



Belmont Quarry Development – Part B

Substantive Application
Appendix B.14.A – Subdivision Conditions
Winstone Aggregates

16 August 2026

PART A - SUBDIVISION CONDITIONS

The conditions in this part relate to the subdivision of land following the land exchange, creating (and amalgamating) the parcels of land for the DoC Get sites, as well as the Quarry and OBDA site and should be read in conjunction with the pre-exchange conditions on the land exchange approval in Part FN Appendix 7. The subdivision must be completed within two years of the approval of the exchange application

General

1. Except as provided for in the conditions below, the Project must be undertaken in general accordance with:
 - (a) the information submitted with the Application;
 - (b) the applicant's responses to section 67 FTAA requests for further information dated [insert date]; and
 - (c) responses to section 51 reports and comments received in relation to the Project dated [insert date];
2. The subdivision must be carried out in general accordance with the plans titled PROPOSED SUBDIVISION OF Lot 1 DP 60552, Lot 4 & 5 DP 322126, Pt Lot 1 DP 22561, Pt Lot 1 DP 28205, Pt Section 200A Hutt DIST, Sec 255 Hutt Dist, Pt Section 261 Hutt DIST and Pt's Section 261 Hutt DIST prepared by Adamson Shaw Surveyors, Rev P, dated 07/08/2026. Where there is any inconsistency between the plans and the conditions of consent, the conditions shall prevail.

Consent Lapse – Subdivision

3. This subdivision consent lapses 2 years after the date of commencement of consent unless:
 - (a) A survey plan is submitted to HCC for approval under section 223 of the RMA before the consent lapses, and that plan is deposited within three years of the approval date in accordance with section 224 of the RMA; or
 - (b) An application under section 125 of the RMA is made to HCC to extend the period before which the consent lapses and the HCC grants an extension.

Advice Note

The subdivision is to prepare the land for exchange as part of pre-conditions on the exchange; under Schedule 6, Clause 31, it must be completed within 2 years of the date of approval.

Staging

4. For the purpose of the section 223 and section 224(c) conditions set out below, subdivision staging is as follows:
 - (a) Stage 1: Subdivision of Lot 1 DP 60552, Part Lot 1 DP 22561, Lot 4 DP322126, and Lot 5 DP322126 to create:
 - FCIL Lots: Lots 7 and 10.
 - DoC Get Lots: Lots 6, 8, and 9.
 - (b) Stage 1A: Subdivision of Lot Part Lot 1 DP 28205 to create:

- FCIL Lot: Lot 101.
 - DoC Get Lot: Lot 100
- (c) Stage 2: Subdivision of Part 261 Hutt Dist, Part Section 200A Hutt Dist, and Section 255 Hutt Dist to create:
- OBDA Lot: Lots 3 and 5
 - DoC Get Lots: Lots 1, 2 and 4
 - Amalgamation of the FCIL Lot 7 and OBDA lots 3 and 5.
5. Prior to commencing each stage, the consent holder shall submit a Staging Plan identifying the lots to be created, easements to be created or surrendered, and any temporary arrangements required for that stage. The Staging Plan must be approved prior to works commencing for that stage.

Survey plan approval (s223) conditions – All Stages

Survey Plan

6. The consent holder must submit a survey plan in accordance with the approved resource consent subdivision scheme plans referenced in Condition 1. The survey plan must show all easements, amalgamation conditions, and any areas subject to covenant required by this subdivision consent and be in accordance with the approved subdivision plan.

Memorandum of Easements

7. The Easements, as shown on the approved scheme plans referred to in Condition 2, must be included in a memorandum of easements endorsed on the survey plan and must be created, granted or reserved as necessary. The consent holder must meet the costs for the preparation, review, and registration of the easement instruments on the relevant records of title.

STAGE 1

Land to vest in Crown

8. Proposed Lots 6, 8, and 9 shown as (Crown) land on the approved scheme plan must be vested in the Crown, free of all encumbrances and interests, except for the following interests (which are acknowledged as remaining and to be brought down on the new records of title for such lots and as shown in the Schedules of Existing Easements, Existing Easements in Gross and Existing Covenants on the approved scheme plans in Condition 2):
- (a) Open Space Covenant Pursuant to Section 22 of the QEII National Trust Act 1977 over areas "C, "D" and "E" (Lot 1 DP 60552 and Part Lot 1 DP22561 – covenant instrument 10476608.1);
 - (b) Right of Way over Part Lot 1 DP28205 over area "A" registered pursuant to instrument 701267; and
 - (c) Easement in Gross – Quarrying Effects over Lots 4, 5 and 100 DP322126 registered pursuant to instrument 5835385.5.

Easement in gross

9. Easement in gross for the purpose of quarrying effects must be created over part of Lot 7, 10 and Lot 100 DP322126 and must be included in a memorandum of easements endorsed

on the survey plan and be granted or reserved. The consent holder must meet the costs for the preparation, review, and registration of the easement instruments on the relevant records of title.

Easement to be surrendered

10. Prior to section 224(c) for Stage 1, the consent holder must surrender Right-of-Way Easement (B) registered over Lot 4 DP 322126, as it is no longer required following the creation of Lot 9. Evidence of surrender must be provided prior to certification.

Easement to be created (right of way) for benefit of Crown Land

11. Right of way easement must be created over area "Z" on Lot 10 for the benefit of access to Lot 9 for the purpose of conservation activity and maintenance undertaken by the Crown or its agents and also to provide public pedestrian access. The Crown shall have the full and unrestricted right of access, including the right to enter, pass, and repass on foot or by vehicle or machinery, together with its employees and contractors, for the sole purpose of accessing adjoining Crown conservation land for inspection and maintenance related to conservation purposes. Public pedestrian only access shall be permitted, subject to any reasonable temporary restrictions required for public safety, ecological restoration works, pest or weed control, maintenance, fire risk, weather events, or quarry operational safety and may be reasonably determined and specified from time to time by the consent holder (as grantor). The Crown shall have the right to carry out inspection, maintenance, repair and improvement works on any tracks, roads, or structures with the easement area as may be reasonably required for conservation purposes and managing public pedestrian access subject to standard terms regard suitable management of health and safety obligations and ensuring that the consent holder (as grantor) has reasonable prior notice of the intended access and programme of works.

STAGE 1A

Land to vest in Crown

12. Proposed Lot 100 shown as Crown land on the approved scheme plan must be vested in the Crown.

STAGE 2

Land to vest in Crown

13. Proposed Lots 6, 8, and 9 shown as Crown land on the approved scheme plan must be vested in the Crown

Amalgamation condition – FCIL and OBDA Lots

14. Lots 3, 5 and 7 must be held together in one certificate of title and not be disposed of separately. This amalgamation must be shown on the survey plan.

Amalgamation condition – DoC Land

15. Lots 1, 2, 4, 6, 8, 9, and 100 must be held together in one certificate of title and not be disposed of separately. This amalgamation must be shown on the survey plan.

Section 224(c) compliance conditions – all stages

Certification

16. Prior to section 224(c) certification for each stage, the consent holder must provide:

- (a) evidence of surrender of easements and encumbrances.
 - (b) confirmation that all new easements are correctly shown.
 - (c) written confirmation that no physical works are required, or completion certificates provided if they are.
17. Section 224(c) for Stage 2 must not be issued until all amalgamation conditions have been endorsed.

Advice Notes

- This subdivision implements the land exchange and does not confer development rights.
- Lots created for conservation or operational purposes may not have access or services and are not intended for independent development.
- The amalgamation conditions ensure the landholdings align with the intended operational structure for future consenting and operations.