



27 August 2026

Fast-track Applications

Environmental Protection Agency

366 Lambton Quay

Wellington 6011

Attention: Keely Paler

Re: Consultation regarding a substantive application under the Fast-track Approvals Act 2024 – completeness check – project ref: FTAA-2607-1262

Dear Keely,

Hutt City Council have reviewed the information submitted as part of the substantial fast-track application by Winstone Aggregates for the Belmont Quarry Development (ref: FTAA-2607-1262). Overall, we consider the application to meet the information requirements under s42, s43 and clauses 5-9 of Schedule 5 under the Fast-track Approvals Act 2004, however, note two elements for consideration that we believe are oversights or mistakes within the substantive application.

There seems to be an oversight from the applicant relating to consents applied for as part of the subdivision component of the application. Specifically, proposed Lot 10, being that proposed at 0.5ha in area, has not been captured as requiring consent as illustrated within section B13.1 of the applicants' assessment of environmental effects. This allotment is located within the General Rural Activity Area and subject to compliance with a minimum allotment size of 15ha whereby consent is needed under Rule 11.2.4(j) of the Operative District Plan for the proposed size of the allotment; at present consent is only sought for the undersized allotments of 6 and 9 within the General Rural Activity Area.

The assessment of environmental effects also gives little indication as to the purpose of this allotment (Lot 10) or resultant adverse effects due to this non-compliance not being picked up within the application noting that this allotment will also rely on Liverton Road for access and is not identified on the scheme plan as being subject to amalgamation. We single this out simply as a matter of note

for the EPA and/or future panel to consider should the application be considered complete as opposed to a fundamental matter for accepting the application as complete.

An additional matter we wish to raise relates to the applicant's consultation report appendices (being document A04.01 and A04.02). Council notes that from our review of these documents the acoustic review undertaken by Marshall Day Acoustics Ltd (on behalf of Hutt City Council) and responses from Styles Group (on behalf of the applicant), forming part of pre-application consultation, have not been included. We presume this may simply be an oversight from the applicant since other pre-application consultation documents with other expert parties have been included.

We note that we have regular contact with Greater Wellington Regional Council (GWRC) and have a number of shared experts for matters that overlap between our respective territorial authority functions such as ecology. As such, we support feedback regarding completeness from GWRC with respect to ecology matters specifically.

Hutt City Council do not consider the above matters to represent a substantial issue with respect to accepting the application as complete considering the substance of the application but may need to be addressed as part of any further feedback.

Your sincerely,

A handwritten signature in black ink, appearing to read 'T. Johnstone', with a long horizontal flourish extending to the right.

Tim Johnstone
Head of Planning