building which puts this into a higher classification of heritage value for the applicant.

The issue becomes one of what value is placed upon retention of the Category A buildings and the costs associated with bringing them up to the status given to them. Based on the details addressed in this application these matters are to the forefront of

consideration for the Council and Heritage NZ. Therefore, it is suggested to the Council that the proposal to remove two buildings and partially retain the Chimney, alongside undertaking strengthening works for the former Glassworks Buildings, is a good outcome for all concerned.

i) in the case of major additions, alterations, land disturbance or similar works, the provisions by the applicant of photographs or other information relating to the building, object, property or place prior to work commencing.

It is anticipated that a potential condition of any approved resource consent is that some form of photographic record or information about the buildings to be removed will be required for historic purposes.

j) the importance (if any) of the land surrounding the heritage item.

The land surrounding the heritage item is a mix of both residential and business zoned land.

These properties were described earlier in this application and whilst the land surrounding the site holds some importance in terms of the activities they undertake such as the rail network, it is not considered there is anything significant about these areas.

k) the impact the proposal has on the integrity/value of the heritage resource.

The impact is large in the sense that this proposal is seeking the demolition of the existing buildings. Essentially the value of the heritage resource as it exists will be lost although the heritage values of buildings 3 and 4 are not significant at all. This is an unfortunate reality of buildings established many decades ago using the materials and design which in short were not designed to withstand the effects of a large magnitude earthquake or have reached the end of their economic life and the subsequent requirements to repair or remediate a building to meet modern building standards and linked to this, secure insurance, become a major obstacle.

As part of the subdivision being undertaken alongside this proposal, a setback of 3m from the heritage building with the newly created boundary is proposed.

I) the importance attributed to the heritage item by the wider community.

The existing chimney does hold some heritage value for the community. The chimney is a prominent visual feature from various vantage points in Ashburton.

The building was first erected in the late 1920's for the purpose of glass making, however it was used for such a short period of time that it served no further use afterwards.

The Glassworks chimney is recognized as an early Ashburton building that still holds a character however whether it's a building that could be said to be striking or unique in its appearance is a matter of opinion and specifically whether the wider community place any significant value on the building is uncertain.

However, it does hold the more significant Category A or 1 classification of heritage status in the Operative District Plan which is the higher category and one of regional as opposed to perhaps national significance but there comes a point where heritage buildings must still fulfill a purpose and usefulness whilst still being economic and safe to function.

m) consideration of the purpose of and need for the proposed works, particularly in relation to proposed infrastructure, servicing or utility works, including consideration of alternatives, functional constraints, and the wider benefits of a proposal.

Based on the assessment and information undertaken to determine what is required to repair or remediate the building there is justification for its demolition. This becomes a commercial consideration for a building owner.

This would be no different to several similar heritage buildings that exist within the greater Canterbury Area post earthquakes. There will be a component of infrastructure, servicing or utility works with any project of this scale in the sense of disconnecting those services in preparation for demolition and then reconnection in preparation for the new replacement building. This is not a significant undertaking, albeit like any development there is a cost to the applicant to undertake this.

In terms of a functional constraint the site has operated as a storage building for many years as opposed to its original intended purpose.

The wider benefit of this proposal is that there will be some retention for heritage purposes of the base of the chimney as part of a physical record of what existed before.

With its removal, it will therefore be safe to function around and in the case of the main buildings, within, and will have less likelihood of longer-term issues with regards to other potential earthquake related effects that might occur in the future should the decision to progress with repair or remediation have been undertaken. To that end the building has far greater likelihood of being utilized once it is strengthened to increase its longevity as a heritage building.

As detailed earlier in the application, consultation was undertaken with Heritage NZ. As part of this assessment discussion around the requirements for some conditions was discussed.

As part of the proposal conditions around the following can be agreed to,

- A demolition plan for those parts of the building to be removed, and
- A temporary protection plan.

It is proposed that these will be provided by the applicant, or the demolition contractor will prepare these two requirements prior to demolition.

The southwestern façade of the building has an existing opening that goes through to Building 3 (to be removed). Following the removal of Building 3, remedial works will be undertaken to create an external wall to match the existing building. This can be created as a condition of consent volunteered by the applicant.

This site is not an historical site that was developed prior to 1900 so it is understood no archaeological authority is required to undertake works on the site.

As part of the application decision making, Council may consider appropriate an Accidental Discovery Protocol condition. This alongside the conditions aforementioned can be included as part of draft conditions for circulation should this application be approved.

In conjunction with this land use consent application, is a subdivision application to adjust the boundaries between the two existing titles to provide separation between the heritage building site and the balance of the site. The boundary adjustment creates a minimum 3m separation between the new boundary and the existing heritage building.

Other information will be outlined further in this application as required.

5.2 National Environmental Standards

The National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (the NES) came into effect on 1 January 2012.

The statements in *italics* below are direct from the Ministry for the Environment's website and are included for the purpose of identifying the likelihood of contamination at this site.

The NES for Assessing and Managing Contaminants in Soil to Protect Human Health:

- *provides a nationally consistent set of planning controls and soil contaminant values*
- *ensures that land affected by contaminants in soil is appropriately identified and assessed before it is developed - and if necessary, the land is remediated or the contaminants contained to make the land safe for human use.*

The NES classifies as permitted activities (meaning no resource consent required if stated requirements are met):

- *removal or replacement of fuel storage systems and associated soil, and associated subsurface soil sampling*
- *soil sampling*
- *small-scale (no greater than 25 cubic metres per 500 square metres of affected land) and temporary (two months' duration) soil disturbance activities*
- *subdividing land or changing land use where a preliminary investigation shows it is highly unlikely the proposed new use will pose a risk to human health.*

Activities requiring a resource consent under the NES include:

- *the development of land where the risk to human health from soil contamination does not exceed the applicable soil contaminant value (classified as a controlled activity, meaning resource consent must be granted)*
- *the development of land where the risk to human health from soil contamination exceeds the applicable soil contaminant value (classified as a restricted discretionary activity)*
- *the development of land where the activity does not meet the requirements to be a restricted discretionary, controlled or permitted activity (classified as a discretionary activity).*

Section 6 methods of the legislation states.

6 Methods

- (1) Sub clauses (2) and (3) prescribe the only 2 methods that the person may use for establishing whether or not a piece of land is as described in [regulation 5\(7\)](#).

(2) One method is by using information that is the most up-to-date information about the area where the piece of land is located that the territorial authority—
 - (a) holds on its dangerous goods files, property files, or resource consent database or relevant registers; or
 - (b) has available to it from the regional council.
(3) The other method is by relying on the report of a preliminary site investigation—
 - (a) stating that an activity or industry described in the HAIL is, or is not, being undertaken on the piece of land; or
 - (b) stating that an activity or industry described in the HAIL has, or has not, been undertaken on the piece of land; or
 - (c) stating the likelihood of an activity or industry described in the HAIL being undertaken, or having been undertaken, on the piece of land.
(4) The person must—
 - (a) choose which of the 2 methods to use; and
 - (b) meet all the costs involved in using the method that the person has chosen.

Under Clause 6(2) (b) the only recorded HAIL activity for this site was for the storage of agrochemicals on the site which were held in an above ground cage and within sealed 5-50 litre containers. A copy of that assessment is contained at Annexure K.

Section 8 of the NES includes the following.

Subdividing or changing use

(4) Subdividing land or changing the use of the piece of land is a permitted activity while the following requirements are met:

- (a) a preliminary site investigation of the land or piece of land must exist;
- (b) the report on the preliminary site investigation must state that it is highly unlikely that there will be a risk to human health if the activity is done to the piece of land;
- (c) the report must be accompanied by a relevant site plan to which the report is referenced;
- (d) the consent authority must have the report and the plan.

Section 8 is key to this proposal. A Preliminary Site investigation (PSI) has been prepared and is included as Annexure K.

The scientists who investigated this site identified the following potential sources of contamination that links to the Hazardous Activities and Industries List (HAIL):

- *Minor chemical and fuel storage occurring in various locations across the site (HAIL A17).*
- *Potential historical wood treatment including bulk storage of treated timber outside in the western half of the site, largely restricted to RS 40106 (HAIL A18).*
- *An electrical transformer (HAIL B2).*
- *An engineering workshop with metal fabrication (HAIL D5).*
- *Coal or coke storage associated with the glassworks and potential military use of the site (HAIL Category I).*
- *Lead and asbestos products on historical buildings (HAIL Category I).*
- *Burn areas and waste disposal of ash (HAIL Category I).*

If any contamination exists, it is considered unlikely that it would be at concentrations that exceed the 'commercial/industrial' soil guideline values and there would be a low risk to human health and the environment under the existing industrial setting.

There is a potential risk to construction workers where soil disturbance works are proposed. It is recommended that a Detailed Site Investigation (DSI) be undertaken in areas of the site where soil disturbance activities are to be undertaken.

At the time of writing this report, the proposed subdivision can proceed as a permitted activity under Regulation 8(4) of the NESCS due to the proposal being highly unlikely to pose a risk to human health. A subdivision application is being lodged concurrently with this land use consent application.

Resource consent under the NESCS for future soil disturbance works may be required, however this is dependent on the size and scope of any proposed works and will be assessed during the DSI phase of investigation.

Regarding the DSI. It is requested that an advice note or possibly a condition be considered such that after the demolition of the structures on site the applicant supply the Ashburton District Council with a Detailed Site Investigation Report (DSI).

If necessary, appropriate sampling in accordance with the National Environmental Standard for Assessing and Managing Contaminants in Soil (NESCS) be carried out.

A ground contamination work completion or validation report can be prepared and supplied to the Ashburton District Council, within three months of completing the project's earthwork. This document shall record the quantity and destination of any soils disposed offsite, summarise any ground contamination related environmental, and/or summarise the post-earthwork ground contamination conditions.

5.3 Precedent and Cumulative Effects and District Plan Integrity

The proposal is for a non-complying activity due to it being the demolition and partial demolition alongside strengthening of a category 1 Heritage listed building. It is therefore appropriate for consideration to be given to whether it may give rise to any cumulative and/or precedent effects.

"Effect" is defined in Section 3 of the Resource Management Act as including "*any cumulative effect with arises of over time or in combination with other effects*".

A cumulative effect relates to a gradual build-up of consequences because of past and current activities. The proposal for this facility being demolition of the buildings is that there are no other buildings like this one in the vicinity that creates any cumulative effect of demolition or partial demolition of heritage buildings. This proposal does not therefore create an effect of other applications being sought for demolition of heritage buildings.

In this respect it can be distinguished from the concept of precedent effect.

The concept of precedent effect has been considered in the historic case of *Dye v Auckland Regional Council (2001) NZRMA513* which is still good law. The Court of Appeal considered issues of precedent effect and held:

The granting of resource consent has no precedent effect in the strict sense. It is obviously necessary to have consistency in the application of legal principles, because all resource consent applications must be decided in accordance with a correct understanding of those principles, but a consent authority is not formally bound by a previous decision of the same or another authority, indeed in factual terms no two applications are ever likely to be the same; albeit one may be similar to another. The

most that can be said is that the granting of one consent may well have an influence on how another application should be dealt with. The extent of that influence will obviously depend on the extent of the similarities.

While not an effect on the environment, the potential for a precedent effect may, in theory, be considered as "any other matter" under section 104(1) (c). It is not, however, a mandatory consideration: *Dye v Auckland City Council CA 86/01* as stated above, is authority for the proposition that each application must be considered on its merits. Non-compliance with a plan cannot of itself create a precedent effect: *Kuku Mara v Marlborough District Council W25/02*.

The integrity of the plan is not always placed at issue simply because an activity is classified as non-complying. Precedent effect is a matter for consideration if the proposal runs up against the District Plan's objectives and policies. In this case there are some considerations of those policies to be factored however the hypothetical 'floodgates' argument overshadowing (without good reason) an otherwise meritorious proposal, needs to be considered.

The application does not create a serious conflict with the objectives and policies of the District Plan as it applies to the site in this location, when viewed in the round. Confidence will only be affected if a decision-maker ignores a district plan's policies and objectives and allows an activity with major effects, and which would be contrary to those objectives and policies. It is not considered this proposal creates major effects other than possibility of a visual effects of the part of the chimney that would now be removed.

Consideration can be given that the amenity of the site will not be diminished with removal of some buildings that are no longer of value and do not hold a high heritage value with the exception of the chimney which holds heritage value and for the reasons explained in the application and through consultation with NZTA, requires its partial demolition down to the proposed height where its not so visible from the surrounding environment.

Therefore, the proposal is not easily replicated elsewhere within the District. This can be considered as evidence that the proposal will not adversely impact the integrity of the District Plan should consent be granted to this proposal. Having regard to the circumstances of this case, the Council can therefore have confidence that the grant of consent will not create an undesirable precedent.

5.4 Effects Summary

Overall, in terms of safety and the economics surrounding this proposal the proposal for the site is to enable the demolition full demolition of two buildings and partial demolition of the chimney.

5.5 Consideration of Alternatives

An assessment of effects has been completed and as stated above, no adverse effects more than minor are anticipated. The alternatives in terms of investigating remediation or repair for the buildings were assessed and the two buildings to be demolished and removed were not considered as significant or rather having any significant heritage value and the partial demolition of the chimney was seen as an alternative as opposed to seeking full demolition.

The important aspect for this application is retention of the brick buildings which are a significant part of the heritage structure on the site.

6.0 OBJECTIVES AND POLICIES

The following objectives and policies are considered relevant for this application. In terms of the classification of the building the following is relevant.

Group A

These heritage items are considered to be of national or regional significance and include NZHPT registered Category I historic places. These places are of special or outstanding value or representative value, and the loss of these items would be a matter of national or regional significance and of interest to the wider community. The Council wishes to provide for their long-term conservation and protection.

Objective 12.1: Historic Heritage

To protect significant historic heritage in the District, including historic buildings, places and areas, waahi tapu sites and areas and archaeological sites, from adverse effects of subdivision, land-use and development.

Policy 12.1C

To use methods and rules in the District Plan to protect historic heritage listed in the heritage schedule from adverse effects of land-use, subdivision and development.

The Operative Ashburton District Plan requires partial or total demolition of Category A heritage buildings to be considered as a non-complying activity. Whilst protection is the key to the policy it is recognized that demolition is a last resort for all buildings whether they are heritage or not and they must stand up on the merits of whether they are economically to maintain, repair and/or remediate. The buildings to be fully demolished were not seen as holding any significant heritage value. The chimney partial demolition was seen as a compromise without removing the entire chimney.

Policy 12.1E

To encourage the use of protected buildings while ensuring that their valued features are not impaired or destroyed.

The remaining heritage building(s) will be utilized through seismic strengthening where required. The impairment or destruction of part of the chimney is through predominant safety as the costs of repairing and remediation outweigh the value in retention for its continued use. On that note the chimneys intended use ceased not long after the first commission following construction.

Policy 12.1G

To encourage owners to retain historic heritage values through considering a range of mechanisms, including opportunities for alternative uses of the site or building, provision of development incentives or reductions in rating for properties where historic heritage values are protected through a legal mechanism.

The building owner has undertaken assessment of the buildings and significant capital will be put toward strengthening the existing brick buildings therefore retaining the most significant heritage buildings.

Development incentives would need to be significant based on the findings in the engineering report. However, there is not readily available any funding therefore these incentives are not really relevant on the basis the applicant is seeking both partial and full demolition.

Policy 12.1H

To ensure the protection of significant heritage items listed in the schedule which are under threat from demolition, removal or major modification by the use of Heritage Protection Orders, as necessary, and in conjunction with other agencies where appropriate.

The existing building does have heritage significance in the District Plan and through Heritage NZ's classification, however there is no Heritage Protection Order for the site.

Policy 12.1I

To recognise the NZHPT as a consenting authority for all pre-1900 archaeological sites.

For completeness the building was built post 1900 so no archaeological authority for the proposed works is required. Heritage NZ will be consulted about this proposal for their comment and review in accord with the Operative Ashburton District Plan requirement **12.7.6 Notification/Consultation/notes.**

A pre 1900 building where an 'Archaeological Authority" is required to be applied for from Heritage NZ for the building demolition. This is a separate process to the Resource Management Act 1991 and undertaken post the resource consent process. The authority requires input from an archaeologist as part of the application process, however as mentioned earlier no Archaeological Authority is required.

7.0 PART II OF THE RESOURCE MANAGEMENT ACT

Part II of the Act contains Sections 5 – 8 and relates to the purpose and principles of the Act. It is considered that the proposal should be assessed against Sections 5 and 7.

7.1 Section 5

Section 5 outlines the purpose of the Act as follows:

- (1) *The purpose of this Act is to promote the sustainable management of natural and physical resources.*
- (2) *In this Act, “sustainable management” means managing the use, development and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well being and for their health and safety while:*
 - (a) *Sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and*
 - (b) *Safeguarding the life-supporting capacity of air, water, soil and ecosystems; and*
 - (c) *Avoiding, remedying, or mitigating any adverse effects of activities on the environment.*

Section 5 of the Resource Management Act 1991 identifies the purpose of the Act as being the promotion of sustainable management of natural and physical resources. For the aforementioned reasons, it is considered that the proposed development achieves this purpose by avoiding, remedying or mitigating any adverse effects.

Under 5(a) above it can be stated that the demolition of the existing buildings and re-strengthening of a new building(s) would indeed enable meeting the needs of future generations and to a degree avoiding, remedying or mitigating adverse effects of the building from potential risk and failure should an earthquake or other event strike that places site safety in jeopardy.

7.2 Section 6

Section 6(f) identifies “protection from historic heritage from inappropriate subdivision, use and development” as a matter of national importance, which the Council must recognise and provide for.

Historic heritage is defined by the Resource Management Act as:

means those natural and physical resources that contribute to an understanding and appreciation of New Zealand’s history and cultures, deriving from any of the following qualities:

- (i) archaeological;
- (ii) architectural;
- (iii) cultural;
- (iv) historic;
- (v) scientific;
- (vi) technological; and

Includes —

- (i) historic sites, structures, places, and areas; and
- (ii) archaeological sites; and
- (iii) sites of significance to Maori, including wahi tapu; and
- (iv) surroundings associated with the natural and physical resources.

The existing building has NZHPT (now Heritage NZ) comment with regards to its status as Category I on their register which included matters of sociological and historic significance, archaeological, technical and aesthetic significance.

The demolition of the buildings is now recognised in the Operative Ashburton District Plan as a non-complying activity but is not inconsistent with specifically the protection of historic heritage. The wording in the law uses “inappropriate use and development”. In this case, based on the buildings being demolished not holding high heritage value the demolition of the buildings is not seen as inappropriate development. This is not so much the situation for the chimney partial demolition where it’s more a safety and high-risk situation alongside difficulties in strengthening the chimney where the issues occur.

The proposal does overall satisfy Part II, Section 5, being the purpose of the Act, in providing for the economic and social wellbeing of people and their health and safety.

7.3 Section 7

Section 7 outlines other matters that need to be considered. Matters of relevance are:

- (c) *The maintenance and enhancement of amenity values.*
- (f) *Maintenance and enhancement of the quality of the environment.*

Section 7(c) and (f) of the Act are matters to which Consent Authorities should give particular regard to when making informed decisions. When assessing a non-complying land use consent application, consideration may be given to the effects on amenity values and maintenance and enhancement of the quality of the environment as a result of the proposed activity.

The proposal is also considered to be consistent with these Part II matters in that the proposal will maintain the amenity of the surrounding environment, in accordance with Section 7c and 7f. Given the above, it is considered that the proposal is in keeping with Part II of the Act.

8.0 SECTIONS 104 & 104D - CONSIDERATION OF APPLICATIONS

Section 104 sets out those matters that must be considered when assessing an application for a resource consent. Subject to Part 2 of the Act, Section 104(1) requires a consent authority to have regard to the following matters:

- (a) *any actual and potential effects on the environment of allowing the activity; and*
- (b) *any relevant provisions of-*
 - (i) *a national policy statement.*
 - (ii) *a New Zealand coastal policy statement.*
 - (iii) *regional policy statement or proposed regional policy statement.*
 - (iv) *a plan or proposed plan; and*
- (c) *any other matter the consent authority considers relevant and reasonably necessary to determine the application.”*

The actual and potential effects have been assessed, and demolition and partial demolition is seen as the only viable options for these existing buildings.

Section 104D of the Resource Management Act is a test that must be applied to applications for non-complying activities. If an application cannot satisfy the requirements of Section 104D (1) (a) or (b), then consent must be refused.

The test for “non-complying” applications is

a consent authority may grant a resource consent for a non-complying activity only if it is satisfied that either –

- (a) *the adverse effects of the activity on the environment ... will be minor; or*
- (b) *the application is for an activity that will not be contrary to the objectives and policies of ... the relevant plan.*

The Council must be satisfied to require a positive finding that, in the authority’s view and on the evidence, the balance is tipped in favour of one or both specified conclusions.

Section 104(1)(b)(2) requires the consent authority to have regard to any relevant provisions of the District Plan or 104(1)(c) any other matter the consent authority to determine the application or Section 104(D)(1)(b)(i) the activity not being contrary to the objectives and policies of the District Plan.

Section 104D(1)(a) and (b) have been described by the Environment Court as “gateways”. If neither gateway is satisfied, the application fails. If the application satisfies either gateway, then the application is to be considered under Section 104 of the RMA.

The gateways of section 104D(1)(a) and (b) are disjunctive, meaning that in order to satisfy Section 104D it is necessary to satisfy only one of those gateways, not both.

It is noted that even where one (or both) “gateway” tests are satisfied, the consent authority retains discretion to decline consent if it considers the proposal will not achieve the purpose of the act.

In conclusion, it is considered that the proposal potentially passes the first gateway of Section 104D (1) and meets the second leg in terms of the proposal tested against those relevant heritage objectives and policies.

9.0 NOTIFICATION –SECTIONS 95 AND 95A-F

There is a four-step process under Section 95(A) to determine if public notification is required.

Step 1 - Does the application fall within the criteria for mandatory public notification under s95A (3)?

- The applicant has not requested public notification.
- Public notification is not required under s95C.
- The application has not been made jointly with an application to exchange recreation reserve land under section 15AA of the Reserves Act 1977.

Step 2 - Does the application fall within the criteria where public notification is precluded under s95A (5)?

- The resource consent is for a non-complying activity.

Step 3 – Does the application fall within the criteria where public notification is required under s95(8)?

- The application is not for an activity subject to a rule or national environment standard that requires public notification.
- the activity will not have or is not likely to have adverse effects on the environment that are more than minor.

Step 4 – Are there any special circumstances under s95A (9) which requires public notification?

- There are no special circumstances which require the application to be publicly notified.

The application does not meet the criteria for public notification under the provisions of s.95A. Therefore, the application does not need to be publicly notified.

Section 95B Limited notification of consent applications

Step 1 – Are there certain affected groups and affected persons who must be notified under s95BA (2-3)?

- Heritage NZ are an affected party to this application with the site being a Category 1 listing.
- There are no other affected customary rights groups or affected marine title groups in relation to this proposal.
- The proposed activity is not on or adjacent to, or affects land is the subject of a statutory acknowledgement made in accordance with an Act specified in Schedule 11.

Step 2 - Does the application fall within the criteria where limited notification is precluded under s95B (6)?

- No. The application is not for an activity subject to a rule that precludes limited notification.
- The application is not for either or both the following activities, but for other activities:
 - The activity is not for a controlled activity,
 - The activity is not for a prescribed activity.

Step 3 – Does the application fall within the criteria for other affected persons to be notified under s95B (7-8) and s95E?

- The above assessment of environmental effects concludes that there are no other persons who should be notified.

Step 4 – Are there any special circumstances under s95B (10) which requires limited notification?

- There are no special circumstances that would warrant the limited notification to any other persons not already deemed to be affected parties (excluding persons assessed under s95E as not being affected persons).

Based, on the above, and the preceding assessment of effects any adverse effects on the environment are not more than minor. It is considered that the application need not be limited notified in accordance with Section 95B of the RMA.

Other than Heritage NZ, there are no other affected persons under Section 95E. The proposal will introduce a non-complying activity when assessed against the Ashburton District Plan, it is considered that the impact is of low potential and will create less than minor effects. Accordingly, this application can be processed by non-notification.

10.0 CONCLUSION

This application seeks consent for the demolition and partial demolition of the existing Category A heritage buildings and seismic strengthening of the existing building at 8 Glassworks Road Ashburton. The application overall is for a non-complying activity.

Section 104 of the Act sets out the matters to be considered when assessing an application for resource consent. These matters require consideration of any actual and potential effects on the environment arising from the proposal, together with an assessment as to whether the proposal is consistent with the relevant objectives, policies and rules of the District Plan.

It has been demonstrated by the preceding assessment that the effects on the environment because of this proposal will be no more than minor. The relevant provisions of Part II of the Resource Management Act 1991 have been satisfied, and it is considered that the proposed development is consistent with the purpose of the Act, promoting the sustainable management of natural and physical resources, with no more than minor environmental effects.

ANNEXURE A – FORM 9

Form 9: Application for Resource Consent Under Section 88 of The Resource Management Act 1991

TO: The Ashburton District Council

Malteurop NZ Ltd applies for the resource consent described below.

1. **The names and addresses** of the owner and occupier (other than the applicant) of any land to which this application relates are as follows:

n/a

2. **The location** to which this application relates is:

8 Glassworks Road Ashburton, legally described as Lot 1 DP 9084 and RS 40106 contained in the Records of Title included as Annexure B.

3. **The type of resource consent** being sought is a Land Use Consent.

4. **A description of the activities** to which the application relates is:

The proposal is to seek demolition and partial demolition of buildings listed as ADC Category A and NZHPT (Heritage NZ) Category 1 Number 7707 on the site. Noncompliance with this proposal is a non-complying activity.

The proposed development will be in accordance with the plans accompanying this application and which should be read as part of it. A more detailed description of the proposed activity is to be found in the assessment of effects on the environment which accompanies this application and should be read as part of this application.

5. **Attached is an assessment of any actual or potential effects** that the activity may have on the environment.

6. **No additional resource consents** we are aware of are required in relation to this proposal:

7. **No other information** is required to be supplied by the district or regional plans or regulations.



DATED: 20th July 2025

(Signature of applicant or person authorised to sign on behalf)

Address for service:

David Harford Consulting Limited
2 Queens Drive
Ashburton 7700

Attention: David Harford

Telephone: (03) 307 7164
Email: david@dhconsulting.co.nz

Address for Applicant

Maleurop NZ Ltd
C/- Mr Jeremy Thiblet or Glen Simmonds

Telephone: 06 327 0077

Email: Jeremy.thiblet@malteurop.com or
glen.simmonds@malteurop.com

ANNEXURE B – RECORDS OF TITLE

ANNEXURE C – LOCATION PLAN

ANNEXURE D – DETAILED SEISMIC ASSESSMENT

**ANNEXURE E – GLASSWORKS BUILDING ENGINEERING
STRUCTURAL PRELIMINARY DESIGN PLANS
– BONNIFACE CONSULTING**

ANNEXURE F – HERITAGE NZ EMAIL

ANNEXURE G – PLANNING MAP

ANNEXURE H – PRELIMINARY SITE INVESTIGATION

ANNEXURE I – SUBDIVISION SCHEME PLAN

ANNEXURE J – HERITAGE NZ DISTRICT PLAN LISTING

