

# REPORT

## CONSULTATION

**PREPARED FOR**  
Winstone Aggregates

**DATE**  
5 December 2025



Report prepared by Wikaira Consulting Limited for Winstone Aggregates.

#### REVISION HISTORY

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2					

#### REFERENCE

This report has been prepared by Wikaira Consulting Limited for a proposed land exchange to be considered under the Fast-track Approvals Act 2024. This report forms part of the application lodged on behalf of Winstone Aggregates in relation to the Belmont Quarry Development project.

#### USE OF DOCUMENT

This document is intended for the sole use of the applicant and relevant decision-making authorities considering the land exchange proposal. It should be read in conjunction with the full suite of technical and statutory information submitted as part of the substantive application. The findings, assessments, and conclusions contained in this report are based on information available at the time of preparation and should not be used for any other purpose without the written permission of the author.

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## 1.0 Introduction

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- 1.1 This report provides full details of consultation undertaken by Winstone Aggregates (Winstone) in accordance with sections 11 and 13(4)(j) and (k)(i)-(ii) of the Fast-track Approvals Act 2024 (the Act). The land exchange application forms an integral component of the Belmont Quarry Development Project, which has been listed under Schedule 2 of the Act as an eligible project for fast-track consideration.
- 1.2 Section 11 requires the applicant to consult with:
- (a) relevant local authorities; and*
  - (b) iwi authorities, hapū, Treaty settlement entities, including -*
    - (i) iwi authorities and groups that represent hapū that are parties to relevant Mana Whakahono ā Rohe or joint management agreements; and*
    - (ii) the tangata whenua of any area within the project area that is a taiāpure-local fishery, a mātaītai reserve, or an area that is subject to bylaws or regulations made under Part 9 of the Fisheries Act 1996; and*
  - (c) any relevant applicant groups with applications for customary marine title under the Marine and Coastal Area (Takutai Moana Act) 2011; and*
  - (d) 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; and*
  - (e) the relevant administering agencies; and*
  - (f) if the proposed approvals for the project are to include an approval described in section 42(4)(f) (land exchange), the holder of an interest in the land that is to be exchanged by the Crown.*
- 1.3 The requirements of section 11(c) and (d) do not apply in this case. Details of consultation undertaken with relevant local authorities, iwi authorities and Treaty settlement entities, relevant administering agencies and holders of an interest in the land that is to be exchanged by the Crown are provided in the following sections.
- 1.4 Further consultation has been undertaken with persons and groups the applicant considers are likely to be affected by the project under section 13(j). The details of the consultation undertaken, including how feedback received during the consultation was addressed for the purpose of section 13(4)(k) are provided in Appendix C.
- 1.5 Schedule 6 also provides the further parties to be invited to comment on an exchange application NZCA, Conservation Board, New Zealand Fish and Game, the Game Animal Council and a persons with rights or interests in the land to be exchanged by the Crown. Consultation was also undertaken with those parties who will be invited to comment and with other parties to allow Winstone to ascertain

whether or not parties had rights or interests in the land to be exchanged by the Crown.

- 1.6 Finally, the land Winstone seeks to acquire from the Crown is owned by the Crown but managed by Greater Wellington Regional Council, therefore they are a party identified in Schedule 6 Clause 26 as a party that the Director-General must consult with on the exchange in their capacity as Manager of the reserve.

## Approach to Consultation

- 1.7 The objective of consultation was to discuss the land exchange proposal and to better understand any issues and effects that may exist as well as information requirements needed for the application.
- 1.8 Winstone adopted an early and proactive approach to consultation, supported by clear and regular communication throughout the development of the proposal. Engagement occurred through site visits, in person and online meetings, email correspondence and the establishment of a dedicated project website. Parties were provided with a level of information suited to the stage of development that the project was in, which meant updated and more detailed information such as draft technical reports being shared with key stakeholders prior to lodgement and allowed the project to be developed in response to early concerns expressed. This approach ensured that feedback received could inform parameters of the land exchange, expert reports for the assessment of conservation values and the development of an improvements package.

## 2.0 Relevant Local Authorities

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- 2.1 In accordance with section 11(a) and 13(j)(i) of the Act, the relevant local authorities are Greater Wellington Regional Council (GWRC) and Hutt City Council (HCC). Both councils have statutory responsibilities relevant to the land exchange and have been consulted during project development. GWRC has additional status as Manager of the Crown owned reserve land proposed to be the subject of the exchange under Schedule 6, Clause 26(3).
- 2.2 Consultation with each local authority has been ongoing since early project scoping in 2024 and informed the development of the land exchange proposal. Winstone had had much earlier informal discussions with Greater Wellington about an exchange dating back to 2018.

### Greater Wellington Regional Council (GWRC)

#### Introduction

- 2.3 GWRC wears several hats in terms of its roles and responsibilities in respect of the exchange proposal. It is:
- The statutory manager of the land, as park of the Belmont Regional Park.
  - The occupier of the land to be exchanged.
  - An adjacent neighbour of the exchange land in its capacity as manager of the Belmont Regional Park.
  - A Requiring Authority in respect of its designation over the Belmont Regional Park.
  - A local authority, with regulatory functions.
- 2.4 These are discussed in detail below. Greater Wellington administers Belmont Regional Park on behalf of the Crown under delegation from the Department of Conservation (DOC) and occupies adjoining land within the park.
- 2.5 GWRC is also a Requiring Authority under the Resource Management Act 1991 and, in January 2025, lodged Notice of Requirement WRC-12 with HCC to designate the Park as a Public Reserve. This designation applies to areas overlapping the land proposed for exchange.
- 2.6 GWRC is both an affected statutory authority and an occupier of part of the Crown-owned land to be exchanged. GWRC is also constituted as the regional local authority under the Local Government (Wellington Region) Reorganisation Order 1989.

### Engagement

- 2.7 Engagement with GWRC has been a priority as the proposed exchange involves land within Belmont Regional Park. Engagement on the Fast Track exchange application commenced in April 2024 with a series of meetings and a site visit. However, the prospect of an exchange had been discussed with GWRC on numerous occasions since 2018 but had not been formally advanced until now.
- 2.8 Early discussions focused on clarifying the interaction between the proposed Overburden Disposal Area (OBDA) and the Park boundary, and on defining how the designation under sections 176/178 of the RMA 1991 would be addressed to enable the exchange, community concerns, environmental concerns. More recently, discussions between the GWRC Parks and Major Projects team and Winstone's technical consultants have been held to address recreation and ecology matters.

### Matters raised

- 2.9 Matters raised by GWRC include:
- Impact on recreation values: concerns the land exchange proposal would remove existing recreation tracks disrupting walking and biking connections within this part of the regional park.
  - Ecological values at Dry Creek: Concern that parts of the Dry Creek site had low ecological value due to historic quarry and clean fill use.
  - Effects of the OBDA on the Park (which was agreed was not part of the exchange application and would be covered by the RMA approval process).
  - Impact on natural wetland and swamp maire: Concern that the footprint included a significant natural wetland and a mature population of threatened swamp maire.
  - Whether the exchange was fair value, given that it included low quality Dry Creek land.
  - The relationship between Winstone and Greater Wellington and approach to Fast Track applications and consultation.
  - The possibility of new tracks was tabled with Greater Wellington connecting the land being acquired by the Crown as part of the proposed exchange to the existing track network in the Belmont Regional Park. Winstone explored both Northern Gully Track and Dry Creek Track options. GWRC did not want any new tracks.

### Outcome of consultation

- 2.10 Winstone and Greater Wellington have entered into an agreement that resolves Greater Wellington's concerns about the land exchange, in its role as statutory manager and occupier of the park after concessions made by Winstone to avoid and replenish swamp maire, natural inland wetland and re-evaluate land being included

at Dry Creek. GWRC has also provided its written consent in its capacity as a requiring authority under s 178(1) of the RMA 1991 for both the exchange and other approvals required under fast track for Winstone use of the land in the event the exchange is approved. GWRC has also agreed to amend the extent of its designation over the regional park to remove the DOC-Give land, in the event the land exchange is approved.

- 2.11 GWRC maintains a neutral position in respect of the exchange, (and has communicated this to DOC) given the resolution of many of its original concerns, and commitment from Winstone to work with Greater Wellington to provide better outcomes for recreational users of Belmont Regional Park.
- 2.12 GWRC was consulted on later changes to the Southern Gully and has confirmed in writing that it supports the inclusion of the additional Winstone land.
- 2.13** A copy of the approval letter (2/12/25) and email confirmation is provided in **Appendix D1**.

## Hutt City Council (HCC)

### Introduction

- 2.14 HCC is the territorial authority for the Lower Hutt District within which the Belmont Quarry and associated exchange land are located. It also acts as the road-controlling authority for Hebden Crescent to the south of the site and the unformed legal road (paper road) Buchanan's Road to the north, both of which intersect or adjoin the exchange area. HCC has a direct interest in local recreation, roading, and stormwater infrastructure outcomes.

### Engagement

- 2.15 Engagement with HCC has included in-person and online meetings and correspondence with officers. Engagement has been undertaken through officer-level meetings, written correspondence, and technical briefings since 2024. Copies of draft technical reports have been provided for review. Discussions have addressed relevant provisions in the district plan, land-tenure boundaries and confirmation there is an encumbrance in favour of Hutt City Council on the land with legal description Part Lot 1 DP 22561 and record of title WN31D/969.

### Matters raised

- 2.16 HCC did not raise any concerns in its capacity as the consent authority and does not own any allotments in the area of the exchange. HCC have confirmed its interest is in the RMA approval stage of the application rather than the exchange. Hutt City Council agrees that its legal interest in the land under the encumbrance is unaffected by the land exchange and has given agreement to the land exchange proposed by Winstone Aggregates (pursuant to schedule 6, clause 31(1)(b) of the Act and has indicated it is agreeable to discharging that encumbrance if required for land with

reserve status. It has provided an approval letter to Winstone in respect of its interest.

Outcome of consultation

- 2.17 HCC are understood to not have any comment on the technical reports received and have provided a letter of approval in respect of their interest in the land.
- 2.18 A copy of the approval letter is provided in **Appendix D2**.

### 3.0 Iwi Authorities and Treaty settlement entities

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- 3.1 In meeting the requirements of section 11(1)(b), the iwi authorities and Treaty settlements entities relevant to the application include:
  - The Port Nicholson block (Taranaki Whānui ki te Upoko o Te Ika)
  - Ngāti Toa Rangatira
  - Te Āti Awa
  - Muaūpoko
  - Rangitāne o Wairarapa and Rangitāne o Tāmaki nui-ā-Rua.

#### Taranaki Whānui ki te Upoko o Te Ika and Te Āti Awa Nui Tonu

[REDACTED]

| [REDACTED]

| [REDACTED]

■ [REDACTED]

■ [REDACTED]

[REDACTED]

■ [REDACTED]

| [REDACTED]

| [REDACTED]

| [REDACTED]

[REDACTED]

■ [REDACTED]

## Ngāti Toa Rangatira

[Redacted]

## Rangitāne Tū Mai Rā

[Redacted]

[Redacted]

[REDACTED]

## Muaūpoko

[REDACTED]

[REDACTED]

[REDACTED]

## 4.0 Administering Agencies

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### Department of Conservation (DOC)

- 4.1 Engagement with the Department of Conservation began in October 2023 and continued throughout the development of the land exchange application. This took the form of meetings, workshops and technical discussions to ensure the proposal responded to the requirements of sections 33 to 36 and Schedule 6 of the Fast-track Approvals Act 2024.
- 4.2 Engagement focused on building a clear and shared understanding of the statutory requirements for a land exchange under the Act, including the criteria for the assessment of conservation values and net conservation benefit.
- 4.3 Discussions covered the approach to comparing conservation values and the information requirements for the application. This work included site visits and technical sessions involving Winstone experts and DOC experts working together, and provision of draft technical reports for feedback and workshops. Throughout this process, Winstone sought regular advice from DOC on interpretations of the Act and worked closely to align understanding, particularly in relation to ecological matters.

### Matters raised

- 4.4 The following section summarises the key points and themes arising from engagement with DOC to date.
  - Interpretation and matters of process in the Fast-track Approvals Act 2024.

- Criteria and scoring method used to assess Conservation Value.
- Possibility of new tracks as an improvement on DOC land.
- Feedback on expert reports: Ecology, Recreation, Archaeology, Landscape, Valuation.
- Information and feedback on the improvement package.
- Record of Title and interests:
- Retention of the QEII Open Space Covenant at Northern Gully and Firth Block and other interests
- Mechanics of the land exchange – steps for conveyancing and pre-conditions.

### Heritage New Zealand Pouhere Taonga (HNZPT)

- 4.5 Engagement with HNZPT began in May 2025 with a pre-lodgement meeting. Winstone provided HNZPT with a copy of the draft Archaeological Assessment. There were no comments from HNZPT.
- 4.6 HNZPT expressed no concern with regard to the methods and results of the Archaeological Assessment, an updated report was provided to NZHPT following Winstone's decision to include the Southern Gully in the exchange footprint, which NZHPT reviewed and confirmed it had no concerns.

#### Outcome of consultation

- 4.7 Winstone understands that NZHPT is comfortable with the archaeological report provided on the exchange and has no further comments. A copy of the comments received from NZHPT are present in **Appendix D23**.

## 5.0 Holders of an interest

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- 5.1 In addition to the statutory consultation undertaken, Winstone has undertaken consultation with a range of community and environmental stakeholders under Schedule 6, clause 24(f) of the Fast-track Approvals Act 2024.
- 5.2 The purpose of this broader engagement was to ensure that persons and organisations holding recognised interests in the Regional Park and its surrounding environment were properly identified and given an opportunity to understand and comment on the proposed land exchange before the application was finalised.
- 5.3 Stakeholders identified for optional consultation included representatives from organised recreation groups, local residents and adjoining landowners, environmental advocacy organisations, and established community user groups with a known connection to the Belmont area. Engagement took the form of targeted written correspondence, individual and group meetings, and the offer of site briefings where appropriate.
- 5.4 The Regional Park serves a wide regional and local recreation catchment. It supports an established network of walking, mountain biking, and equestrian trails and is a valued open space asset for the Wellington region.

### Queen Elizabeth The Second National Trust (QEII)

#### Introduction to QEII

- 5.5 In the Belmont Quarry area, the Queen Elizabeth the Second National Trust (QEII) administers Open Space Covenant 5-07-755 over land now owned by Winstone Aggregates at the Northern Gully block and Firth block. The Open Space Covenant 5-07-755 is registered under instrument 10476608.1.

#### Engagement with QEII

- 5.6 Winstone met formally with QEII on 8 July 2025 to present details of the proposed Belmont Quarry Development (Application FTA308). This was followed by a site visit on 5 September 2025 involving QEII's Senior Solicitor and Regional Representative who inspected the proposed development area and discussed enhancement measures proposed within and adjacent to the QEII-covenanted land.
- 5.7 Winstone engaged with QEII to:
- recognise and uphold covenant obligations
  - ensure ongoing monitoring access, and
  - consider any lawful variation/surrender needed to provide clear title to the Crown as part of the exchange.
  - Discuss option of new tracks in the Northern Gully (later abandoned)

5.8 Engagement to date has included:

- Initial meeting in July 2025, held with QEII representatives.
- Site visit in September 2025 with QEII Legal Counsel and Regional Representative alongside Winstone representatives. The visit examined proposed exchange areas, considered covenant boundaries, and discussed potential improvement and management measures within QEII areas as part of the land exchange. Winstone also forwarding communication from DOC confirming that it was aware of its obligations under the covenant and that the covenant could remain on the land post exchange.

Matters raised by QEII

- 5.9 QEII has adopted a neutral position on the proposed development. While acknowledging that the overburden placement and vegetation clearance associated with the OBDA are potentially inconsistent with its conservation ethos, QEII's principal interest is ensuring that the objectives of Open Space Covenant 5-07-755 (Instrument No. 10476608.1) continue to be met.
- 5.10 QEII's position is that the open space values protected by the covenant must not be compromised, regardless of ownership or tenure changes resulting from the proposed land exchange. The covenant seeks to protect, maintain, and enhance the natural character and indigenous biodiversity of the land; preserve landscape values; encourage restoration of indigenous vegetation; and prevent subdivision of the covenant area. QEII confirmed that it will continue to monitor compliance with these objectives and uphold the covenant's intent as it has since registration in 2016.
- 5.11 Addition of Kanuka (*Kunzea ericoides*) to the Firth Block QEII covenant and locally eco-sourced.
- 5.12 The matters raised by QEII in consultation are summarised as:
- Covenant: Any transfer must expressly bind the new owner to covenant objectives, terms and conditions, unless a formal surrender/variation is agreed with QEII to deliver clear title to the Crown.
  - Monitoring access: QEII requires ongoing access for covenant monitoring irrespective of ownership.
  - Management considerations: Pest animal control and weed management (including blackberry and buddleia) are ongoing issues. QEII emphasised the need to maintain fencing standards and ecological regeneration within covenanted areas.

Outcome of consultation:

- 5.13 QEII has provided a letter to Winstone setting out that it has a neutral stance on the exchange. Winstone has agreed to include matters raised by QEII as conditions (vegetative strip and QEII covenant remaining in place), and these are reflected in

the land exchange improvement package and the application. A copy of the letter is included in **Appendix D9**.

## Transpower New Zealand Ltd

### Introduction

5.14 Transpower New Zealand Limited owns and operates the national electricity transmission network (the National Grid) under the *Electricity Act 1992* and the *NPS on Electricity Transmission*. Transpower uses utility access tracks to access pylons that are located near the proposed OBDA or DOC-Give land parcel. Assets within and adjacent to the site include high-voltage transmission lines, towers, and associated access tracks forming part of the OTB-Haywards A and B circuits.

### Engagement

5.15 Winstone Aggregates has engaged with Transpower through online meetings and written correspondence since August 2025 (although earlier discussions in respect of the pylons had occurred in 2017-2018). The main issue for Transpower in relation to the land exchange proposal is to ensure continued access to utility tracks for asset maintenance.

### Matters raised

- 5.16 The following matters were raised by Transpower during consultation:
- Legal and physical access: Retention of all existing access tracks and tower platforms to ensure continued safe and unimpeded maintenance of transmission infrastructure.
  - Matters recorded for Substantive Application.
- 5.17 These include matters raised during consultation for land exchange that will be progressed during the development of the substantive application.
- Clearance and electrical safety
  - Ground-level modification and replanting
  - Construction and dust management

### Outcome of consultation

5.18 A letter of 16/10/2025 noting Transpower has no objection to the proposed land exchange proceeding and provided at **Appendix D10**.

## 6.0 Additional consultation

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- 6.1 Additional consultation was held with the following groups to ascertain whether or not they were affected by the proposal or if they were persons with a right or an interest in the Crown land to be exchanged.

### Kāinga Ora

- 6.2 Kainga Ora was identified as a stakeholder in Belmont Regional Park through the GWRC Toitu Te Whenua Parks Network Plan. Winstone began engagement in September 2025 to confirm Kainga Ora interests in relation to the Belmont Quarry Development project.
- 6.3 Kainga Ora provided a letter of written response noting its neutral position on the land exchange for the purposes of the Fast-track Approvals Act 2024 process. Kainga Ora also indicated it would welcome continued discussion as the substantive proposal is further developed. A copy of that letter is included at in **Appendix D14**.

### Friends of Belmont Regional Park

#### Introduction

- 6.4 Friends of Belmont Regional Park (FOBRP) is a community-based organisation that advocates for the use, protection, restoration, and sustainable management of Belmont Regional Park. Membership includes local residents and recreational users of the park and the group has been actively involved in ecological restoration, pest management, and public access initiatives in the park over many years.
- 6.5 The FOBRP emphasised the importance of maintaining ecological connectivity between the park and adjacent private land, particularly in the context of native-forest regeneration projects. They sought clarity regarding the ecological values of the land that is proposed to be removed from the regional park and the management intentions for the new land to be added.

#### Engagement

- 6.6 Winstone Aggregates has engaged with Friends because the proposed land exchange affects parts of Belmont Regional Park. Consultation has focused on ensuring the group is kept informed about the project and has opportunities to provide input on matters such as ecological values, recreation, and access.

### Matters raised

- The proposed overburden area sits within approximately 50 years of regenerating native forest that contains remnant swamp maire.
- The area supports ecological connectivity for native fauna and has established recreational value for the community.
- Several gullies lie within the proposed footprint and would be filled by the overburden placement. FOBRP noted this would alter hydrology and could dry out downstream areas in the Firth Block.
- The proposed exchange of 29 hectares of Regional Park land for up to 31 hectares of Fletcher owned land, including QEII land, was described as a net loss.
- The group noted that the Dry Creek land proposed for exchange is dominated by invasive pampas grass.
- FOBRP stated that the Dry Creek area holds no meaningful recreational or ecological value for the community.
- FOBRP requested access to the Northern Gully to view its ecological values firsthand. Winstone confirmed access can be arranged once assessments are complete and the final land swap package is defined.

### Outcome of consultation

- 6.7 Winstone responded to feedback from Friends of Belmont Regional Park in the development of the proposal, via the amendment to the exchange footprint and development of the improvements package offered to taking considerable effort to mitigate the Friends concerns. Communication with the Friends is in **Appendix D15**.

### **Kelson Community Centre**

- 6.8 The Kelson Community Centre was provided with a summary of the proposal and the September stakeholder update on 11 September 2025 having been identified by GWRC Park Ranger as potentially having an interest in the area. The group confirmed on the 15 September via email that the association itself has no interest in the project. This is at **Appendix D16**.

### **Pareraho Forest Trust**

- 6.9 The Pareraho Forest Trust was provided with a summary of the proposal and the September Stakeholder update on 10 September 2025. The Trust has also been identified by GWRC as a party to talk to. Pareraho Forest Trust confirmed their interests in this matter will be represented by the Friends of Belmont Regional Park. The Convenor, Jamie Stewart, acknowledged they are satisfied with Winstone engaging with the Friends of Belmont Regional Park. This is at **Appendix D17**.

## Adjacent Landowners

### Introduction

- 6.10 Winstone engaged with occupiers of neighbouring properties to the west of the exchange area. The identified properties are: [REDACTED]  
[REDACTED]  
[REDACTED] These properties are rural residential in character.

### Engagement

- 6.11 Starting on 9 September 2025, Winstone engaged with occupiers of neighbouring properties to the west of the exchange area. The identified properties are: [REDACTED]  
[REDACTED] These properties are rural residential in character. On 25 November 2025, Winstone visited [REDACTED] outlined the project and provide an information pack and cover letter.
- 6.12 Winstone undertook door to door engagement with eight households in [REDACTED]  
[REDACTED] Two residents engaged directly, four households were not at home, and one property was unoccupied. Winstone left information packs and contact details with residents and delivered letters to households where no contact was made. Residents were informed of the general scope of the proposal and invited to raise questions.

### Matters raised

- 6.13 The owner occupier of [REDACTED] spoke to their experience of Cottle Block OBDA being built and rehabilitated with progressive planting. They acknowledged that the proposed land exchange is located [REDACTED] which provides screening.
- 6.14 Winstone confirmed that the proposed exchange will not change the approved quarry access arrangements and that no new vehicle routes through residential areas are proposed for the OBDA development.

## NZ Transport Agency

- 6.15 New Zealand Transport Agency is the road controlling authority for State Highways 2 and 58, adjacent to the proposed exchange land.
- 6.16 NZTA holds Designation TNZ4 over State Highway 58. Designation TNZ4 requires (by way of conditions) NZTA to achieve an ecological offset. Part of that intended offset was to occur in the Belmont Regional Park and overlapped with the proposed land exchange parcels
- 6.17 NZTA has confirmed that an alternative location within BRP is available; NZTA has confirmed this with Hutt City as the Territorial Authority (s 168 of the RMA 1991).

- 6.18 NZTA has confirmed that it no longer requires any land within this proposed exchange. NZTA has also confirmed that it has no issue with the exchange in terms of effects on its state highway network.
- 6.19 NZTA has provided an approval letter confirming the situation regarding the offset in the OBDA and intention for this to be relocated elsewhere in the Regional Park. It has also confirmed that its State Highway Network is not impacted by the exchange in its role as an adjacent landowner. A copy of that approval letter can be found in **Appendix D18**.

### New Zealand Conservation Authority

- 6.20 Between June to October 2025 Winstone made several attempts to contact New Zealand Conservation Authority with an offer to schedule a meeting with the authority members to discuss the details of the proposal. Despite these efforts, no discussions between Winstone and members of New Zealand Conservation Authority were scheduled.
- 6.21 A project update, in the form of September Stakeholder Update was circulated with the Authority members on 9 September, along with an offer to meet at their earliest convenience. The offer was extended but was not progressed at the time, and no additional correspondence was received. A copy of this correspondence is provided at **Appendix D19**.
- 6.22 Winstone is committed to ongoing engagement with the New Zealand Conservation Authority as the application progresses, with further outreach anticipated as part of the substantive application.

### Wellington Conservation Board

- 6.23 Engagement with the Wellington Conservation Board has involved email correspondence, circulation of project updates and arranging future discussions.
- 6.24 Winstone presented to the Wellington Conservation Board Members on 19 September at their bi-monthly board meeting. A copy of the September Stakeholder Update was circulated ahead of the presentation. The scope of the presentation included the project changes and potential improvements proposed in the exchange pieces of land. Discussions centred around the duration of weed and animal pest management as part of the land exchange. A copy of meeting minutes provided at **Appendix D20**.

### New Zealand Fish and Game Council

- 6.25 Engagement with these groups remains. Initial steps included emails requesting meetings, circulation of project updates, and the scheduling of future discussions. A meeting has been held with representatives of the New Zealand Fish and Game

Council and followed by providing a copy of the draft Ecological Report which confirms no trout spawning in the footprint of the proposed overburden site.

- 6.26 Fish and Game Council confirmed that the immediate site proposed as part of the exchange is unlikely to be a significant habitat for sport fish and requested that strict sediment control conditions are imposed on Te Awa Kairangi. A copy of that email is at **Appendix D21**. This is a matter to be implemented at the time of making a Substantive Application for resource consent. Winstone's is committed to continuing consultation with organisations as the application progresses, with further meetings and site visits anticipated in late 2025.
- 6.27 Matters recorded for the substantive application:
- Water quality: requested that sediment and erosion control consent conditions are incorporated with minimal sediment discharge into the Hutt River.

### The Game Animal Council

- 6.28 Winstone engaged with the Game Animal Council by sending a formal letter and stakeholder update that outlined the project. It also invited the Council to meet to discuss the project.
- 6.29 The Game Animal Council confirmed via email on 17 September 2025 that *“from a preliminary assessment regarding the area proposed for land exchange, the Game Animal Council understands that hunting is not a permitted activity. For this reason, the proposal falls outside the Council’s legislated mandate under the Game Animal Council Act 2013, which focuses on matters directly affecting game animal hunting and hunters (particularly in relation to public conservation land).”*
- 6.30 A representative advised that the Game Animal Council will not be providing comment and does not consider further consultation necessary for this proposal. A copy of that email is at **Appendix D22**.

## 7.0 How Consultation Has Informed the Project

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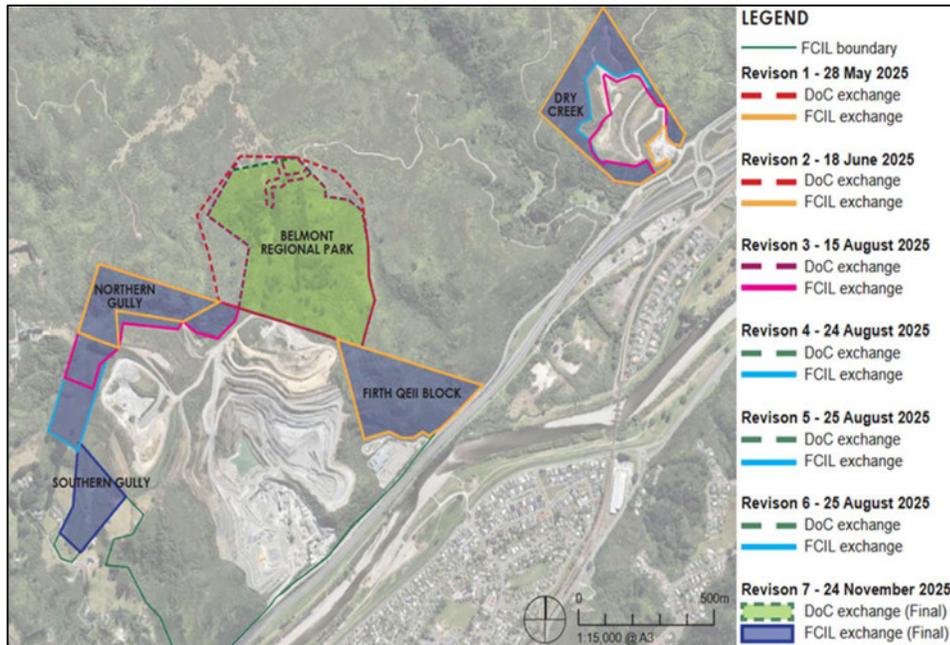
7.1 Section 13(4)(k)(ii) of the Fast-track Approvals Act 2024 requires applicants to explain how consultation has informed the project. The details of the consultation undertaken, including how feedback received during the consultation was addressed, are set out below.

7.2 Consultation undertaken has informed the project through:

- **Refinements made by Winstone in direct response to feedback received during consultation with parties:** feedback from consultation has informed changes and refinements to the footprints of land to be included in the exchange areas and exchange improvements package.
- **Draft Conditions:** Feedback from consultation informing development of draft conditions is presented at section 12 of the Land Exchange Application (Wikaira Consulting, 2025).
- **Improvements Package:** Feedback directly informing the development and design of an improvements package outlined from paragraph 7.5 below and at section 9 of the Land Exchange Application (Wikaira Consulting, 2025). This is also shown on Boffa Miskell (28/11/2025) Belmont Quarry Land Exchange Concept Plan in **Appendix B6**.
- **Information for Substantive Application:** Feedback from consultation noted matters for consideration during the substantive application stage. These matters have been recorded to progress at that stage.

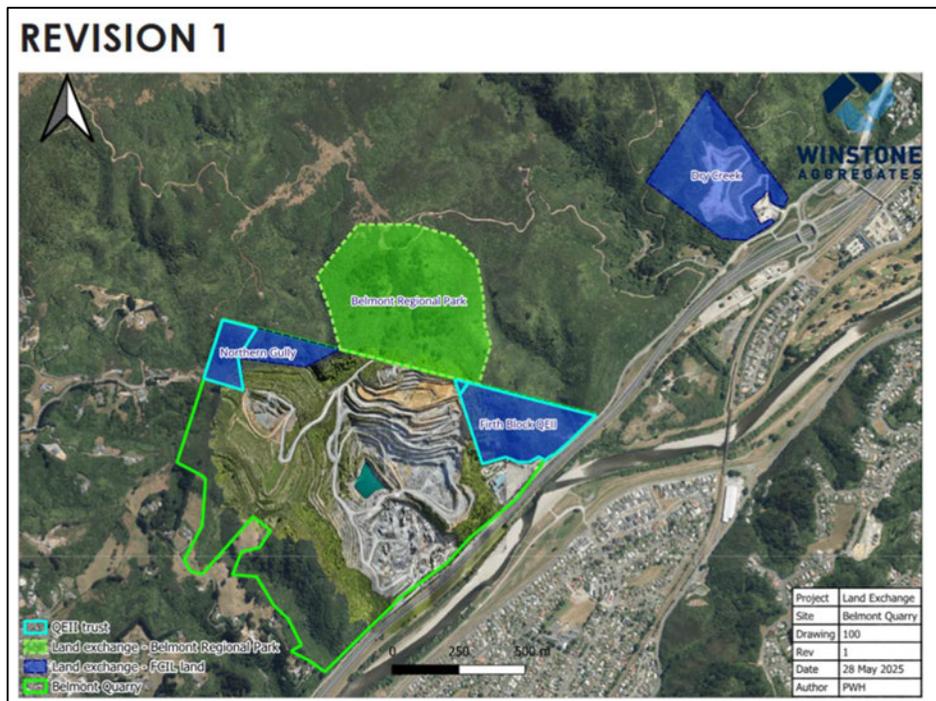
### Refinements made in direct response to consultation

7.3 The envelope of the proposed land exchange has evolved in response to consultation in the 8 months leading to lodgement of the application. Those design revisions can be seen in the following Figure A below.



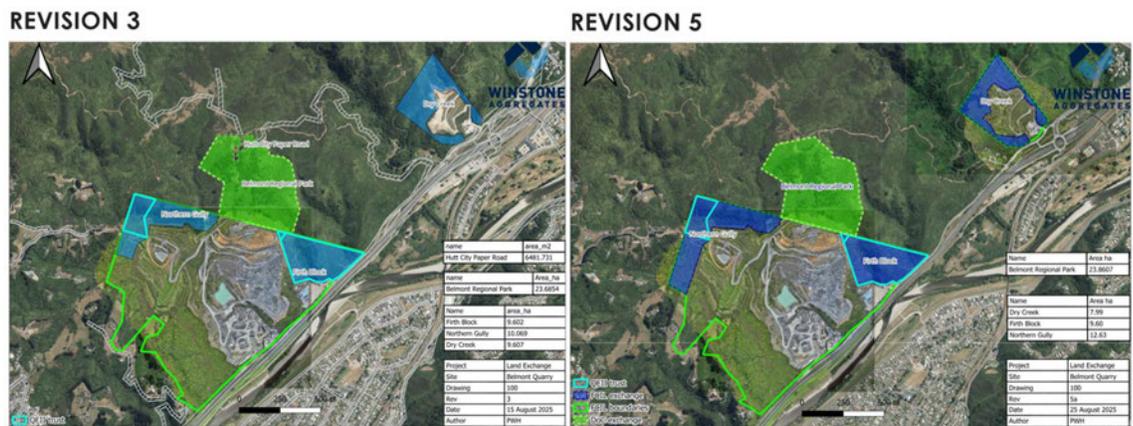
7.4 *Figure A: the review of land exchange footprint and geometry in the period May 2025 to December 2025.*

7.5 **Revision 1:** The first design revisions in **May 2025** identified the first land blocks at Firth Block, Northern Gully, and Dry Creek. These are shown in Figure B below.



7.6 **Figure B:** the first design identified Dry Creek, Northern Gully, and Firth Block, and optimised the size and geometry in response to early feedback from DOC and GWRC.

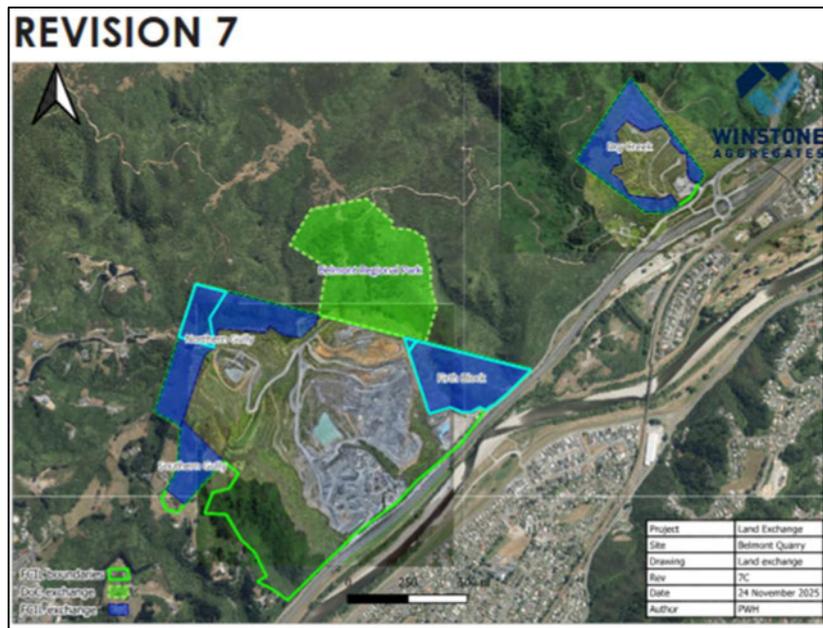
7.7 **Revisions 3 - 5:** The next rounds of decision revisions occurred in quick succession in **August 2025**, in response to consultation with DOC and GWRC which included the significant expansion of Northern Gully and reconfiguration of boundaries at Dry Creek to contribute higher ecological value to the DOC-Get package. The Footprint of the OBDA was also reduced to avoid severing the access track and to avoid ecological features (swamp maire and natural inland wetland). These are shown in **Figure C** below.



7.8

7.9 **Figure C:** showing the design revision which resulted in a larger parcel included in Northern Gully to provide land of higher ecological value in the exchange, Firth Block remaining unchanged, and the reconfiguration of proposed boundaries at Dry Creek.

7.10 Finally, in **November 2025**, design revision **7** included the addition of Southern Gully into the DOC-Get package, in response to consultation with DOC and GWRC with regard to Swamp Maire (*Syzygium*) habitat. This can be seen in **Figure D**.



7.11 **Figure D:** design revision showing the addition of Southern Gully into the DOC-Get package. Firth Block and Dry Creek remain unchanged.

7.12 This shows a continued commitment over an extended period of time to design evolution to ensure that a net conservation benefit is realized, and that feedback from consultation is taken into account. Winstone has taken its time and actively engaged with an open mind, and has listened and been responsive to the feedback that it had received. This has resulted in a superior proposal.

### Land Exchange conditions and pre-conditions

7.13 The Land Exchange Application contains draft pre-conditions and conditions which the Applicant has prepared to manage the effects of the exchange. These conditions have been drafted in direct response to feedback from consultation.

### Improvements Package

7.14 This section sets out details of an improvement work(s) to provide a net conservation benefit, including how any money to be provided for improvements to the land could be spent (Sch 6, Cl 24(b)). Winstone is committed to an improvements package that includes:

- **Dry Creek Area:** Management and improvement of the exotic-dominated seral area in the northern corner of the Dry Creek area should be undertaken. Weed management will also occur within a 10-metre buffer inside the Dry Creek land exchange boundary. The improvement package includes extensive weed management (control) work and infill planting of appropriate indigenous revegetation. Eradicating noxious weeds where they are dominant will limit the further spread and support faster development toward a late seral forest. Dry

Creek area will receive the improvement works as a condition of the land exchange agreement. It is recommended that the works should be over a term of 5 years.

- **Northern Gully Area:** The Cottle block portion of the Northern Gully area will require a low level of continued management to progress the area towards a late seral forest. It should include the management of animal pests (Common brushtail possum) and the continued control of old man’s beard. Compile a weed inventory for the Cottle Block that can be used to inform further weed control works. This work should be actioned before any exchange so that weed issues can be catalogued and managed prior to the land being transferred to the Crown.
- **Southern Gully Area:** The Southern Gully requires targeted management to improve the condition of the wetland and surrounding vegetation. This includes sustained control of blackberry, exotic vines and pampas, and targeted possum control across the gully. Re-vegetation should focus on establishing two hundred swamp maire, each greater than two metres in height, within the wetland area. A weed inventory should be compiled to guide ongoing control and monitoring. This work should be completed before any exchange to ensure weed issues are documented and managed prior to transfer to the Crown.
- **Firth Block Area:** The current mining face immediately adjoining the Firth Block exchange area has resulted in an open edge and disturbed soils. Revegetation of a 10-metre band along the current quarry edge will be undertaken using a mix of *Olearia paniculata* (akiraho) and *Pterophylla racemosa* (kāmahi). This will secure the soils and substrate at the quarry edge while minimising wind and humidity edge effects. The recommended edge planting will also provide a source of kāmahi, which may otherwise take time to self-establish in the area.

7.15 Before the land exchange is given effect via the Gazette Notice, Winstone Aggregates shall prepare and implement an Ecological Restoration Plan for DOC-Get Land in general accordance with the report prepared by Blue Green Ecology Ltd (2025) (provided in Appendix B). The Ecological Restoration Plan shall support compliance with Condition 1 and, at a minimum, include:

- Invasive weed inventory and control plan.
- Restoration planting for Dry Creek and the edges of QEII areas.
- Maintenance plan for all new plantings.
- Defined funding allocations and timelines.
- Annual reporting for five years.

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## Informed Design Package for Substantive Application

- 7.16 Feedback from consultation noted matters for consideration during the substantive application stage. These matters have been captured as an Informed Design Package to progress. These matters are set out below.
- 7.17 With regard to the ecological effects of the Substantive Application:
- Data: in the lead up to making an application: Collect monitoring data relating to birds, lizards, bats, and document fish barriers.
  - Water quality: Develop erosion and sediment control methodology with a focus on sediment loads entering Te Awa Kairangi / Hutt River.
- 7.18 With regard to the effects of the Substantive Application on the Transpower National Grid:
- NZECP 34: Achieve compliance with New Zealand Electrical Code of Practice for Electrical Safe Distances 2001 (NZECP 34: 2001), specifically with regard to: clearance from restoration planting, change in ground levels (fill) under conductors, use of mobile plant around towers and conductors.
  - Dust: Undertake an AEE of dust effects on Transpower conductors and insulators.
  - Access: Amend footprint to avoid northern tower OTB-HAY-A0087. Maintain utility track access to southern tower HAY-MLG-B0008.
- 7.19 Consultation
- Hutt City Council will be engaged regarding the unformed legal road within the DOC Give Land.
  - Greater Wellington Regional Council will be engaged regarding Designation WRC12 over Belmont Regional Park.
  - QEII will be engaged regarding the state of the land and the Open Space Covenant conditions.

## Conclusion

- 7.20 Winstone undertook a thorough and proactive consultation process. Feedback from consultation has directly informed refinements to the exchange area footprints, the development of draft conditions, the design of the environmental improvements package, and the matters to be carried forward into the substantive application stage of the process. The quality of the consultation undertaken has directly fed into the application for the exchange, resulting in a high degree of resolution between Winstone and those within interests in the proposal.