

Department of Conservation advice for EPA compliance assessment

Overview

Project name	Belmont Quarry Development
Project applicant	Winstone Aggregates Ltd
EPA unique ref. no	FTAA-2607-1262
EPA Request Number	CRM:0139019679
Conservation approvals sought	Concession Land exchange Wildlife approval
EPA request summary	Whether the application meets the requirements of sections 42 and 43 of the Fast-track Approvals Act 2024 and whether the information is in sufficient detail to satisfy section 44 of the Act
Date due to EPA	27 August 2026

On 20 August 2026 the Department of Conservation (DOC) received a request from the EPA seeking its views whether the application meets the requirements of sections 42 and 43 of the Fast-track Approvals Act 2024 (the Act) and whether the information is in sufficient detail to satisfy section 44 of the Act.

The purpose of this document is to provide advice to assist the EPA in making its decision whether the application lodged by Winstone Aggregates Ltd on 19 August 2026 complies with the requirements of section 46(2) of the Act. The advice covers compliance with information requirements for relevant approvals.

DOC understands that this document will be passed on to the applicant, the Panel Convener and the Panel.

Compliance with information requirements

Our detailed assessment of the information requirements for the relevant approvals is provided in the attached tables. In summary, DOC's advice is that the application **meets** the requirements of sections 42, 43, and 44 of the Act

DOC notes that there is no assessment of the proposed concession activity against the Wellington Conservation Management Strategy 2019 in the application documentation, however this is not considered to be a fatal flaw in accepting the application as complete.

Consultation

Section 29(1)(a) of the Act requires that, before lodging a substantive application for a listed project, the authorised person for the project must consult the persons and groups referred to in section 11, including the relevant administering agencies and relevant Treaty partners. DOC is a relevant administering agency for this application and received the s29(1) notification on 26 June 2026.

Land exchange

Clause 27 of Schedule 6 sets out the information required for a land exchange in a substantive application. The report provided to the authorised person under s35 must be included with the substantive application. The substantive application must not contain any further information in relation to the land exchange. The s35 report has been provided with the substantive application.

Listed project requirements under s43(2)

The table below provides information to assist the EPA in relation to consideration of the matters required for listed projects for a substantive application under s43(2) of the Act. This section requires additional information for listed projects that would otherwise have been required during the referral process. Where this information duplicates other requirements it will be addressed elsewhere.

Relevant section	Is the information present? Y/N	Application document reference	Is the information provided in sufficient detail? Y/N	Comments
13(4)(j): - relevant Treaty settlement entities - persons with a registered interest in land that may need to be acquired under the Public Works Act 1981	Y	AEE section B10	Y	
13(4)(k) a summary of the consultation undertaken for the purposes of section 11/ 29 and any other consultation undertaken on the project with the persons and groups referred to in paragraph (j) and how that consultation has informed the project	Y	Part A section A5.2, App A4 and A6	Y	
13(4)(l) a list of any Treaty settlements that apply to the project area, and a summary of the relevant principles and provisions in those settlements	Y	AEE section B12.6	Y	
13(4)(o) information identifying the parcels of Māori land, marae, and identified wāhi tapu within the project area:	Y	AEE section B10	Y	
13(4)(u) whether any activities that are involved in the project, or are substantially the same as those involved in the project, have been the subject of an	N/A	App F, para 14.3–14.11	N/A	DOC is not aware of any previous application for the same or substantially the same activity, noting the pre-requisite

application or a decision under a specified Act and,— (i) if an application has been made, details of the application: (ii) if a decision has been made, the outcome of the decision and the reasons for it				land exchange process has been completed.
13(4)(x) a summary of compliance or enforcement actions (if any), and the outcome of those actions, taken against the applicant (or if the referral application is lodged by more than 1 person, any of those persons) under a specified Act:	Y	A7.5 and App A11	Y	None noted.

Applications for concessions

Clause 3 of Schedule 6 outlines the information required in an application for a concession.

Relevant section	Is the information present? Y/N	Application document reference	Is the information provided in sufficient detail? Y/N	Comments
Clause 3(1) Schedule 6 - For the purposes of section 43(3)(e), an application for a concession must include the following information:				
(a) a description of the proposed activity:	Y	Concession Application (CA) package – section 5	Y	
(b) a description, maps, and GPS co-ordinates identifying the places where the proposed activity will be carried out (including the classification of those places, the ownership and management arrangements, and, if applicable, the name, of the places):	Y	CA package – section 6	Y	
(c) information about whether the project could reasonably be undertaken in another location, or in another conservation area or another part of the conservation area, where the potential adverse effects would be significantly less:	Y	CA package – section 6	Y	
(d) in the case of an application for an approval within paragraph (a) of the definition of concession or paragraph (a) of the definition of Reserves Act approval, information about the extent to which the project is consistent with—				
(i) the relevant conservation management strategy and conservation management plan:	N	CA package – section 7	N	Although the application refers the reader to section of the Concession Application package, there is no mention or assessment of the

Relevant section	Is the information present? Y/N	Application document reference	Is the information provided in sufficient detail? Y/N	Comments
				Wellington Conservation Management Strategy 2019 in the document.
(ii) any conservation management strategies or conservation management plans that have been co-authored, authored, or approved by a Treaty settlement entity:	N	CA package – section 7	N	As above.
(e) in the case of an application for an approval within paragraph (b) of the definition of Reserves Act approval, information about the extent to which the project is consistent with any management plan approved under section 41 of the Reserves Act 1977:	Y	CA package – section 7	Y	The relevant management plan is Toitū Te Whenua - Parks Network Plan 2020-2030.
(f) information about the extent to which the project is in keeping with the purposes for which the land is held, status, ownership and administration:	Y	CA package – section 8	Y	
(g) a description of—				
(i) the potential effects (positive and negative) of the proposed activity:	Y	CA package – section 9	Y	
(ii) any actions that the applicant proposes to take to avoid, remedy, mitigate, offset, or compensate for any adverse effects of the proposed activity:	Y	CA package – section 9.3	Y	
(iii) details of the type of concession for which the applicant is applying:		CA package – section 9		A non-exclusive permit is sought.
(h) a statement of—				

Relevant section	Is the information present? Y/N	Application document reference	Is the information provided in sufficient detail? Y/N	Comments
(i) the proposed duration of the concession; and		CA package – section 5		The permit is sought for a duration of 10 years with the ability to renew.
(ii) the reasons for the proposed duration:	Y		N	The reason appears to be that 10 years is the maximum able to be sought.
(i) relevant information relating to the applicant, including any information relevant to their ability to carry out the proposed activity (including whether the applicant or any company director, trustee, partner, or anyone else involved with the application has been convicted of any offence or has any current criminal charges pending before a court):	Y	CA package – sections 2 & 3	Y	None noted.
(j) if the applicant applies for a lease, a licence granting an interest in land, or an easement,—				
(i) reasons for the request; and	N/A	N/A	N/A	There is no application for a lease, licence or easement.
(ii) sufficient information to satisfy the panel that, in terms of clause 7, it is appropriate under section 81 to grant the lease, licence, or easement (as the case may be):	N/A	N/A	N/A	There is no application for a lease, licence or easement.
(k) full details of any consultation undertaken with relevant iwi and with reserve owners and managers:	Y	CA package – App F	Y	Written approvals provided by relevant Councils; evidence of consultation with iwi are held in other parts of the application.
(l) information about financial and legal liabilities and obligations associated with the land:	Y	CA package – sections 12	Y	

Relevant section	Is the information present? Y/N	Application document reference	Is the information provided in sufficient detail? Y/N	Comments
(m) in the case of an application for an approval referred to in paragraph (b) of the definition of Reserves Act approval where the reserve is owned or managed by a local authority, confirmation that the local authority has provided written agreement for the activity to be undertaken on the reserve:	Y	CA package – App G	Y	Written approvals provided by relevant Councils.
(n) confirmation that the applicant has written agreement from the holder of a right of first refusal or right of offer or return to waive that right for the purposes of any lease proposed in the application if— (i) the proposed lease would be for a term (including any renewals) that will, or is likely to, be more than 50 years; and (ii) the granting of the lease would trigger the right of first refusal or right of offer or return.	N/A		N/A	

Applications for wildlife approvals

Clause 2 of Schedule 7 outlines the information required in an application for a wildlife approval.

Relevant section	Is the information present? Y/N	Application document reference	Is the information provided in sufficient detail? Y/N	Comments
Schedule 7 clause 2(1) - For the purposes of section 43(3)(h), an application for a wildlife approval must include the following information:				
(a) specify the purpose of the proposed activity:	Y	Wildlife Approval (WA) Package – C2.1	Y	
(b) identify the actions the applicant wishes to carry out involving protected wildlife and where they will be carried out (whether on or off public conservation land):	Y	WA Package – C2.1 & C2.2	Y	
(c) include an assessment of the activity and its impacts against the purpose of the Wildlife Act 1953:	Y	WA Package – C3 incl App C3	Y	
(d) list protected wildlife species known or predicted to be in the area and, where possible, the numbers of wildlife present and numbers likely to be impacted:	Y	WA Package – C3 incl App C3	Y	A survey undertaken in late 2025 detected four northern grass skink and three Ngahere gecko at the site.
(e) outline impacts on threatened, data deficient, and at-risk wildlife species (as defined in the New Zealand Threat Classification System):	Y	WA Package – C3.2 incl App C3	Y	

Relevant section	Is the information present? Y/N	Application document reference	Is the information provided in sufficient detail? Y/N	Comments
(f) state how the methods proposed to be used to conduct the actions specified under paragraph (b) will ensure that best practice standards are met:	Y	WA Package – C.3 incl App C3	Y	Applicant has provided a draft Lizard Management Plan in accordance DOC guidance documents.
(g) describe the methods to be used to safely, efficiently, and humanely catch, hold, or kill the animals and identify relevant animal ethics processes:	Y	WA Package – C4 incl App C3	Y	
(h) state the location or locations in which the activity will be carried out, including a map (and GPS co-ordinates if available):	Y	WA Package – C4.1	Y	The capture and translocation sites are identified.
(i) state whether authorisation is sought to temporarily hold or relocate wildlife:	Y	WA Package – C4.2	Y	The activity involves temporarily holding lizards for <1 hour prior to relocating to the release sites
(j) list all actual and potential wildlife effects (adverse or positive) of the proposed activity, including effects on the target species, other indigenous species, and the ecosystems at the site:	Y	WA Package – C4.3 incl App C3	Y	Applicant has provided a lizard effects assessment document.
(k) where adverse effects are identified, state what methods will be used to avoid and minimise those effects, and any offsetting or compensation proposed to address unmitigated adverse effects (including steps taken before the project begins, such as surveying, salvaging, and relocating protected wildlife):	Y	WA Package – C4 incl App C3	Y	Methods are identified.

Relevant section	Is the information present? Y/N	Application document reference	Is the information provided in sufficient detail? Y/N	Comments
(l) state whether the applicant or any company director, trustee, partner, or anyone else involved with the application has been convicted of any offence under the Wildlife Act 1953:	Y	WA Package – C5.1	Y	DOC has no records of any Wildlife Act offences for Winstones.
(m) state whether the applicant or any company director, trustee, partner, or anyone else involved with the application has any current criminal charges under the Wildlife Act 1953 pending before a court:	Y	WA Package – C5.1	Y	DOC has no records of any Wildlife Act offences for Winstones.
(n) provide proof and details of all consultation, including with hapū or iwi, on the application specific to wildlife impacts:	Y	App A6 of App A4.2	Y	Evidence of consultation with Treaty partners and Wellington Regional Council has been provided.
(o) provide any additional written expert views, advice, or opinions the applicant has obtained concerning their proposal.	Y	WA Package	Y	