

Memorandum on Completeness and Scope

File	FTAA-2607-1262
Application	Belmont Quarry Development
To	Daya Thomson, Team Leader LOA
From	[REDACTED] , Application Lead
Date	1 October 2026
Subject	Assessment whether the application complies with section 46(2) of the Fast-track Approvals Act 2024

Purpose

1. The purpose of this memo is to assist you in making your decision on whether the Belmont Quarry Development application, lodged by Winstone Aggregates (a division of Fletcher Concrete and Infrastructure Limited) (the Applicant), received by the Fast-track Team on 19/08/2026 complies with the requirements of section 46(2) of the Fast-track Approvals Act 2024 (**the Act**).

Decision-maker

2. You have delegated authority to make the decision under section 46 of the Act under the instrument of delegation dated 31 March 2026.

Conflict of interest

3. I confirm that I do not have any conflict of interest in this matter that would prevent me making this assessment.

The application

4. For projects listed in Schedule 2 of the Act and referred projects, authorised persons may lodge a substantive application for approvals available under the Act.
5. The Application is a listed project.
6. The Application was lodged on 19/08/2026. The EPA must, in consultation with the relevant administering agencies and relevant consent authorities, decide whether this substantive

application complies with section 46 of the Act within 15 working days of the lodgement of the application (but may be longer where the EPA has requested further information from the applicant under section 46(2B)). This application was subject to a further information request therefore the date by which the EPA must make a decision under 46 is 1 October 2026.

7. As set out in more detail below, the EPA must decide whether the application is complete and either:
- Notify the Panel Convener they can set up an expert consenting panel to make a decision on the application (if complete and within scope); or
 - return it to the person who lodged it (if incomplete and/or not within scope).

Project and Scope

8. The project is described in Schedule 2 of the Act as:

Establish a new overburden disposal area adjacent to the existing quarry to enable the extraction of approximately 20 million cubic metres of aggregate, including land exchange with the Department of Conservation, earthworks, and establishing new access roads

9. The approximate geographical location is identified in Schedule 2 of the Act as:

541 Hebden Crescent, Belmont, Lower Hutt

10. As per section 1.2 of the document entitled “A04_Belmont Quarry FTAA_Appendix A.4_Section 29 Consultation Summary Report_20260819”, this application is for the following activity:

The Project involves establishing a new Overburden Disposal Area (OBDA) immediately north of the existing quarry on land currently forming part of the wider Belmont Regional Park. The OBDA is required to provide long-term capacity for quarry overburden, process fines and associated quarry materials, enabling continued access to approximately 33 million tonnes of aggregate resource and supporting an estimated remaining quarry life of approximately 40 years.

The principal components of the Project are:

- 11. a permanent structured OBDA landform covering approximately 15.7 hectares and providing capacity for approximately 2.7 million cubic metres of material;*
- 12. progressive development through ten stages over approximately 35 years;*
- 13. vegetation clearance, earthworks and overburden placement;*
- 14. internal access and haul roads;*
- 15. erosion and sediment control, stormwater management and drainage works;*
- 16. works affecting streams and wetlands;*
- 17. progressive stabilisation, rehabilitation and final landform restoration;*
- 18. ecological offsetting, indigenous revegetation, wetland and riparian restoration and pest management;*
- 19. management and relocation of indigenous lizards and swamp maire; and*
- 20. subdivision and the associated Crown land exchange*

21. The application relates solely to the listed project because
22. The listed project and the project described in the application are both for a new overburden disposal area adjacent to the existing quarry on land owned by the Department of Conservation.
23. Although Schedule 2 does not expressly state this, the new overburden disposal area is required to support the continued extraction of aggregate from the existing Belmont Quarry. Schedule 2 refers to enabling the extraction of approximately 20 million cubic metres of aggregate, while the application refers to access to approximately 33 million tonnes.
24. Using the adopted rock density of 2.6 t/m³ (as per section 7.5 of the document entitled “A08_Belmont Quarry FTAA_Appendix A.8_Aggregate Resource Assessment_20260819”), 20 million cubic metres equates to approximately 52 million tonnes.
25. Appendix A.8 explains that the difference between the 20 million cubic metres referred to in Schedule 2 and the 33 million tonnes referred to in the substantive application reflects both density conversions and the distinction between total geological inventory, recoverable resource and saleable production. It states that *“Geological inventory, resource and saleable production are reported primarily in tonnes, with volumes converted using an in-situ rock density of 2.6 t/m³. Overburden, process fines and disposal volumes are reported in cubic metres (m³ or BCM) due to the variable density and bulking characteristics of these materials. The apparent differences between reported quantities therefore reflect both density conversions and the distinction between total geological inventory, recoverable resource and saleable production.”*
26. On that basis, *“enabling continued access to approximately 33 million tonnes of aggregate resource”*, as described in the substantive application, appears to be less than the Schedule 2 description of a project that would *“enable the extraction of approximately 20 million cubic metres of aggregate”*. While this may indicate a reduced scope, the High Court in *Jones v EPA* found that the Schedule 2 project description does not set an “inner limit”. The reduced stated quarriable resource therefore does not prevent the application from falling within the Schedule 2 project description.
27. In any event, paragraph 121 of “B00_Belmont Quarry FTAA_Part B_Assessment of Environmental Effects and Resource Consent Applications_20260819” states that *“Other than providing a new location for the disposal of overburden and fines, the proposal does not involve any changes to the operation of the existing Belmont Quarry.”* The quantity of aggregate enabled by the application is therefore relevant to the project’s benefits but is not itself part of the application itself.
28. Enabling works specified in the Schedule 2 description include the land exchange, earthworks, and establishing new access roads. These are all components of the substantive application.
29. Other components of the application include vegetation clearance, erosion and sediment control, stormwater management and drainage works, works affecting streams and wetlands, progressive stabilisation, rehabilitation and final landform restoration, ecological offsetting, indigenous revegetation, wetland and riparian restoration and pest management, and management and relocation of indigenous lizards and swamp maire. Whilst these were not specified in the Schedule 2 description, in my opinion they can reasonably be seen as supporting and being subsidiary to the project.

30. Accordingly, I consider that the application relates solely to the listed project.

Fast-track consenting application process

Legislative context

31. The EPA must decide, in consultation with relevant administering agencies and consent authorities, whether the substantive application complies with section 46(2) of the Act. A substantive application complies with section 46(2) of the Act, if the application:
- complies with sections 42, 43 and 44;
 - relates solely to a listed project or a referred project;
 - the EPA considers that, on the face of the application, the project does not appear to involve an ineligible activity; and
 - any fee, charge, or levy payable under the Fast-track Approvals (Cost Recovery) Regulations 2025 (the Regulations) in respect of the application is paid.
32. The EPA may request further information from the applicant under section 46(2A) for the purposes of determining whether the application is complete and within scope.

Section 42 Requirements

33. Section 42 of the Act states that an authorised person may lodge a substantive application for the project, 1 substantive applications for each stage of a project if the Minister has determined that the project may proceed in stages (either under s 21(1)(a) or s 37A). Section 42(4) lists the approvals that may be sought under the Act.
34. This application has been lodged by Winstone Aggregates (a division of Fletcher Concrete and Infrastructure Limited). This person is listed as the authorised person under Schedule 2 of the Act.
35. The approvals being sought are:
36. an approval described in section 42(4)(a) (resource consent), **checklist A**;
37. including subdivision or reclamation: **checklist A1**;
38. an approval described in section 42(4)(e) (concession), **checklist D1**;
39. an approval described in section 42(4)(f) (land exchange), **checklist D3**;
40. an approval described in section 42(4)(h) (wildlife approval), **checklist E**;
41. an approval described in section 42(4)(i) (archaeological authority), **checklist F**;
42. All of the above listed approvals are of the type set out in section 42(4) of the Act.
43. For each of the approvals sought, the applicant is eligible to apply for any corresponding approval under a specified Act.

Section 43 Requirements

44. Section 43 of the Act sets out the requirements for a substantive application. The substantive application was lodged in the form and manner approved by the EPA. Assessment of section 43 requirements is included at Appendix 1.

Section 44 Requirements

45. Section 44 of the Act requires that the information provided by the applicant under section 43 must be specified in sufficient detail to satisfy the purpose for which it is required. Assessment of section 44 sufficiency is included at Appendix 1.
46. In assessing the sufficiency of information provided by the applicant, we rely on the information provided to us through consultation with each relevant administering agency and consent authority, as summarised in Appendix 2.
47. As set out in more detail in Appendix 2, Greater Wellington Regional Council have advised that the information required by section 44 was provided in insufficient detail to satisfy the purpose for which it is required, whereas the Department of Conservation, Hutt City Council, and Heritage New Zealand Pouhere Taonga have found the information to be sufficient.

Ineligibility

48. The EPA needs to decide whether it considers that, on the face of the application, the project does not appear to involve an ineligible activity, as defined in section 5 of the Act. As the EPA has to consider this on the face of the application, the EPA is only able to consider information contained in the application materials.
49. The list of ineligible projects includes activities:
- on land returned under a Treaty settlement, on identified Māori Land, on Māori customary land, on land set apart as Māori reservation, or in a customary marine title or protected customary rights area without written permission from the rights holder;
 - on Māori customary land, or land set apart as Māori reservation under Part 17 of Te Ture Whenua Māori Act 1993;
 - in a customary marine or protected customary rights area without written agreement from the rights holder/group;
 - within an aquaculture settlement area without the required authorisation;
 - activities that would be prevented under section 165J, 165M, 165Q, 165ZC, or 165ZDB of the RMA (which deal with occupation of space in the common marine and coastal area); or
 - that require permissions on national reserves (or reserves vest in another person) held under the Reserves Act 1977 ; or
 - on land listed under clauses 1 to 11 or 14 of Schedule 4 of the Crown Minerals Act 1991 (and clauses 12 and 13 for mining activities).
 - That are prohibited under the Exclusive Economic Zone and Continental Shelf (Environmental Effects) Act 2012, or section 15B or 15C the Resource Management Act 1991.

- That relate to decommissioning under the Exclusive Economic Zone and Continental Shelf (Environmental Effects) Act 2012
- That are undertaken for the purposes of an offshore renewable energy project.

50. I consider that, on the face of the application, the project does not appear to involve an ineligible activity.

Notification by applicant

51. Pre-lodgement requirements for a listed project require the applicant to notify in writing the persons and groups referred to in section 29(1)(aa). The persons and groups notified have 20 working days to respond from the date of the notice. The applicant must not lodge their substantive application until each 20 working day period has elapsed.
52. Paragraph 29 of “A00_Belmont Quarry FTAA_Part A_FTAA Overview and Covering Letter_20260819” confirms that written notices advising of Winstone’s intention to lodge were sent to the persons and groups listed in section 29(1)(aa) on 26 June 2026. The 20-working-day notice period expired on 24 July 2026. I have therefore confirmed that the applicant lodged the application after each 20-working-day period had elapsed.

Fees and levies

53. The EPA has received all fees, charges and levies payable by the applicant under the Regulations for the substantive application.

Consultation

54. I have consulted with and considered consultation responses from the following relevant administering agencies and relevant consent authorities:
- Greater Wellington Regional Council and Hutt City Council for an approval described in section 42(4)(a) (resource consent)
 - The Department of Conservation for:
 - an approval described in section 42(4)(e) (concession)
 - an approval described in section 42(4)(f) (land exchange)
 - an approval described in section 42(4)(h) (Wildlife Act wildlife approval)
 - Heritage New Zealand Pouhere Taonga for an approval described in section 42(4)(i) (archaeological authority);
55. A summary of the consultation is included as Appendix 2.

Requests for further information

56. I requested further information from the applicant under section 46(2A) on **2 September 2026**. The applicant responded with the information on 25 September, within the 20- working timeframe afforded by section 46(2B). A full copy of the request and response can be found in **Appendix 3**.

Assessment of compliance for each section of each application form

57. I have assessed the application materials against the relevant checklists in the prescribed application form. Each assessment is contained within the appropriate approval checklist. These are included in Appendix 1 for ease of reference.
58. My view is that the application **does comply** with section 46 and the EPA may now notify the applicant of its decision.
59. The EPA must now decide whether the substantive application has a competing application under section 47A(1) (under delegation from the Minister for Infrastructure under section 47C) within 10 working days from the date of the completeness decision.
60. Once the EPA has made the decision under section 47A(1), the EPA must notify the panel convener that an expert consenting panel can be set up to commence consideration and decision of the application.

Appendix 1: Assessment of section 44 sufficiency

My assessment of the application materials is set out in the relevant checklists below:

CHECKLIST A – Resource consent, change to or cancellation of a resource consent

Clause, Schedule 5	Information required for an approval described in section 42(4)(a) (resource consent) and/or section 42(4)(b) (change or cancellation of resource consent), Clauses 5-8 of Schedule 5	Application Reference	EPA
5(1)(a)	A description of the proposed activity	AEE Section B5.7	Addressed. Section B3.1 (pages 13-15) of the <i>“B00_Belmont Quarry FTAA_Part B_Assessment of Environmental Effects and Resource Consent Applications”</i> .
5(1)(b)	A description and map of the site at which the activity is to occur, including whether the site is within or adjacent to— (i) a statutory area (as defined in the relevant Treaty settlement Act); or (ii) ngā rohe moana o ngā hapū o Ngāti Porou (as defined in section 11 of the Ngā Rohe Moana o Ngā Hapū o Ngāti Porou Act 2019); or (iii) a protected customary rights area under the Marine and Coastal Area (Takutai Moana) Act 2011	AEE Section B5.7	Addressed. Section B5 (pages 17-24) of the <i>“B00_Belmont Quarry FTAA_Part B_Assessment of Environmental Effects and Resource Consent Applications”</i> .

5(1)(c)	Confirmation that the consent application complies with section 46(2)(a), (b), and (d); being: • section 42; and • sections 43 and 44; and • relates solely to a listed project or a referred project; and • any fee, charge, or levy payable under regulations in respect of the application is paid.	Part B AEE, Paragraph 14, 15, Appendix A2A, Part A Overview, Section A5.5	Addressed. Paragraphs 14-16 (page 11) of the “<i>B00_Belmont Quarry FTAA_Part B_Assessment of Environmental Effects and Resource Consent Applications</i>”. Paragraph 43 (page 18) of the “<i>A00_Belmont Quarry FTAA_Part A_FTAA Overview</i>”. And “<i>A03_Belmont Quarry FTAA_Appendix A.3_FTAA</i>”
5(1)(d) and 5(6)	The full name and address of— (i) each owner of the site and of land adjacent to the site; and (ii) each occupier of the site and of land adjacent to the site whom the applicant is able to identify after reasonable inquiry; If the applicant is not able to supply the name and address of the owner and each occupier of the site and of land adjacent to the site because the land is Māori land in multiple ownership,	Part B AEE, Section B6	Addressed. Applicant's RFI response (Appendix 3), including Appendix B.15 and Appendix A4 (p. 28-31). Section B6.2 (pages 28-29) of the “<i>B00_Belmont Quarry FTAA_Part B_Assessment of Environmental Effects and Resource Consent Applications</i>”. “<i>B15_Belmont Quarry FTAA_Appendix B.15_Owners</i>”

	the applicant must include a statement to that effect (clause 5(6)).		
5(1)(e)	A description of any other activities that are part of the proposal to which the consent application relates	Part B AEE, Section B12.7	Addressed. Section B12.7 (page 65) of the <i>“B00_Belmont Quarry FTAA_Part B_Assessment of Environmental Effects and Resource Consent Applications”</i> .
5(1)(f)	A description of any other resource consents, notices of requirement for designations, or alterations to designations required for the project to which the consent application relates	Part B AEE, Paragraph 226	Addressed. Applicant's RFI response (Appendix 3), including updated Part B AEE at section B.15.1 (p. 87). Section B12.7 (pages 204-206) of the <i>“B00_Belmont Quarry FTAA_Part B_Assessment of Environmental Effects and Resource Consent Applications”</i> . Hutt City Council have noted that <i>“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”</i> . Addressed by the applicant's RFI response in Appendix 3.

5(1)(g)	An assessment of the activity against sections 5, 6 and 7 of the Resource Management Act 1991	Part B AEE, section B19	Addressed. Section B19 (page 65) of the “<i>B00_Belmont Quarry FTAA_Part B_Assessment of Environmental Effects and Resource Consent Applications</i>” addresses: • section 5 • The following subsections of section 6: 6(a), 6(c), 6(e) and 6(h). ○ 6(b) has been addressed in section B15.2.5 (pages 97-100). ○ 6(d) has been addressed in the document entitled “B12_Belmont Quarry FTAA_Appendix B.12_Recreation Report_20260819”. ○ 6(f) has been addressed in section B15.2.9 (page 105). ○ 6(g) has been addressed in paragraph 58, with the confirmation that there are
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			no protected customary rights. • The following subsections of section 7: 7(a), 7(aa), 7(b), 7(c), 7(d), 7(f), and 7(g). ○ 7(ba) ○ 7(h) has been addressed in section 10.3 of the “B05.A_Belmont Quarry FTAA_Appendix B.5.A_Ecological Values Effects and Management Report_20260819” document. ○ 7(i) has been addressed in paragraph 389 (pages 108-109) ○ 7(j)
5(1)(h) (and also clauses	An assessment of the activity against any relevant provisions in any of the following documents: • a national environmental standard:	Part B AEE, Section B12	Addressed, as stated by the applicant (pages 45 – 64), in the applicant's RFI response (Appendix 3), and updated

5(2) and 5(3))	• other regulations made under the Resource Management Act 1991: • a national policy statement: • a New Zealand coastal policy statement: • a regional policy statement or proposed regional policy statement: • a plan or proposed plan: • a planning document recognised by a relevant iwi authority and lodged with a local authority. This assessment must include an assessment of the activity against the requirements set out in clause 5(3) of Schedule 5 being: • any relevant objectives, policies or rules in the documents listed; and • any requirement, condition, or permission in any rules in any of those documents; and • any other requirements in any of those documents.		section B17.3.2 in the Part B – AEE (p. 122). Documents assessed include: • National Environmental Standards for Contaminated Land 2011 • National Environmental Standards for Freshwater 2020 • National Environmental Standard for Air Quality • NES for Electricity Transmission Activities • New Zealand Coastal Policy Statement (NZCPS) • National Policy Statement for Infrastructure 2025 • National Policy Statement for Freshwater Management • National Policy Statement for Indigenous Biodiversity • National Policy Statement on Urban Development • Regional Policy Statement and Regional Plans
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			• City of Lower Hutt District Plan (Operative) • the Proposed District Plan (P-LHDP) The applicant has noted that no iwi management plans were identified as relevant to the project area. GWRC identified the following rules and regulations that appear to apply but have not been addressed: • Regulation 45A of the National Environmental Standard for Freshwater (NES-F) • Rule R151 of the Natural Resources Plan for the Wellington Region (NRP) • Rule R93 of the NRP • Rule R117 of the NRP. Addressed by the applicant's RFI response in Appendix 3.
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5(1)(i)	Information about any Treaty settlements that apply in the area covered by the consent application, including— (i) identification of the relevant provisions in those Treaty settlements; and (ii) a summary of any redress provided by those settlements that affects natural and physical resources relevant to the project or project area	Part B AEE, section B5.6	Addressed, as stated by the applicant on pages 21-22.
5(1)(j)	A list of any relevant customary marine title groups, protected customary rights groups, ngā hapū o Ngāti Porou (where an application is within, adjacent to or directly affecting ngā rohe moana o ngā hapū o Ngāti Porou), or applicants under the Marine and Coastal Area (Takutai Moana) Act 2011;	Part B AEE, Section B5.9	Addressed. Sections B5.8 and B5.9 (page 24) of the “ <i>B00_Belmont Quarry FTAA_Part B_Assessment of Environmental Effects and Resource Consent Applications</i> ”.
5(1)(k)	Any conditions that the applicant proposes for the resource consent.	Part B AEE, Section B16	Addressed in the following documents: • <i>B14.A_Belmont Quarry FTAA_Appendix B.14.A_Subdivision Conditions_20260819</i> • <i>B14.B_Belmont Quarry FTAA_Appendix B.14.B_Overburden Disposal Activities Conditions_20260819</i>

5(1)(l)	if a notice under section 30(3)(b) or (5) has been received,— (i) a copy of that notice showing that it was received within the time frame specified in section 30(6)(b); and (ii) if a notice has been received under section 30(5), any more up-to-date information that the applicant is aware of about the existing resource consent referred to in the notice.	Part A, Appendix A5	Addressed, as stated by the applicant.
5(4)(a)	An assessment of the activity's effects on the environment that includes the information required by clause 6.	Part B AEE, Section B10 and B15	Addressed. Although Greater Wellington Regional Council identified matters it considers have not been provided in sufficient detail, see below for further information that supports the conclusion that this clause has been met.
5(4)(b)	An assessment of the activity's effects on the environment that covers the matters specified in clause 7.	Part B AEE, Section B10 and B15	Addressed. See below.
6	(1) The assessment of an activity's effects on the environment must include the following information:	Part B AEE, Section B10,	Addressed. The following sections of the document entitled "<i>B00_Belmont Quarry</i>

	(a) an assessment of the actual or potential effects on the environment: (b) if the activity includes the use of hazardous installations, an assessment of any risks to the environment that are likely to arise from such use: (c) if the activity includes the discharge of any contaminant, a description of— (i) the nature of the discharge and the sensitivity of the receiving environment to adverse effects; and (ii) any possible alternative methods of discharge, including discharge into any other receiving environment: (d) a description of the mitigation measures (including safeguards and contingency plans where relevant) to be undertaken to help prevent or reduce the actual or potential effect of the activity: (e) identification of persons who may be affected by the activity and any response to the views of any persons consulted, including the views of iwi or hapū that have been consulted in relation to the proposal: (f) if iwi or hapū elect not to respond when consulted on the proposal, any reasons that they have specified for that decision:	Section B15 and Section B16.2	<i>FTAA_Part B_Assessment of Environmental Effects and Resource Consent Applications”.</i> a) Section B15 (pages 83-114) b) Page 64 of the document entitled “A00_Belmont Quarry FTAA_Part A_FTAA Overview and Covering Letter_20260819” confirms the resource consent approvals sought do not include the use hazardous installations. c) Sections 15.2.7 (page 101-102) and 20.1 (pages 206-208), and Appendices B3 (Contamination Reports), B7 (Air Quality Discharge Report), B4.01 (Erosion and Sediment Control Report), and B6 (Hydrological Assessment). Note that whiles GWRC noted that “<i>While the application discusses alternatives in relation to the location of the Overburden Disposal Area (OBDA), the application does not address alternative discharge</i>
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	(g) if the scale and significance of the activity's effects are such that monitoring is required, a description of how the effects will be monitored and by whom, if the activity is approved: (h) an assessment of any effects of the activity on the exercise of a protected customary right.		<i>methods</i>". However, paragraph 711 of the AEE specified that "<i>alternative discharge methods were assessed through the ESCP and Hydrology Report, including discharging sediment-laden water to alternative catchments, mechanical dewatering and off-site disposal, containment and evaporation, and full avoidance of groundwater interception</i>". Therefore, I consider that the requirements of this clause has been met. d) Section 16.2 (pages115-116), Section B15 (pages 83-114), and Appendices B14A (Subdivision conditions) and B14B (Overburden Disposal Activities Conditions). Note that while GWRC have noted that "<i>The application proposes a Long-term Landscape Rehabilitation Plan, but a draft version of this plan has not been included with the application</i>", this is not a substantive
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			application requirement. A condition has been proposed that this plan be submitted at least 20 working days before Stage 10 commences. e) Section B10 (pages 40-44). Also Appendices A6 (Iwi Engagement report) and A4 (Consultation Summary Report). f) Appendix A6 (Iwi Engagement report). g) Section 16.2 (pages 115-116), Section B15 (pages 83-114), and Appendices B14A (Subdivision conditions) and B14B (Overburden Disposal Activities Conditions). GWRC have noted that “<i>proposed hydrological monitoring framework have not been provided in sufficient detail as there appears to be several inconsistencies between the recommendations set out in the Hydrological Report and the monitoring specified within the conditions and management plans</i>”.
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			This is a substantive matter for the Panel to consider. h) Paragraph 67 (page 24) confirms the “<i>project area is not within or adjacent to a protected customary rights area</i>”.
7	The assessment of an activity’s effects on the environment must cover the following matters: (a) any effect on the people in the neighbourhood and, if relevant, the wider community, including any social, economic, or cultural effects: (b) any physical effect on the locality, including landscape and visual effects: (c) any effect on ecosystems, including effects on plants or animals and physical disturbance of habitats in the vicinity: (d) any effect on natural and physical resources that have aesthetic, recreational, scientific, historical, spiritual, or cultural value, or other special value, for present or future generations: (e) any discharge of contaminants into the environment and options for the treatment and disposal of contaminants: (f) any unreasonable emission of noise:	Part B AEE, Section B15	Addressed. The following sections of the document entitled “<i>B00_Belmont Quarry FTAA_Part B_Assessment of Environmental Effects and Resource Consent Applications</i>”. a) Section B15 (pages 83-114) and Appendix B13 (Economic Assessment). b) Section B15.2.5 (Pages 97-100) and Appendix B8 (Landscape and Visual assessment). c) Sections B15.2.2 (pages 90-95) and B15.3.3 (page 112), and Appendices B5A (Ecological Values Effects and Management Report) and C2 (Assessment of Effects on Lizards).

	(g) any risk to the neighbourhood, the wider community, or the environment through natural hazards or hazardous installations.		d) Section B15 (pages 83-114) and Appendices B8 (Landscape and Visual Assessment), B11 (Archaeological Assessment), and B12 (Recreational Report). e) Sections 15.2.7 (page 101-102) and 20.1 (pages 206-208), and Appendices B3 (Contamination Reports), B7 (Air Quality Discharge Report), B4.01 (Erosion and Sediment Control Report), and B6 (Hydrological Assessment). f) Section 15.2.8 (page 102-104) and Appendix B10 (Acoustic Assessment). g) Paragraphs 536-538 (Page 162) address the risks from natural hazards, whilst Page 64 of the document entitled “A00_Belmont Quarry FTAA_Part A_FTAA Overview and Covering Letter_20260819” confirms the resource consent approvals sought do not include the use hazardous installations.
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5(5)(a)	If a permitted activity is part of the proposal to which the consent application relates, a description that demonstrates that the activity complies with the requirements, conditions, and permissions for the permitted activity (so that a resource consent is not required for that activity under section 87A(1) of the Resource Management Act 1991)	Part B AEE, Section B14	Addressed, as stated by the applicant on pages 75- 83, and in the applicant's RFI response (Appendix 3), and updated section B14.2 & B14.4 of Part B – AEE (p. 79-85). GWRC identified the following permitted activity rules and regulations are relevant to the proposal, but which have not been addressed in the application: Rule R165 and Rule R159 in the NRP and Regulation 40 in the NES-F. Addressed by the RFI response in Appendix 3.
5(5)(b)	If the activity is to occur in an area that is within the scope of a planning document prepared by a customary marine title group under section 85 of the Marine and Coastal Area (Takutai Moana) Act 2011 or the environmental covenant prepared by ngā hapū o Ngāti Porou under section 19 of the Ngā Rohe Moana o Ngā Hapū o Ngāti Porou Act 2019, an assessment of the activity against any resource management matters set out in that document	NA	Not Applicable.
5(5)(c)	If the activity is to occur in an area that is taiāpure-local fishery, a mātaihai reserve, or an area that is subject to bylaws made	NA	Not Applicable.

	under Part 9 of the Fisheries Act 1996, an assessment of the effects of the activity on the use or management of the area.		
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CHECKLIST A1 – Subdivision or reclamation resource consent

Clause, Schedule 5	Information required for an application for a subdivision consent or a reclamation consent (in addition to the information required in Checklist A)	Application Reference	EPA
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If this application is for a subdivision consent, please adequately define the matters set out in clause 8(1) below. If no subdivision consent is sought, please enter n/a.

8(1)(a)	The position of all new boundaries	Part A, Appendix B2.B	Addressed. Drawing No SC-02 of the <i>B02.B_Belmont Quarry FTAA_Appendix B.2.B_Survey Plans_20260819</i> <i>REDACTED</i>
8(1)(b)	The areas of all new allotments, unless the subdivision involves a cross lease or company lease or unit plan	NA	Addressed. Drawing No SC-02 of the <i>B02.B_Belmont Quarry FTAA_Appendix B.2.B_Survey Plans_20260819</i> <i>REDACTED</i>

8(1)(c)	The locations and areas of new reserves to be created, including any esplanade reserves and esplanade strips	NA	Not Applicable, as stated by the applicant.
8(1)(d)	The locations and areas of existing esplanade reserves, esplanade strips, and access strips	NA	Not Applicable, as stated by the applicant.
8(1)(e)	The locations and areas of any part of the bed of a river or lake to be vested in a territorial authority under section 237A of the Resource Management Act 1991	NA	Not Applicable, as stated by the applicant.
8(1)(f)	The locations and areas of any land within the coastal marine area that is to become part of the common marine and coastal area under section 237A of the Resource Management Act 1991	NA	Not Applicable, as stated by the applicant.
8(1)(g)	The locations and areas of land to be set aside as new roads	NA	Not Applicable, as stated by the applicant.

If this application is for a reclamation consent, please include the information to show the area to be reclaimed set out in clause 8(2) below. If no reclamation consent is sought, please enter n/a.

8(2)(a)	The location of the area to be reclaimed	Part B, Appendix B5.A at chapter 10	Addressed. Paragraph 174 of the document entitled " <i>B00_Belmont Quarry FTAA_Part B_Assessment of Environmental Effects and Resource Consent Applications_20260819</i> "
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			confirms that the project includes reclamation of streams and wetlands. The locations of these are illustrated in Figure 20 of the document entitled “B05.A_Belmont Quarry FTAA_Appendix B.5.A_Ecological Values Effects and Management Report_20260819”.
8(2)(b)	If practicable, the position of all new boundaries	NA	Not Applicable as stated by the applicant, as reclamation is of the stream, and therefore property boundaries will not change.
8(2)(c)	Any part of the reclaimed area to be set aside as an esplanade reserve or esplanade strip	NA	Not Applicable, as stated by the applicant.

CHECKLIST D1 – Concession

Clause, Schedule 6	Information required for an approval described in section 42(4)(e) (concession), clause 3 of Schedule 6	Application Reference (Name of document, section and page)	EPA
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3(1)(a)	A description of the proposed activity	Concession Application Part E (i) at Section 2 and 5	Addressed. Section 5 (pages 10-12) of the document entitled “ <i>E00_Belmont Quarry FTAA_Part E_Concession Application_20260819</i> ”.
3(1)(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)	Part E (i) Section 4 and 5 - Appendix C,D and E	Addressed within the following sections of the document entitled “ <i>E00_Belmont Quarry FTAA_Part E_Concession Application_20260819</i> ”: • Section 4 (pages 6-10) • Appendix C (pages 28-36) • Appendix D (pages 37-40) • Appendix D (pages 41-44)
3(1)(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	Part E (i) section 6 and supporting ecological assessment	Addressed, as stated by the applicant (pages 12-13).

3(1)(d)	In the case of an application for: • a concession that would otherwise be applied for under the Conservation Act 1987, section 14AA of the Wildlife Act 1953, or section 49 of the National Parks Act 1980; or • a concession as defined in section 2(1) of the Reserves Act 1977 that would otherwise be applied for under section 59A of that Act; information about the extent to which the project is consistent with: (i) the relevant conservation management strategy and conservation management plan; (ii) any conservation management strategies or conservation management plans that have been co-authored, authored, or approved by a Treaty settlement entity.	Not applicable to the first bullet point, second bullet point permit sought under the reserves Act (b), Part E.1 Section, 7 and the combined plan assessment assess this.	Addressed. Section 7 (pages 13-16) of the document entitled “<i>E00_Belmont Quarry FTAA_Part E_Concession Application_20260819</i>” provides details of consistency against the Reserves Act, the Greater Wellington Parks, Forests and Reserves Bylaw 2016, and Toitū Te Whenua - Parks Network Plan 2020-2030. This is not technically what clause 3(1)(d) has asked for and DOC has noted that “<i>Although the application refers the reader to section of the Concession Application package, there is no mention or assessment of the Wellington Conservation Management Strategy 2019 in the document</i>”. However, the extent to which the project is consistent with the relevant conservation management strategy is addressed in Appendix
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			B12 – Recreation Report and in the land exchange application. Therefore, it is reasonable to consider that this clause has been met.
3(1)(e)	In the case of an application for a lease, licence, permit, or easement in respect of a reserve other than a Crown-administered reserve, information about the extent to which the project is consistent with any management plan approved under section 41 of the Reserves Act 1977	Part E, section 7	Addressed as stated by the Applicant (pages 13-16). DOC has confirmed that “ <i>The relevant management plan is Toitū Te Whenua - Parks Network Plan 2020-2030</i> ”.
3(1)(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	Part E(i)	Addressed. Section 8 (page16) of the document entitled “ <i>E00_Belmont Quarry FTAA_Part E_Concession Application_20260819</i> ”.
3(1)(g)(i)	A description of the potential effects (positive and negative) of the proposed activity	Part E(i), section 9.1 and 9.2	Addressed. Sections 9.1 and 9.2 (page17) of the document entitled “ <i>E00_Belmont Quarry FTAA_Part E_Concession Application_20260819</i> ”.

			GWRC have noted that “ <i>the application does not provide sufficient detail about how the translocation of trees from the Overburden Disposal Area (OBDA) to locations within Belmont Regional Park will be carried out.</i> ” This is a substantive matter for the Panel to consider.
3(1)(g)(ii)	A description of any actions that the applicant proposes to take to avoid remedy, mitigate, offset or compensate for any adverse effects of the proposed activity	Part E, Section 9.3	Addressed. Section 9.3 (pages 18-19) of the document entitled “ <i>E00_Belmont Quarry FTAA_Part E_Concession Application_20260819</i> ”.
3(1)(g)(iii)	A description of details of the type of concession for which the applicant is applying	Part E, section 2 and 10	Addressed. Section 10 (page 19) of the document entitled “ <i>E00_Belmont Quarry FTAA_Part E_Concession Application_20260819</i> ”.
3(1)(h)	A statement of the proposed duration of the concession and the reasons for the proposed duration	Part E, section 10, 12 and 14	Addressed. Section 10 (page 19) of the document entitled “ <i>E00_Belmont</i> ”.

			<i>Quarry FTAA_Part E_Concession Application_20260819</i> ".
3(1)(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)	Part E, section 3	Addressed. Section 3 (page 5) of the document entitled " <i>E00_Belmont Quarry FTAA_Part E_Concession Application_20260819</i> ".
3(1)(j)	If applying for a lease, a licence granting an interest in land, or an easement, (i) reasons for the request; and (ii) sufficient information to satisfy the panel that, in terms of clause 7 (criteria for assessment of application for concession), it is appropriate under section 81(decisions on approvals sought in substantive application) to grant the lease, licence, or easement (as the case may be)	Not relevant	Not Applicable. Application is for a permit, not a lease, licence or easement.
3(1)(k)	Full details of any consultation undertaken with relevant iwi and with reserve owners and managers	Part E, section 13 and Appendix F of Part E	Addressed. Appendix F of the document entitled " <i>E00_Belmont Quarry FTAA_Part E_Concession Application_20260819</i> " contains the full details of consultation

			undertaken with the reserve managers. Full details of consultation undertaken with relevant iwi can be found in the document entitled “<i>A06_Belmont Quarry FTAA_Appendix A.6_Iwi Engagement Report_20260819</i>”.
3(1)(l)	Information about financial and legal liabilities and obligations associated with the land	Part E, section 12	Addressed. Section 12 (pages 19-20) of the document entitled “<i>E00_Belmont Quarry FTAA_Part E_Concession Application_20260819</i>”.
3(1)(m)	In the case of an application for a lease, licence, permit, or easement in respect of a reserve other than a Crown-administered reserve, 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	Part E, section 13 and Appendix F and G of Part E	Addressed, including in the applicant's RFI response (Appendix 3). Section 13 (page 20) and Appendix G of the document entitled “<i>E00_Belmont Quarry FTAA_Part E_Concession Application_20260819</i>”.

3(1)(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.	Not Relevant	Not applicable. Application is for a permit, not a lease.
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CHECKLIST D3 – Land exchange

Clause, Schedule 6	Information required for an approval described in section 42(4)(f) (land exchange), clause 27 of Schedule 6	Application Reference	EPA
27(a)	Please provide a copy of the report provided to the authorised person under section 35.	Part F, Appendix F.1 - F.7	Addressed. The document entitled “<i>F07_Belmont Quarry FTAA_Appendix F.7_Final DOC Land Exchange Report_20260819</i>” contains the section 35 report.

CHECKLIST E – Wildlife approval

Clause, Schedule 7	Information required for an approval described in section 42(4)(h) (Wildlife Act approval), clause 2 of Schedule 7	Application Reference	EPA
2(1)(a)	Specify the purpose of the proposed activity	Part C, section C2.1	Addressed. Section C2.1 (page 6) of the document entitled “ <i>C00_Belmont Quarry FTAA_Part C_Wildlife Approval Application_20260819</i> ”
2(1)(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)	Part C, Section C2.1 and 2.2	Addressed. Section C2.1 and C2.2 (pages 6-8) of the document entitled “ <i>C00_Belmont Quarry FTAA_Part C_Wildlife Approval Application_20260819</i> ”
2(1)(c)	An assessment of the activity and its impacts against the purpose of the Wildlife Act	Part C, section C3	Addressed. Section C3 (pages 9-10) of the document entitled “ <i>C00_Belmont</i> ”

			<i>Quarry FTAA_Part C_Wildlife Approval Application_20260819</i>
2(1)(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	Part C, section C3.1	Addressed. Section C3.1 (pages 10-12) of the document entitled " <i>C00_Belmont Quarry FTAA_Part C_Wildlife Approval Application_20260819</i> "
2(1)(e)	An outline of impacts on threatened, data deficient, and at-risk wildlife species (as defined in the New Zealand Threat Classification System)	Part C, section C3.2	Addressed. Section C3.2 (pages 12-13) of the document entitled " <i>C00_Belmont Quarry FTAA_Part C_Wildlife Approval Application_20260819</i> "
2(1)(f)	A statement of how the methods proposed to be used to conduct the actions involving protected wildlife will ensure that best practice standards are met	Part C, section C3.3	Addressed. Section C3.3 (page 13) of the document entitled " <i>C00_Belmont Quarry FTAA_Part C_Wildlife Approval Application_20260819</i> "
2(1)(g)	A description of the methods to be used to safely, efficiently, and humanely catch, hold, or kill the animals and identify relevant animal ethics processes:	Part C, section C4	Addressed. Section C4 (page 14) of the document entitled " <i>C00_Belmont</i> "

			<i>Quarry FTAA_Part C_Wildlife Approval Application_20260819</i> And section 5 of the document entitled " <i>C03_Belmont Quarry FTAA_Appendix C.3_Lizard Management Plan_20260819</i> ".
2(1)(h)	A statement of the location or locations in which the activity will be carried out, including a map (and GPS co-ordinates if available)	Part C, section C2.2 and C4.1	Addressed. Section C4.1 (page 14) of the document entitled " <i>C00_Belmont Quarry FTAA_Part C_Wildlife Approval Application_20260819</i> "
2(1)(i)	A statement of whether authorisation is sought to temporarily hold or relocate wildlife	Part C, section C4.2	Addressed. Section C4.2 (page 14) of the document entitled " <i>C00_Belmont Quarry FTAA_Part C_Wildlife Approval Application_20260819</i> "
2(1)(j)	A list of 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	Part C, section C4.3	Addressed. Section C4.3 (pages 14-15) of the document entitled " <i>C00_Belmont Quarry FTAA_Part C_Wildlife Approval Application_20260819</i> "

			And “C02_Belmont Quarry FTAA_Appendix C.2_Assessment of Effects on Lizards_20260819”.
2(1)(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)	Part C, section C4.3	Addressed. Section C4.3 (pages 14-15) of the document entitled “C00_Belmont Quarry FTAA_Part C_Wildlife Approval Application_20260819” And “C02_Belmont Quarry FTAA_Appendix C.2_Assessment of Effects on Lizards_20260819”.
2(1)(l)	A statement of 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	Part C, section C5.1	Addressed. Section C5.1 (page 15) of the document entitled “C00_Belmont Quarry FTAA_Part C_Wildlife Approval Application_20260819” DOC has noted that “DOC has no records of any Wildlife Act offences for Winstones”.
2(1)(m)	A statement of whether the applicant or any company director, trustee, partner, or anyone else involved with the application has	Part C, section C5.1	Addressed.

	any current criminal charges under the Wildlife Act pending before a court		Section C5.1 (page 15) of the document entitled “<i>C00_Belmont Quarry FTAA_Part C_Wildlife Approval Application_20260819</i>”. DOC has noted that “<i>DOC has no records of any Wildlife Act offences for Winstones</i>”.
2(1)(n)	Provision of proof and details of all consultation, including with hapū or iwi, on the application specific to wildlife impacts	Part C, section C5.2	Addressed. Section C5.2 (pages 15-18) of the document entitled “<i>C00_Belmont Quarry FTAA_Part C_Wildlife Approval Application_20260819</i>” contains details on consultation. Further proof of consultation can be found in the documents entitled: “<i>A06_Belmont Quarry FTAA_Appendix A.6_Iwi Engagement Report_20260819</i>” and “<i>A04_Belmont Quarry FTAA_Appendix A.4_Section 29 Consultation Summary Report_20260819</i>”

2(1)(o)	Provision of any additional written expert views, advice, or opinions the applicant has obtained concerning their proposal	Part C, section C4.3 and C5.3	Addressed. Section C5.3 (page 18) of the document entitled “<i>C00_Belmont Quarry FTAA_Part C_Wildlife Approval Application_20260819</i>” contains details on consultation. As well as the documents entitled “<i>C02_Belmont Quarry FTAA_Appendix C.2_Assessment of Effects on Lizards_20260819</i>” and “<i>C03_Belmont Quarry FTAA_Appendix C.3_Lizard Management Plan_20260819</i>”.
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CHECKLIST F – Archaeological authority

Clause, Schedule 8	Information required for an approval described in section 43(3)(i) Archaeological Authority	Application Reference	EPA
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2(1)(a)	a legal description of the land or, if one is not available, a description that is sufficient to identify the land to which the application relates	Part D, section D2	Addressed. Section D2 (page 6) of the document entitled “ <i>D00_Belmont Quarry FTAA_Part D_Archaeological Authority Application_20260819</i> ”.
2(1)(b)	the name of the owner of the relevant land, if the applicant is not the owner of the land	Part D, section D2	Addressed. Section D2 (page 6) of the document entitled “ <i>D00_Belmont Quarry FTAA_Part D_Archaeological Authority Application_20260819</i> ”.
2(1)(c)	proof of consent, if the owner of the relevant land has consented to the proposed activity	Part D, section D5	Addressed. Section D2 (page 6) of the document entitled “ <i>D00_Belmont Quarry FTAA_Part D_Archaeological Authority Application_20260819</i> ”.
2(1)(d)	confirmation that the application complies with section 42 , 43, and 44 of the Act	Part D, section D3	Addressed. Section D3 (page 6) of the document entitled “ <i>D00_Belmont Quarry FTAA_Part D_Archaeological Authority Application_20260819</i> ”.

	confirmation that the application relates solely to a listed project or a referred project	Part D, section D3	Addressed. Section D3 (page 6) of the document entitled “ <i>D00_Belmont Quarry FTAA_Part D_Archaeological Authority Application_20260819</i> ”.
	any fee, charge, or levy payable under regulations in respect of the application is paid.	Part A Overview	Addressed. Section D3 (page 6) of the document entitled “ <i>D00_Belmont Quarry FTAA_Part D_Archaeological Authority Application_20260819</i> ”.
2(1)(e)	a description of each archaeological site to which the application relates and the location of each site	Part D, section D4	Addressed. Section D4 (pages 7-10) of the document entitled “ <i>D00_Belmont Quarry FTAA_Part D_Archaeological Authority Application_20260819</i> ”.
2(1)(f)	a description of the activity for which the authority is sought	Part D, section D5	Addressed. Section D5 (pages 10-11) of the document entitled “ <i>D00_Belmont Quarry FTAA_Part D_Archaeological Authority Application_20260819</i> ”.

2(1)(g)	a description of how the proposed activity will modify or destroy each archaeological site	Part D, section D5	Addressed. Section D5 (pages 10-11) of the document entitled “ <i>D00_Belmont Quarry FTAA_Part D_Archaeological Authority Application_20260819</i> ”.
2(1)(h)	except in the case of an approval described in section 44(b) of the HNZPT Act, an assessment of— (i) the archaeological, Māori, and other relevant values of the archaeological site in the detail that is appropriate to the scale and significance of the proposed activity and the proposed modification or destruction of the archaeological site; and (ii) the effect of the proposed activity on those values	Part D, section D6	Addressed. Section D6 (pages 13-16) of the document entitled “ <i>D00_Belmont Quarry FTAA_Part D_Archaeological Authority Application_20260819</i> ”. And also “ <i>B11_Belmont Quarry FTAA_Appendix B.11_Archaeological Assessment_20260819</i> ”.
2(1)(i)	a statement as to whether consultation with tangata whenua, the owner of the relevant land (if the applicant is not the owner), or any other person likely to be affected— (i) has taken place, with details of the consultation, including the names of the parties and the tenor of the views expressed; or	Part D, section D7	Addressed. Section D7 (pages 16-17) of the document entitled “ <i>D00_Belmont Quarry FTAA_Part D_Archaeological Authority Application_20260819</i> ”.

	(ii) has not taken place or been completed, with the reasons why consultation has not occurred or been completed (as applicable).		
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CHECKLIST J – Listed project information requirements

Section, Fast-track Approvals Act	Information required for a substantive application under section 43(2) and section 13(4)	Application Reference	EPA
13(4)(a)	a description of the project and the activities it involves	Part A Overview, Section a7	Addressed, as stated by the applicant. The relevant document is entitled “A00_Belmont Quarry FTAA_Part A_FTAA Overview and Covering Letter_20260819”.
13(4)(c)	information to demonstrate that the project does not involve any ineligible activities (other than activities that may be the subject of a determination under section 23 or 24)	Part A, appendix a.2	Addressed, as stated by the applicant. The relevant document is entitled “A02_Belmont Quarry

			<i>FTAA_Appendix A.2_Section 5 Ineligible Activity Checklist_20260819</i> ".
13(4)(d)	a description or map of the whole project area that identifies its boundaries in sufficient detail to enable consideration of the referral application	Part A Overview, section 5, Part B AEE, section B5 and B2A	Addressed. Section A3 of the document entitled " <i>A00_Belmont Quarry FTAA_Part A_FTAA Overview and Covering Letter_20260819</i> " and Section B5 of the document entitled " <i>B00_Belmont Quarry FTAA_Part B_Assessment of Environmental Effects and Resource Consent Applications_20260819</i> ".
13(4)(e)	the anticipated commencement and completion dates for construction activities (where relevant)	Part A Overview, section A7.1.2	Addressed, as stated by the applicant. The relevant document is entitled " <i>A00_Belmont Quarry FTAA_Part A_FTAA Overview and Covering Letter_20260819</i> ".
13(4)(f)(i)	a statement of whether the project is planned to proceed in stages and, if so an outline of the nature and timing of the stages	Part A overview section A7.1; Part B	Addressed. Section 7.1 in the document entitled " <i>A00_Belmont Quarry</i>

		AEE, , section B8; Appendix B4	<i>FTAA_Part A_FTAA Overview and Covering Letter_20260819</i> ”, and Section B8.1 of the document entitled “ <i>B00_Belmont Quarry FTAA_Part B_Assessment of Environmental Effects and Resource Consent Applications_20260819</i> ”.
13(4)(h)	a description of the anticipated and known adverse effects of the project on the environment and the significance of those adverse effects	Part B Assessment of Environmental Effects, Section B.15	Addressed as stated by the Applicant. The relevant document is entitled “ <i>B00_Belmont Quarry FTAA_Part B_Assessment of Environmental Effects and Resource Consent Applications_20260819</i> ” and the relevant page numbers are 83-114.
13(4)(i)	a statement of any activities involved in the project that are prohibited activities under the Resource Management Act 1991	Part B Assessment of Environmental Effects, section B.13	Addressed. Paragraph 9 of the document entitled “ <i>A00_Belmont Quarry FTAA_Part A_FTAA Overview and Covering Letter_20260819</i> ” (page 15) states “ <i>The application does not contain any prohibited activities</i> ”

			<i>under the Resource Management Act 1991</i> ".
13(4)(j)	a list of the persons and groups the applicant considers are likely to be affected by the project, including— (i) relevant local authorities: (ii) iwi authorities and groups that represent hapū that are parties to relevant Mana Whakahono ā Rohe or joint management agreements: (iii) other relevant iwi authorities: (iv) relevant Treaty settlement entities: (v) relevant protected customary rights groups and customary marine title groups: (vi) ngā hapū o Ngāti Porou, if the project area is within or adjacent to, or the project would directly affect, ngā rohe moana o ngā hapū o Ngāti Porou: (vii) relevant applicant groups under the Marine and Coastal Area (Takutai Moana) Act 2011: (viii) persons with a registered interest in land that may need to be acquired under the Public Works Act 1981:	Part B AEE, section B.10	Addressed, as stated by the applicant. The relevant document is entitled "<i>B00_Belmont Quarry FTAA_Part B_Assessment of Environmental Effects and Resource Consent Applications_20260819</i>" and the relevant page numbers are 40-44.

13(4)(k)	a summary of— (i) the consultation undertaken for the purposes of section 29 and any other consultation undertaken on the project with the persons and groups referred to in paragraph (j); and (ii) how the consultation has informed the project:	Part A Overview, section A5.2; Appendix A4; Appendix A6	Addressed, as stated by the applicant. Relevant documents are entitled “A04_Belmont Quarry FTAA_Appendix A.4_Section 29 Consultation Summary Report_20260819” and “A06_Belmont Quarry FTAA_Appendix A.6_Iwi Engagement Report_20260819”.
13(4)(ka)	a summary of how any responses provided to the notification under section 29(1)(aa) have informed the project	Part A, Appendix A4 and A6	Addressed, as stated by the applicant. Relevant documents are entitled “A04_Belmont Quarry FTAA_Appendix A.4_Section 29 Consultation Summary Report_20260819” and “A06_Belmont Quarry FTAA_Appendix A.6_Iwi Engagement Report_20260819”.
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	Part A Overview, section A5.3; Part B Assessment of	Addressed. Section 3.0 of the document entitled “A06_Belmont Quarry

		Environmental Effects, section B5.6; Appendix A6	<i>FTAA_Appendix A.6_Iwi Engagement Report_20260819</i> ".
13(4)(m)	a description of any processes already undertaken under the Public Works Act 1981 in relation to the project	NA	Not Applicable, as stated by the applicant.
13(4)(n)	a statement of any relevant principles or provisions in the Ngā Rohe Moana o Ngā Hapū o Ngāti Porou Act 2019	NA	Not Applicable, as stated by the applicant.
13(4)(o)	information identifying the parcels of Māori land, marae, and identified wāhi tapu within the project area	Appendix A6, Part B AEE section B5	Addressed. Page 53 of the document entitled "A03_Belmont Quarry FTAA_Appendix A.3_FTAA Information Requirements Navigation Table_20260819" states that "there are no parcels of Māori land, marae, and identified wāhi tapu within the project area".
13(4)(p)	a statement of whether the applicant is seeking a determination under section 23 and, if so, an assessment of the effects of the activity on the relevant land and on the rights and interests of Māori in that land	NA	Not Applicable as stated by the applicant. The Applicant is not seeking a determination under section 23.

13(4)(q)	a statement of whether the applicant is seeking a determination under section 24(2) and, if so, a description of— (i) the scale and adverse effects of the existing electricity infrastructure; and (ii) how, if at all, that scale or those adverse effects are anticipated or known to change as a result of the maintenance, upgrading, or continued operation of the infrastructure	NA	Not Applicable as stated by the applicable. Page 53 of the document entitled “A03_Belmont Quarry FTAA_Appendix A.3_FTAA Information Requirements Navigation Table_20260819” states that “the applicant is not seeking a determination under section 24”.
13(4)(r)	a statement of whether the applicant is seeking a determination under section 24(4) and, if so,— (i) a description of every alternative site considered by the applicant (or, if the referral application is lodged by more than 1 person, any of those persons) for the construction and operation of the new electricity lines (the activity); and (ii) for each alternative site considered,— (A) a statement of the anticipated and known financial cost of undertaking the activity; and (B) a description of the anticipated and known adverse effects of undertaking the activity; and	NA	Not Applicable as stated by the applicable. Page 53 of the document entitled “A03_Belmont Quarry FTAA_Appendix A.3_FTAA Information Requirements Navigation Table_20260819” states that “the applicant is not seeking a determination under section 24”.

	(C) a description of the anticipated and known financial cost and practicality of available measures to avoid, remedy, mitigate, offset, or compensate for the anticipated and known adverse effects of the activity; and (D) a description of any issues (including financial cost) that would make it impractical to undertake the activity on the site; and (E) an assessment of whether it would be reasonable and practical to undertake the activity on the site, taking into account the matters referred to in subparagraphs (A) to (D) and any other relevant matters		
13(4)(s)	a description of the applicant's legal interest (if any), or if the application is lodged by more than 1 person, the legal interest of any of those persons) (if any), in the land on which the project will occur, including a statement of how that affects the applicant's ability to undertake the work	Part B AEE, section B6	Addressed, as stated by the Applicant. The relevant document is entitled "<i>B00_Belmont Quarry FTAA_Part B_Assessment of Environmental Effects and Resource Consent Applications_20260819</i>" and the relevant page numbers are 25-28.
13(4)(t)	an outline of the types of consents, certificates, designations, concessions, and other legal authorisations (other than	Part B AEE Section B12.7	Addressed, as stated by the applicant.

	contractual authorisations or the proposed approvals) that the applicant considers are needed to authorise the project, including any that the applicant considers may be needed by someone other than the applicant		The relevant document is entitled “ <i>B00_Belmont Quarry FTAA_Part B_Assessment of Environmental Effects and Resource Consent Applications_20260819</i> ” and the relevant page number is 65.
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 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:	Part F - F.1, paragraphs 14.3 to 14.11	Addressed as stated by the applicant. The relevant document is entitled “<i>F01_Belmont Quarry FTAA_Appendix F.1_Land Exchange Application dated 7 December_20260819</i>” and the relevant page numbers are 96-97.
13(4)(v)	a description of whether and how the project would be affected by climate change and natural hazards	Part B AEE section B15 and B17.6; Appendix B9, Appendix B4, Appendix B6	Addressed. Within the document entitled “<i>B00_Belmont Quarry FTAA_Part B_Assessment of Environmental Effects and Resource Consent Applications_20260819</i>”, section B15.1.5 (page 86) addresses the effect of the subdivision on natural hazards, and Paragraphs 536-538

			(Page 162) address the risks from natural hazards. Also paragraphs 12.30-12.32 (pages 87-88) of the document entitled “F01_Belmont Quarry FTAA_Appendix F.1_Land Exchange Application dated 7 December_20260819” provides a summary of how the project would be affected by climate change and natural hazards.
13(4)(w)	if the application is lodged by more than 1 person, a statement of the proposed approval to be held by each of those persons	N/A	Not Applicable.
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 application is lodged by more than 1 person, any of those persons) under a specified Act	Part A Overview, section A7.5	Addressed as stated by the applicant. The relevant document is entitled “A00_Belmont Quarry FTAA_Part A_FTAA Overview and Covering Letter_20260819” and the relevant page number is 30.

13(4)(y)	Please provide the information specified below for the relevant approval(s) sought. This is the information specified in the relevant schedule.		
13(4)(y)(i), clause 2 of Schedule 5	Resource consent or designation (a) an assessment of the project against— (i) any relevant national policy statement; and (ii) any relevant national environmental standards; and (iii) if relevant, the New Zealand Coastal Policy Statement; and	Part B Assessment of Environmental Effects, section B12.1 and B12.3	Addressed, as stated by the applicant (pages 45 – 48).
	(b) in relation to any proposed approval that is a resource consent, whether, to the best of the applicant’s knowledge, there are any existing resource consents of the kind referred to in section 30(3)(a).	Part A Overview, section A5.4	Addressed, as stated by the applicant (page 18).
13(4)(y)(ii), clause 3 of Schedule 5	Change or cancellation of resource consent condition The information to be provided under section 13(4)(y)(ii) is information about whether and how the change or cancellation of the condition is material to the implementation or delivery of the project.	NA	Not Applicable

13(4)(y)(iii), clause 4 of Schedule 5	Certificate of compliance The information required to be provided under section 13(4)(y)(iii) is information that shows the activity that the certificate of compliance is intended to cover can be done lawfully in the particular location without a resource consent. Include information that shows that the activity that the certificate of compliance is intended to cover can be done lawfully in the particular location without a resource consent.	NA	Not Applicable
13(4)(y)(iv), clause 2 of Schedule 6	Concession (1) The information in subclause (2) is required to be provided under section 13(4)(y)(iv) if a proposed concession includes a lease and— (a) the lease would be for a term (including any renewals) that will or is likely to be more than 50 years; and (b) the granting of the lease would trigger a right of first refusal or a right of offer or return. (2) Confirmation that the applicant has written agreement from the holder of the right of first refusal or right of offer or return to waive that right for the purposes of the proposed lease.	Not relevant no lease is proposed	Not Applicable

13(4)(y)(v), clause 23 of Schedule 6	Land exchange (1) The information required to be provided under section 13(4)(y)(v) is (a) - (e) below: (a) a description of both land areas proposed for exchange (for example, maps showing areas and location, addresses, and legal descriptions where possible:	Part F Land exchange application report chapter 5.0 pages 11-29	Addressed. The relevant document is entitled “F01_Belmont Quarry FTAA_Appendix F.1_Land Exchange Application dated 7 December_20260819” on pages 11-37.
	(b) the financial value of the land proposed to be acquired by the Crown:	Part F Land Exchange Application Report Appendix B.11 Valuation Report page 73 (\$539,000)	Addressed. The relevant document is entitled “F01.B.11_Belmont Quarry FTAA_Appendix F.1.B.11_Land Exchange Application dated 7 December - Attachment B.11_20260819” on page 6.
	(c) a brief description of the conservation values of both pieces of land, including an explanation of why the exchange would benefit the conservation estate: <i>Guidance note: This must include an explanation of why the exchange would benefit the conservation estate; and details of anything registered or noted for conservation purposes on the record of title for the land to be acquired by the Crown (clause 23(1A) of Schedule 6)</i>	Part F Land Exchange Application Report dated 7 December 2025 (Wakira Consulting) page 102. See also DOC Exchange Report Appendix	Addressed. The relevant document is entitled “F01_Belmont Quarry FTAA_Appendix F.1_Land Exchange Application dated 7 December_20260819” and the relevant pages are 52-76 and 102.

	(d) if the land exchange would trigger a right of first refusal or a right of offer or return, confirmation that the applicant has written agreement from the holder of the right of first refusal or right of offer or return that the holder has agreed to waive that right for the purpose of the land exchange:	Not Relevant. See Part F Land Exchange Application Report dated 7 December 2025 (Wakira Consulting) para 7.12 and page 98	Addressed. The relevant document is entitled “F01_Belmont Quarry FTAA_Appendix F.1_Land Exchange Application dated 7 December_20260819” and the relevant paragraph is 14.16 (page 98).
	(e) confirmation by the applicant that no part of any land to be exchanged by the Crown is – (i) land listed in Schedule 4; or (ii) a reserve declared to be a national reserve under section 13 of the Reserves Act 1977	Part F Land Exchange Application Report dated 7 December 2025 (Wikaira Consulting) page 98	Addressed. The relevant document is entitled “F01_Belmont Quarry FTAA_Appendix F.1_Land Exchange Application dated 7 December_20260819” and the relevant paragraph is 14.25 on page 100
13(4)(y)(vi), clause 4A of Schedule 5	Standard freshwater fisheries activity approval (4A) The information required to be provided under section 13(4)(y)(vi) is the following: (a) whether an in-stream structure is proposed (including formal notification of any dam or diversion structure)	NA	Not Applicable

	and the extent to which the proposed structure may impede fish passage; and (b) whether any fish salvage activities are proposed.		
13(4)(y)(via), clause 2 of Schedule 9	Complex freshwater fisheries activity approval (2) The information required to be provided under section 13(4)(y)(via) is the following: (a) whether an in-stream structure is proposed (including formal notification of any dam or diversion structure) and the extent to which this may impede fish passage; and (b) whether any other complex freshwater fisheries activities are proposed.	NA	Not Applicable
13(4)(y)(vii), clause 2 of Schedule 10	Marine consent (1) The information required to be provided under section 13(4)(y)(vii) is– (a) information about whether the Minister of Conservation is an affected person:	NA	Not Applicable
	(b) additional information about whether the applicant has already made an application for a consent under the EEZ Act in relation to the project, and, if so,—	NA	Not Applicable

	(i) details of any application made; and (ii) the decisions made on that application; and (iii) information about the matters that the Minister may consider under section 22(6):		
	(c) additional information (in a summary form) about compliance or enforcement action taken against the applicant by the EPA under the EEZ Act.	NA	Not Applicable
13(4)(y)(viii), clause 2 of Schedule 11	Access arrangement (1) Confirmation that the applicant has complied with section 29 (for the purposes of section 13(4)(y)(viii)).	NA	Not Applicable

13(4)(y)(ix), clause 15 of Schedule 11	Mining permit (1) For the purposes of section 13(4)(y)(ix), the information is— (a) a copy of the relevant exploration permit or existing privilege to be exchanged for a mining permit that entitles the holder to mine a Crown owned mineral: (b) the name and contact details of the proposed permit participants and the proposed permit operator: (c) a proposed work programme for the proposed permit, which may comprise committed work, committed or contingent work, or both: (d) evidence of the technical or financial capability of the proposed permit holder to comply with and give proper effect to the work programme: (e) information about the proposed permit holder's history of compliance with mining or similar permits and their conditions: (f) the proposed date on which the substantive application is intended to be lodged: (g) if the authorised person proposes to provide information under section 37, the date on which the person intends to provide that information:	NA	Not Applicable
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	(h) the proposed duration of the permit: (i) if the proposed approvals include a mining permit for petroleum,— (i) a map of the area over which the mining permit application is intended to be made, the area in which the surrender of an exploration permit or existing privileges is proposed (which must be same area as the area over which the mining permit application is intended to be made), and the extent of the resource to which the development plan relates: (ii) the resources and reserves relating to the project, estimated in accordance with the Petroleum Resources Management System: (iii) a high-level overview of the following: (A) the proposed field development plan: (B) the proposed date for the commencement of petroleum production: (C) the economic model for the project: (D) the proposed duration of the proposed mining permit: (E) decommissioning plans:		
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	(j) if the proposed approvals include a mining permit for minerals other than petroleum,— (i) a map of the area over which the mining permit application is intended to be made, the area in which the surrender of an exploration permit or existing privileges is proposed (which must be same area as the area over which the mining permit application is intended to be made), and the extent of the resource and reserves to which the development plan relates: (ii) for minerals other than gold or silver, a report or statement confirming the ownership of the minerals targeted: (iii) whether the application will be for a Tier 1 or Tier 2 permit: (iv) an estimate of the mineral resources and reserves relating to the project, including a summary on acquisition of the data and the data underpinning the estimate (such as information on sample locations, grade, and geology): (v) an indicative mine plan: (vi) a high-level overview of the following: (A) the proposed mining method:		
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	(B) the proposed date for the commencement of mining and estimated annual production: (C) the economic model for the project: (D) the status of or anticipated timing for completing any prefeasibility or feasibility studies: (E) the proposed methods for processing mined material and handling and treating waste: (F) anticipated plans for mine closure and rehabilitation. (2) For the purpose of subclause (1)(j)(iv), for a Tier 1 permit application the resources and reserves relating to the project are to be estimated in accordance with a recognised reporting code such as JORC or NI 43-101.		
43(2)(b)	if the project is planned to proceed in stages,— (i) an outline of the nature and timing of the stages; and (ii) a statement of whether a separate substantive application is to be lodged for each of the stages; and	NA Project is not planned to proceed in stages A7.2	Not Applicable. The applicant has stated that “<i>The project is not planned to proceed in stages; staging refers to engineering design only, it is not a “staged</i>

	(iii) an explanation of how each stage meets the criteria in section 22:		<i>project” for the purposes of section 13(4)(f)(i), a single application is made and approval is sought for the entire listed project”.</i>
43(2)(c)	the information that the applicant provided to the Minister when applying to have the project listed as a listed project and an explanation of how the substantive application is within the scope of the listed project.	Part A Overview	Addressed. • “A12_Belmont Quarry FTAA_Appendix A.12_Project Schedule 2 Application Material_20260819” contains the information that the applicant provided to the Minister when applying to have the project listed. • Section A7 of the document entitled “A00_Belmont Quarry FTAA_Part A_FTAA Overview and Covering Letter_20260819” provides an explanation of the project. • Paragraph 9 (page 15) of the document entitled “A00_Belmont Quarry FTAA_Part A_FTAA Overview and Covering Letter_20260819”

			states that the “<i>The substantive application for approvals is within the scope of the listed project</i>”. Collectively, these sections indicate that section 43(2)(c) has been met.
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Appendix 2: Consultation Summary

The following agencies were consulted with to inform the assessment of the application for completeness. Each agency was requested to confirm whether the application documentation provided by the EPA regarding the proposal as provided by the applicant meets the requirements of sections 42 and 43 of the Act and is provided in sufficient detail to satisfy the purpose of the Act in accordance with section 44 of the Act.

1. **Consultation with Greater Wellington Regional Council** as the relevant consent authority for the following approvals under the Resource Management Act 1991:

- Resource consent (section 42(4)(a) of the Act)

https://www.fasttrack.govt.nz/_data/assets/pdf_file/0018/34614/GWRC-FTA270018-Section-46-Completeness-Letter.pdf

2. **Consultation with Hutt City Council** as the relevant consent authority for the following approvals under the Resource Management Act 1991:

- Resource consent (section 42(4)(a) of the Act)

https://www.fasttrack.govt.nz/_data/assets/pdf_file/0021/34617/Hutt-City-Council-response-to-completeness-check-for-FTAA-2607-1262.pdf

3. **Consultation with the Department of Conservation** as the administering agency for the following Acts :

- Concession that would otherwise be applied for under the Conservation Act 1987 (section 42(4)(e) of the Act)
- Land exchange as defined in clause 22 of schedule 6 of the Act (section 42(4)(f) of the Act)
- A wildlife approval as defined in clause 1 of schedule 7 of the Act (section 42(4)(h) of the Act)

https://www.fasttrack.govt.nz/_data/assets/pdf_file/0019/34615/DOC-Completeness-Assessment-for-EPA.pdf

4. **Consultation with the Heritage New Zealand Pouhere Taonga** as the administering agency for an archaeological authority under the Heritage New Zealand Pouhere Taonga Act 2014 (section 42(4)(i)).

https://www.fasttrack.govt.nz/_data/assets/pdf_file/0020/34616/HNZPT-s46-and-s47-check-Belmont-Quarry.pdf

Appendix 3: Further information requests and responses

I sent one further information requests to the applicant during under section 46(2B) of the Act. The request and response are set out below.

Request for Further Information 1:

- Date sent: 2 September 2026
- Topic:
 - Resource Consent – Schedule 5 information requirements
 - Concession – Schedule 6 Information Requirements
- Request: https://www.fasttrack.govt.nz/_data/assets/pdf_file/0016/34612/Belmont-Quarry-Letter-to-Applciant-requesting-further-information-completeness-and-scope-2-Sept.-2026_Redacted.pdf
- Date of response: 25 September 2026

Response from the applicant (note, updated documents referenced in the response will be added to the website as part of the application):

FTAA-2607-1262

Belmont Quarry Substantive Application

25 September 2026

Environmental Protection Agency

RE: Response to Further Information Request under section 46(2A)

Tēnā koe,

Thank you for your letter dated 2 September 2026 requesting further information to support the EPA's assessment of completeness and scope under section 46 of the Fast-track Approvals Act 2024. We have reviewed the matters raised and provide the following responses:

Resource Consent – Schedule 5 information Requirements

- 1. Please provide the full names and addresses of each occupier of the site and adjacent properties, as required by clause 5(1)(d)(ii). Alternatively, please confirm that no occupiers were identified after reasonable inquiry.***

Winstone has undertaken reasonable inquiry to identify the full names and addresses of occupiers of the site and adjacent properties, as required by clause 5(1)(d)(ii). As part of the earlier land-exchange process, Winstone carried out door-knocking of neighbouring residential properties to confirm occupiers and ensure they were aware of the proposal. The list of known occupiers from that engagement is included in Appendix B.15.

In response to the EPA's request, Winstone has completed a further desktop review of publicly available information to confirm current owners and ascertain the details of occupiers of adjacent land where these differ. Letters were issued on 10 September 2026 to all identified properties, including both the land-exchange occupiers and those identified through the updated desktop review. A copy of the letter and the list of addresses contacted is attached.

As of today's date, none of the responses received have identified any additional occupiers, and this has been recorded in an updated Appendix B.15, a copy of which is attached. The Consultation Report in Appendix A4 of Part A has also been updated to reflect this. If any additional occupier information is received following this correspondence, Winstone will provide this to the EPA and update Appendix B.15 accordingly. Where it has not been possible to identify occupiers of adjacent properties, Winstone confirms that it has made reasonable inquiries to identify those occupiers but has been unable to do so.

- 2. In accordance with clause 5(1)(f), please confirm if any other resource consents are required for the project to which the consent application relates, and if so, provide a description of these and whether the applicant intends to seek these via the Fast-track Approvals Process.***

We have reviewed the reasons for consent outlined in Section B13.1 of the substantive application and confirm that it incorrectly omits Lot 10, and the reason for consent under the LHDP Rule 11.24(j) should include lot 10.

The correct reason for consent should read:

- *Subdivision that is not a Permitted, Controlled or Restricted Discretionary Activity, is a **discretionary activity** in accordance with Rule 11.24 (j). In this case the proposal includes subdivision in the General Rural Zone, however the proposal does not meet the controlled activity standards and terms (11.2.2.1 (a) with respect to Allotment Design for subdivision in the General Rural Zone, as the Minimum size of the allotment is below 15ha for Lots 6, 9 and 10, [emphasis added]*

Similarly, under the P-LHDP, Lot 10 should be specifically included within B13.1. The subdivision to create Lot 10, along with all other lots, requires consent under SUB-R4, and no consent is required under SUB-R1. While each lot created requires consent under SUB-R4, the specific standards that are not met vary between lots. For clarity, the reasons for consent have been corrected and updated to separate out the lots, and are as follows:

- Subdivision in all zones that creates a vacant allotment that does not comply with the standards requires consent as **restricted discretionary activity** in accordance with Rule SUB-R4. In this case, the subdivision of the overburden disposal site (OBDA) and Haywards Quarry to create Quarry sites Lots 3, 5, and 101 will not meet the following standards:
 - S4 – Water
 - S5 – Wastewater
 - S6 – Stormwater
 - S7 – Power
 - S8 - Telecommunications

In this case, no services are proposed to be provided for proposed OBDA Lots 3 and 5 or 101 (and there is no minimum allotment size for the zone).

- Subdivision that creates a vacant allotment that does not comply with the standards S2-S9 requires consent as **restricted discretionary activity** in accordance with Rule SUB-R4. In this case, the subdivision to create DoC Get Lots 1, 2, 4, 8 or 100 of the will not meet the following standards:
 - S4 – Water
 - S5 – Wastewater
 - S6 – Stormwater
 - S7 – Power
 - S8 - Telecommunications

In this case, no services are proposed to be provided as part of the subdivision for proposed for Lots 1, 2, 4, or 100 (and there is no minimum allotment size for the zone).

- Subdivision that creates a vacant allotment that does not comply with standard S1 requires consent as **discretionary activity** in accordance with Rule SUB-R4. In this case, the subdivision to create DoC Get sites Lots 6, and 9 will not meet the following standards:
 - S1 – Allotment Size (with respect of the General Rural Zone).

In this case, Lots 6 and 9 do not meet the minimum allotment size for the General Rural Zone of 15ha, being 12.63ha and 3.94ha respectively.

- Subdivision that creates a vacant allotment that does not comply with standard S1 requires consent as **discretionary activity** in accordance with Rule SUB-R4. In this case, the subdivision to create Quarry site Lot 10 will not meet the following standards:

- S1 – Allotment Size (with respect of the General Rural Zone)

In this case, Lot 10 does not meet the minimum allotment size for the General Rural Zone of 15ha, being 0.5ha.

We provide the following assessment with respect to the omission of Lot 10:

Lot 10 is a residual parcel arising from the land-exchange process and comprises land that is not required for the DOC-Get conservation lots. The creation of Lot 10 reflects the land-exchange boundaries, and although it does not meet the minimum lot size of 15 ha for rural subdivision, its formation is simply a direct consequence of the land-exchange outcome and does not introduce any new rural activity or development potential beyond the existing environment.

Section B15.1 of Part B has been updated to include this assessment.

3. In accordance with clause 5(1)(g), please provide an assessment of the activity against section 7(ba) and 7(j) of the RMA

An assessment of section 7 Other Matters is provided in section B19.3 of Part B. Further to that assessment, and specifically with respect to sections 7(ba) and 7(j) of the RMA, we provide the following assessment:

Particular regard has been given to the efficiency of end-use energy (section 7(ba)), with the OBDA location minimising transport distances between extraction and deposition areas. This reduces unnecessary vehicle movements, fuel consumption, and associated emissions, ensuring energy is used as efficiently as practicable.

Section 7(j) is not directly engaged, as the Project does not involve renewable energy generation or infrastructure.

Section B19.3 of Part B has been updated to include this assessment.

4. In accordance with clause 5(1)(h) (and also clauses 5(2) and 5(3)), please provide an assessment of the activity against the above provisions that have been deemed relevant by Greater Wellington Regional Council.

- Regulation 45A of the National Environmental Standard for Freshwater (NES-F)

The applicant has assessed proposed offsetting activities under Regulation 45A of the NES-F. Greater Wellington considers that the proposed offsetting activities are not for the purpose of quarrying activities (rather, they are a result of managing the effects of quarrying activities) and therefore regulation 38 and/or regulation 39 which relates to restoration, wetland maintenance and biosecurity of natural inland wetlands is the more applicable regulation.

Section B13.4 of Part B incorrectly referenced Regulation 45A as a reason for consent for the ecological offset works. We acknowledge this error in the reasons for consent. However, the underlying NES-F assessment in section B17.3 remains correct, with the ecological offset works assessed against Regulation 54.

As outlined in section B17.3.2, Regulation 45A is relevant to the disposal of overburden, whereas Regulation 54 applies to the works required to establish the wetland offset site. This distinction was correctly reflected in the NES-F assessment, notwithstanding the referencing error in section B13.4.

Section B13.4 has now been updated to correct the reference, and section B17.3.2 has been refined to more clearly distinguish the applicable regulations for each consent. No changes to the assessment itself are necessary.

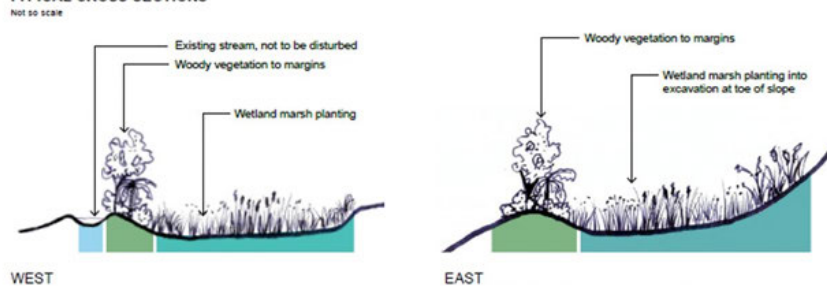
- *Rule R151 of the Natural Resources Plan for the Wellington Region (NRP)*

Paragraph 125 of the substantive application documents state that redirection of tributaries will be required as part of works associated with the creation of new wetland habitat within the Belmont Regional Park. The Applicant has assessed Rule R151 in regard to the stream and wetland reclamations and associated damming and diversion but has not assessed this rule in regard to the wetland creation works.

Paragraph 125 of the substantive application refers to the potential redirection of tributaries as part of establishing new wetland habitat within Belmont Regional Park. To address any uncertainties, further hydrological and ecological assessments have been undertaken, and confirm that no tributaries will need to be redirected, or damming or diversion occur for the creation of the wetland works.

The wetland creation works involve lowering two elevated terrace surfaces to facilitate natural wetland formation. These terraces are fed only by small local sub-catchments and do not receive flow from Speedy Stream or any of its tributaries. The proposed wetland base, sits above the elevation of nearby stream channels, meaning the works will not intersect existing waterways, will not alter channel form, and will not modify existing flow paths.

TYPICAL CROSS SECTIONS



The additional hydrological assessment further confirms that the wetland formation will rely on existing impeded drainage and localised surface water inputs, rather than any redirection, damming, or diversion of streams. The ecological assessment similarly confirms that the wetland creation footprint is entirely outside stream channels and does not require any modification to natural watercourses.

On this basis, consent is not required with respect to Rule 151 to deliver the ecological offset works. Section B8.5 and Paragraph 125 have been amended accordingly. The Hydrological addendum assessment is attached and is included in Part B as Appendix B5D.

- *Rule R93 of the NRP*

Greater Wellington considers Rule R93 is applicable to the proposal to authorise the discharge of overburden material. The Applicant has not assessed or applied for a discharge permit under this rule.

The application has sought consent under Rule 94 on the basis that a review of the GWRC mapping indicates the site is not within a site of significance, and because the discharge of cleanfill (being the deposition of overburden) does not meet the permitted activity conditions of Rule 80, specifically the volume thresholds in condition (e).

Following a meeting with GWRC on 17 September 2026, we understand that the relevant waterbody is the unnamed tributary of Te Awa Kairangi / Hutt River entering at approximately easting 1764760 and northing 5441110. On this basis, we accept that Rule 93 is the applicable rule for the discharge of overburden. Section B13.2 has been updated to reflect this.

GWRC advised that no further information is required. Reliance can be placed on the assessments already provided in the AEE and specialist reports addressing the management of overburden and associated effects.

- *Rule R117 of the NRP*

Greater Wellington considers Rule R117 is applicable to the proposal to authorise the removal of indigenous plants in regard to the translocation of swamp maire and ramarama. The Applicant has not assessed or applied for resource consents under this rule.

Respectfully, our position is that a separate consent under Rule R117 is not required. The application seeks consent under Rule R118 for the reclamation of the wetland as a non-complying activity, and our assessment is on the basis that the scope of works authorised under Rule R118 appropriately captures all associated activities, including the removal and translocation of swamp maire and ramarama required to facilitate the reclamation. However, if it were considered that consent is required specifically for the removal of indigenous plants (and consent is sought for all necessary reasons for consent), reliance can be placed on the assessments already provided in the AEE and specialist reports. These assessments address the ecological values of the affected vegetation, the proposed translocation methodology, and the associated effects, and include an assessment under the NES-Freshwater (see sections B14.4.2, B15.2.2, and B17.3.2).

In accordance with clause 5(5)(a) please provide an assessment demonstrating compliance with the rules deemed relevant by Greater Wellington Regional Council.

The applicant has provided an assessment of the relevant permitted activities in Section 14.2 of the substantive application. In addition to those identified by the applicant, Greater Wellington considers the following permitted activity rules and regulations are relevant to the proposal but which have not been addressed in the application:

- *Rule R165 of the NRP and Regulation 40 of the NES-F*

Regulation 40 of the NES- F provides for permitted activities associated with scientific research, and we had not sought to rely on this as a permitted activity with respect of any monitoring activities. Monitoring consisting of installing and removing a piezometer within a wetland is proposed (see section B15.2.3 of Part B) and on the basis that the FTAA considers that this monitoring constitutes scientific research, we provide the following assessment with respect to Regulation 40:

- (a) The monitoring activity is of a nature that reasonably be undertaken to meet the general conditions on natural inland wetlands activities in Regulation 55.
- (b) The activity does not include formation of pathways, boardwalks, or another accessways.
- (c) The monitoring activity will not exceed a single area of 10m² or total area of 100m² within the natural inland wetland.
- (d) The monitoring activity does not include a discharge of water.

With respect to Rule 165, we have discussed this matter with GWRC and accept that this rule is a relevant consideration with respect of the installation of the piezometers as the definition of a bore includes investigating or monitoring the conditions below ground surface¹.

With respect to the undertaking of monitoring within upstream wetlands, we provide the following assessment of the activity against NRP Rule 165:

- Rule R165: Investigation and monitoring bores – permitted activity

The use of land and the associated diversion and discharge of water or contaminants for the drilling, construction or alteration of a bore for the purpose of investigation or monitoring the conditions below the ground surface is a permitted activity, provided the following conditions are met:

- (a) where the bore is located within a community drinking water supply protection area shown on Map 40, Map 41, Map 42 or Map 43, the depth below ground level will not exceed 5m, and
- (b) there is compliance with the NZS 4411:2001 Environmental Standard for Drilling of Soil and Rock, and
- (c) a Wellington Regional Council bore/well log form is submitted to the Wellington Regional Council within one month of the bore being constructed, and
- (d) there is no flooding beyond the boundary of the property, and
- (e) where the bore is located within the Hutt Valley Aquifer Protection Zone shown on Map 48 the depth below ground level will not exceed 5m on land or 5m below the seabed in the coastal marine area, and
- (f) a discharge to water, or onto or into land where it may enter water meets the conditions of Rule R91, and
- (g) where the bore is located within the coastal marine area, the activity shall comply with the coastal management general conditions specified in Section 5.6.2, excluding conditions (b) and (c), and
- (h) the bore shall be decommissioned in accordance with NZS 4411:2001 Environmental Standard for Drilling of Soil and Rock as soon as practical after the investigation and monitoring is completed, and
- (i) the bore is not associated with hydrocarbon exploration or production.

In this case, clauses (a), (e), and (g) do not apply given the location of the site. The installation and decommissioning of the piezometer can be undertaken in accordance with the required standards in clauses (b) and (h), and the applicant commits to submitting the bore/well log within one month of construction, as required by clause (c). In addition, the monitoring activity is of a scale and nature that it will not cause flooding beyond the boundary of the property (clause (d)), will not result in a discharge to water (clause (f)), and is not associated with hydrocarbon exploration or production as referenced in clause (i).

Section B14.4 of Part B has been updated to include this assessment.

- Rule R159 of the NRP

A process for managing dewatering during the earthworks associated with the disposal of overburden is discussed in Part 2.15 of the Draft Erosion and Sediment Control Plan (see Appendix A of the ESCP (Appendix B4.1)). On that basis, GWRC identified that Rule R159 of the NRP as potentially relevant, as it provides for dewatering as a permitted activity subject to compliance with the associated standards and conditions.

To clarify, the works associated with the disposal of overburden do not involve the take of groundwater. Any water requiring removal from excavations will be limited to incidental surface water accumulation (e.g., rainfall, runoff, or perched water encountered during earthworks), and will be managed in accordance with

the procedures set out in the Draft ESCP. As the proposal does not involve a groundwater take, reliance on R159 is not required.

Concession – Schedule 6 Information Requirements

In accordance with clause 3(1)(m), please provide confirmation that the written approval from Greater Wellington Regional Council included in Part E of the application is for all activities applied for as part of the Concession, or otherwise provide confirmation of the written approval relied on.

Winstone has continued discussions with Greater Wellington Regional Council regarding the written agreement required under clause 3(1)(m) of Schedule 6. GWRC has now confirmed its written approval for all activities applied for under the concession.

A copy of this approval is attached, and it replaces the material previously included in Part E of the substantive application. The Concession Application material in Part F has also been updated to reflect this, as the approval letter contained more detailed description of the activities and areas

Conclusion

We trust that the clarifications provided above address the matters raised in your letter and assist the EPA in confirming the completeness and scope of the application. Updated versions of the relevant application documents will be submitted to replace the corresponding sections of the substantive application.

Nāku noa, nā