



Belmont Quarry Development – Part B

Assessment of Environmental Effects

Winstone Aggregates

16 August 2026

BELMONT QUARRY DEVELOPMENT



Substantive Application

Part B

Assessment of Environmental Effects

Prepared for Winstone Aggregates

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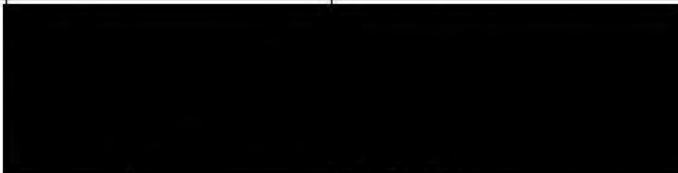
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B1 EXECUTIVE SUMMARY

1. The Belmont Quarry Development is a Listed Project under Schedule 2 of the Fast-track Approvals Act 2024 (FTAA), enabling Winstone Aggregates (a division of Fletcher Concrete and Infrastructure Limited) to secure long-term overburden disposal capacity and extend the operational life of the Belmont Quarry by approximately 40 years. The substantive application seeks all approvals required to authorise the Project, including subdivision consents, regional and district consents for overburden disposal, and associated Wildlife Permit and Archaeological Authority applications.
2. This Assessment of Effects on the Environment (AEE) report has been prepared to accompany a substantive application to the Environmental Protection Authority (EPA) for the development of a new overburden disposal area to the north of the quarry pit and ancillary activities, under section 42(1) of the Fast-track Approvals Act 2024 (FTAA). Winstone is an 'authorised person' and the 'Belmont Quarry Development' is a listed project under Schedule 2 of the FTAA. This application is not for an ineligible activity as defined in section 5 of the FTAA.
3. This substantive application is seeking the following approvals under section 42(4) of FTAA:
 - a. Resource consents required under the Resource Management Act 1991,
 - b. A Wildlife Act approval (FTAA Sch. 7),
 - c. An Archaeological Authority under the Heritage New Zealand Pouhere Taonga Act (FTAA Sch. 8),
 - d. A Land Exchange approval under the Reserves Act 1977 (FTAA Sch 6, Part 2)
 - e. A Concession application for approval under the Reserves Act 1977 (FTAA Sch 6, Part 1)
4. Aggregate is a strategic enabling input to New Zealand's housing delivery, transport networks, infrastructure and broader civil construction programmes. Each region, including Wellington, is highly reliant on the availability of aggregate in its locality. As a low-value, high-volume commodity, the delivered cost of aggregate is highly sensitive to transport distance and the ability of local supply to respond to demand. The aggregate market is highly constrained, involving significant establishment costs, site limitations, potential site depletion and disruptions. This can translate into higher delivered costs and hamper development. Therefore, a secure and reliable aggregate supply is critical to economic and social well-being of Wellington's people and communities.
5. Belmont Quarry is a regionally significant supplier of greywacke aggregate, providing approximately 40% of Wellington's construction aggregate demand and supporting essential roading, housing, and infrastructure delivery. Continued access to the approximately 33.7 million tonnes of recoverable resource requires the controlled removal and placement of overburden. With the existing Cottle Block overburden disposal area now effectively exhausted (other than for fines disposal) the quarry will reach a critical operational constraint within five to ten years, preventing further extraction. The proposed Overburden Disposal Area (OBDA) is therefore essential to maintain quarry operations and secure long-term regional supply.

6. The proposal seeks approval for the establishment of a permanent engineered OBDA immediately north of the existing quarry, enabled through a land exchange with the Department of Conservation. The OBDA will accommodate approximately 2.7 million m³ of overburden placed progressively over 35 years, and extending the quarry's operational life by approximately 40 years.
7. Development of the OBDA will occur across ten sequenced stages over approximately 35 years, beginning with preliminary access and environmental controls, followed by staged foundation preparation, drainage installation, controlled overburden placement, fines containment, and progressive rehabilitation. Each stage operates as a discrete catchment with dedicated erosion and sediment controls, ensuring best-practice land management throughout construction and operation. The staged approach allows early completion and revegetation of northern, park-facing landforms, providing visual screening and reducing long-term landscape effects.
8. Alongside engineered landform development, the proposal delivers a comprehensive ecological restoration and mitigation package. The OBDA footprint has been refined to avoid the most sensitive ecological features, including the central western swamp maire gully and the northeastern wetland, and incorporates measures for lizard salvage and relocation, indigenous planting, riparian reinstatement, pest plant and animal control, and long-term ecological monitoring.
9. In regard to environmental effects, the subdivision component is administrative in nature and results in no environmental effects, simply creating the parcels needed to enable the land exchange. The overburden disposal works generate vegetation loss, intermittent stream reclamation, land disturbance, and sediment and hydrological risks, all of which have been fully assessed and the adverse effects of which can be appropriately avoided, remedied, or mitigated through best-practice design, staging, and management plans. With these measures in place, residual ecological, hydrological, landscape, dust, noise, and operational effects are assessed as low or less than minor. The ecological offset package satisfies the effects management hierarchy and delivers a substantial net gain in indigenous biodiversity and long-term restoration outcomes within Belmont Regional Park, further reducing overall environmental effects.
10. The Project requires resource consents under the Greater Wellington Regional Council Natural Resources Plan (and Plan Change 1), the Lower Hutt City District Plan, the Lower Hutt City Proposed District Plan, the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011, and National Environmental Standards for Freshwater Regulations 2020.
11. Through a variety of hui, workshops, site visits, written correspondence and formal meetings, Winstone has engaged with FTAA listed parties, relevant local authorities, administering agencies, affected neighbours and other adjacent landowner/occupiers. Consultation has also occurred, and continues, with Mana Whenua, including receiving and taking into consideration received CVA. Where possible Winstone has sought to address known and identified project impacts raised during stakeholder and Mana Whenua engagement and consultation and is committed to continuing to engage with stakeholders and Mana Whenua throughout the consenting, construction and operational phases of the Project.
12. The Project meets the purpose and objectives of the Fast-track Approvals Act 2024,

delivering significant regional and national benefits. The Wellington region is dependent on greywacke, with aggregate and sand recognised on New Zealand's Critical Minerals List. Continuity of supply from Belmont is essential to infrastructure delivery, housing development, and resilient regional growth. The OBDA enables that continuity by unlocking long-term access to a high-quality, well-characterised resource while integrating environmental protection, staged rehabilitation, and best-practice land management. The project therefore represents a nationally and regionally significant infrastructure-enabling development that aligns with the FTAA's intent.

B2 INTRODUCTION

13. This substantive application and AEE are submitted in support of Winstone Aggregates' (Winstone) (a division of Fletcher Concrete and Infrastructure Limited) (FCIL) proposal for the development of the Belmont Quarry. The "Belmont Quarry Development" is a listed project under Schedule 2 of the FTAA. This application is made in accordance with the FTAA instead of the RMA.
14. This substantive application and AEE seek the necessary approvals under the RMA for the Project, and is provided in accordance with the requirements of sections 42 and 43 of the FTAA, the applicable schedules, and the relevant provisions of the RMA. An FTAA checklist, as provided by the Environmental Protection Authority, is provided within **Appendix A3** of the Overview (**Part A**) for the substantive application.
15. In accordance with Section 46 of the Act, the information provided in this application complies with Section 42, Section 43 and Section 44, relates solely to a listed project, and does not seek approval for an ineligible activity (refer **Appendix A2A** of Part A).
16. As per Section 44 of the Act, the information provided in this application is sufficiently detailed to correspond to the scale and significance of the matters that will be assessed in considering whether to grant the approvals sought, including any adverse effects of the activities to which the approvals relate. This takes into account proposals by the applicant to manage the adverse effects of an activity through conditions.
17. As part of this application, a land exchange application has been sought and a land exchange report has been obtained from the Director-General of Conservation under Section 35 (see **Part F**. This substantive application for the resource consents and related archaeological and wildlife permits, and concession application needed to construct and operate the OBDA) is framed on the assumption that this Land Exchange will be approved.
18. The subdivision consent included in this application is required to give effect to the land exchange transaction by isolating and creating the parcels that will be transferred by Gazette Notice. The subdivision consent is only required if the land exchange is intended to proceed; however, the land exchange itself can only be given effect once the subdivision has been implemented and the relevant parcels have been created.
19. The resource consents required to construct and operate the OBDA are also framed on the basis that both the land exchange and subdivision will be approved and given effect. Winstone would not be able to construct or operate the OBDA unless the land exchange is successful, and these consents cannot commence until the land is no longer reserve land. This approach is consistent with section 116B of the RMA, which provides that where a resource consent application relates to land subject to a proposed land exchange under the Reserves Act, the commencement date for the consent is the date on which the land exchange takes effect.
20. Accordingly, while all consents are considered alongside the land exchange, only the subdivision consents can be implemented prior to the exchange, and the OBDA construction and operation consents can only be exercised once the exchange has occurred.
21. This substantive application seeks all approvals required to authorise the Belmont Quarry Development (the Project). The proposal involves the following resource

consent components:

22. Subdivision to create the parcels of land subject to the exchange, and to amalgamate the quarry with the land that has been exchanged from the Belmont Regional Park (to isolate the parcels to prepare the land for exchange by Gazette Notice is a step that occurs after the Panel's decision to approve the condition but prior to the Gazettal of the exchange).
23. District and Regional Consents for the disposal of overburden relating to the OBDA site (sought on the assumption that the Land Exchange has been accepted), including a specific consent with respect to the existing quarry site to ensure that access between the quarry site and OBDA is authorised. The activities will also be reliant on permitted activities with respect to noise and discharges to air.
24. The scope of approvals sought aligns directly with the Schedule 2 listed project and meets the requirements of s42(3), s42(4)(a) (RMA approvals) and s42(4)(f) land exchange approvals. This section Part B relates to the RMA approvals applied for under Schedule 5 of the FTAA.
25. In addition, this substantive application includes applications for a Wildlife Permit (Part C), an Archaeological Authority (Part D), and the and a Concession Application to carry out an activity within a reserve under s42(4)(e) (Part F).

B3 APPLICATION UNDER THE FAST-TRACK APPROVALS ACT

26. The Project is being advanced under the Fast-track Approvals Act 2024 (FTAA) as a Listed Project, reflecting its regional and national significance. The listing for the project in the FTAA is:
27. Belmont Quarry Development:
Project description:
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
Approximate geographical location
541 Hebden Crescent, Belmont, Lower Hutt
28. This substantive application, submitted to the Expert Panel for determination, seeks the approvals necessary to enable the disposal of overburden (including new access roads) within the OBDA adjacent to the existing Belmont Quarry. The Project enables Winstone access to aggregate resource at Belmont quarry, extending its operational life by approximately 40 years.

B3.1 Project Overview

29. Belmont Quarry has operated as a core supplier of construction aggregate to the Wellington region since the 1920s and has been owned and operated by Winstone Aggregates since the 1980s. The quarry supplies approximately 40% of Wellington's aggregate demand, and aggregate is listed on New Zealand's Critical Minerals List, underscoring the strategic importance of maintaining continuity of supply. Continued access to the approximately 33.7 million tonnes of recoverable greywacke resource requires the ongoing removal and placement of overburden. The existing Cottle Block Overburden Disposal Area is now effectively exhausted, with only residual fines capacity remaining. The quarry is projected to reach a disposal constraint within five to ten years without a new long-term solution. The proposed Overburden Disposal Area (OBDA) is therefore essential to sustain quarry operations and extend the quarry's indicative operational life by approximately 40 years.
30. The approvals sought under the Fast track Approvals Act 2024 will enable the continued operation of Belmont Quarry by providing for the permanent disposal of overburden within a new engineered OBDA located immediately north of the existing quarry. As a first step, a land exchange between Winstone Aggregates and the Department of Conservation has been sought under the FTAA. The substantive application seeks the resource consents and authorities required to give effect to the OBDA, on the basis that the land exchange is approved. This consists of a subdivision application to facilitate the exchange of land, and consents and other permits required to construct and operate the OBDA and deliver the ecological offsets.
31. Assuming panel approval of the land exchange, the first phase of consenting is the subdivision of land to isolate the parcels to be transferred to the conservation estate and to create the OBDA parcel in preparation for the exchange of these parcels via Gazette Notice. The subdivision is a procedural prerequisite to completing the land exchange and is proposed in two stages: Stage 1 relating to land held by Winstone Aggregates, and Stage 2 relating to land within Belmont Regional Park. The subdivision enables the amalgamation of DOC Get's exchange parcels (Dry Creek, Firth Block, Northern Gully, Southern Gully totalling 34.1 ha) and the creation of the 23.86 ha OBDA parcel. Subdivision conditions reflect the requirements necessary to implement the land exchange.
32. The disposal of overburden within the OBDA constitutes bulk earthworks undertaken through a series of discrete placement campaigns. Overburden comprises topsoil, subsoil, weathered or decomposed greywacke, low-grade rock, and process fines and silts from settlement ponds. This material is stripped from active quarry faces to access the aggregate resource below, loaded into dump trucks, and hauled internally along the central haul road to the OBDA. Each stage of the OBDA is progressively opened through vegetation clearance, topsoil stripping, foundation preparation and installation of erosion and sediment controls. Overburden is then placed in controlled lifts, compacted and shaped to form the engineered landform, with structural rockfill used on outer faces and finer material placed internally. As stages reach their final profile, surfaces are topsoiled, hydroseeded and planted, enabling rehabilitation to advance north-to-south in parallel with ongoing quarry development.

33. Historically, overburden material has been placed within the Cottle Block OBDA, which is now at capacity except for continued use of the fines cell. Campaign frequency and duration vary depending on quarry stripping requirements, market demand, seasonal conditions, and the performance of previously completed works.
34. The OBDA is required to enable the next earthworks campaign within the quarry, ensuring continued access to aggregate resources. The existing Cottle Block fines cell will continue to operate until it is filled and capped (estimated at approximately 5 to 10 years). A new fines containment cell will be established within Stage 1 of the OBDA, anticipated to be commissioned around Year 5, enabling the transition of fines management from the Cottle Block. No changes are proposed to the existing quarry consents, which will continue to operate independently of the OBDA approvals.
35. The OBDA will be developed across ten sequenced stages, forming a permanent engineered landform. Stages do not align one to one with earthworks campaigns; depending on demand, multiple stages may progress within a single campaign, or a stage may span several campaigns. Development proceeds generally from north to south, enabling early completion and rehabilitation of the park facing northern landforms to provide visual screening for later works. Each stage operates as a discrete stormwater catchment with dedicated erosion and sediment controls, clean water and dirty water separation, sediment retention devices, fines containment, and subsoil drainage, designed in accordance with the *Erosion and Sediment Control Guide for Land Disturbing Activities in the Wellington Region (2021)*.
36. A detailed description of the stages and construction programme is described in **Section A7 of Part A**, and within the Indicative Construction Sequence and Programme in **Appendix A7 of Part A**.
37. Between campaigns, activity is limited to inspection and maintenance of erosion and sediment controls, haul roads, and fines containment infrastructure. Year-round operations primarily involve the low volume disposal of process fines (approximately 50,000 tonnes per annum), undertaken intermittently by a single truck or potentially by direct pumping in future.
38. A comprehensive ecological rehabilitation and offset package forms an integral part of the OBDA proposal. The OBDA footprint has been refined using 2025 LiDAR and ecological assessments to avoid the most sensitive habitats, including the central western swamp maire gully, the northeastern wetland, mature pukatea forest, and areas of higher ecological value. The package includes:
39. Revegetation and indigenous planting across the OBDA, restoring ecological structure, function, and long term habitat connectivity.
 - a. Reinstatement and re-creation of streams as part of the final landform
 - b. Targeted ecological offsets, including planting within Belmont Regional Park to address vegetation removal and time lag effects, wetland restoration and riparian planting
 - c. The creation of 0.2ha of wetland (across two areas) to offset the reclamation of a small area (0.07ha) of natural wetland within the OBDA footprint

- d. Species-specific provisions for translocation and/or offsets for swamp maire and ramarama, and Coprosma Rubra including replacement planting, habitat enhancement, and long term maintenance.
 - e. Lizard salvage and relocation, pest plant and animal control, and hydrological monitoring of sensitive wetland systems.
 - f. A suite of measures designed to protect sensitive ecological areas outside the OBDA footprint.
40. The ecological effects of the OBDA have been managed in accordance with the effects-management hierarchy. The footprint has been refined to avoid the most sensitive habitats, ensuring that adverse effects are minimised at source. Any remaining effects are addressed through a comprehensive rehabilitation and offset package that provides for indigenous revegetation, wetland enhancement, species-specific offsets, lizard salvage and relocation, pest control, and protection of adjacent ecological areas. As a result, residual ecological effects are assessed as minor in the short term and less than minor in the long term, with a clear net gain in ecological structure, function and habitat connectivity.
41. Together, the OBDA and its associated ecological package provide a long term, integrated solution for overburden management, enabling continued access to a regionally critical aggregate resource while delivering substantial environmental restoration and enhancement outcomes.

B4 AUTHORISED PERSON CONTACT AND PROPERTY DETAILS

Table 1 AUTHORISED PERSON CONTACT AND PROPERTY DETAILS

Applicant	Winstone Aggregates, a division of Fletcher Concrete and Infrastructure Limited
Owner and occupier of the application sites	Owners: - Fletcher Concrete and Infrastructure Limited (owns Belmont Quarry site, Dry Creek Quarry site and land to be exchanged) - Department of Conservation (current owner of the OBDA land to be exchanged and owner of Belmont Regional Park land to be used for offset planting and lizard relocation) - Lower Hutt City Council (Paper Road extent of Buchanan Road) - Lower Hutt City District Council (owner of the Heffernan Block within Belmont Regional Park – proposed offset sites) - Greater Wellington Regional Council manages and controls the Department of Conservation and Lower Hutt City District Council land as part of Belmont Regional Park (including proposed offset sites)

	Occupiers (within the Quarry Land): - Firth Industries (a division of Fletcher Concrete and Infrastructure limited) - Holcim (New Zealand Limite) - Fulton Hogan
Site address /Legal Description	The proposal includes all the land subject to the subdivision to give effect to the Land Exchange, including the existing quarry lot, and the DoC Give Lot/OBDA and DoC Get lots, being: The DoC Give/OBDA lots: - Part Section 261 Hutt DIST - Part Section 200A Hutt DIST - Section 255 Hutt DIST The Quarry and DoC Get lots - Lot 1 DP 60552 - Lot 100 DP 322126 - Lot 4 DP 322126 - Lot 5 DP 322126 - Part Lot 1 DP 22561 - Part Lot 1 DP 28205 The ecological offset site (Heffernan Block) - PT LOT 2 DP 14817 PT DP 3015 SECS 325 335 428 HUTT DIST BLKS II VI BELMONT SD & WALKWAY DP86080 SEC 2 & 4 SO 484502
Site area	Combined: approximately 240ha
District Council Plan(s)	City of Lower Hutt District Plan (Operative) City of Lower Hutt District Plan (Proposed)
Regional Council Plan(s) and Regional Policy Statement(s)	Greater Wellington Regional Council (GWRC) Natural Resources Plan (Operative) Greater Wellington Regional Council (GWRC) Natural Resources Plan (Plan Change 1) Greater Wellington Regional Policy Statement Greater Wellington Regional Policy Statement (Plan Change 1).
Address for service during consent processing	DCS Attention: Colin Hopkins PO Box 91247 Victoria Street West Auckland 1142

	Phon [REDACTED] Email [REDACTED]
Address for service during consent implementation and invoicing	Winstone Aggregates Attention: Shalini Sanjeshni PO Box 17 195 Greenlane Auckland Private Bag 94000 Auckland 1546 Phone: [REDACTED] Email: [REDACTED]

B5 SITE AND SURROUNDS DESCRIPTION

42. This section of the application is provided in accordance with clause 5 of Schedule 5 of the FTAA. This information has been supplied on a global basis for all approvals required and is contained with the Substantive Application Overview at **Section A4.7**.

B5.1 Land subject to the application

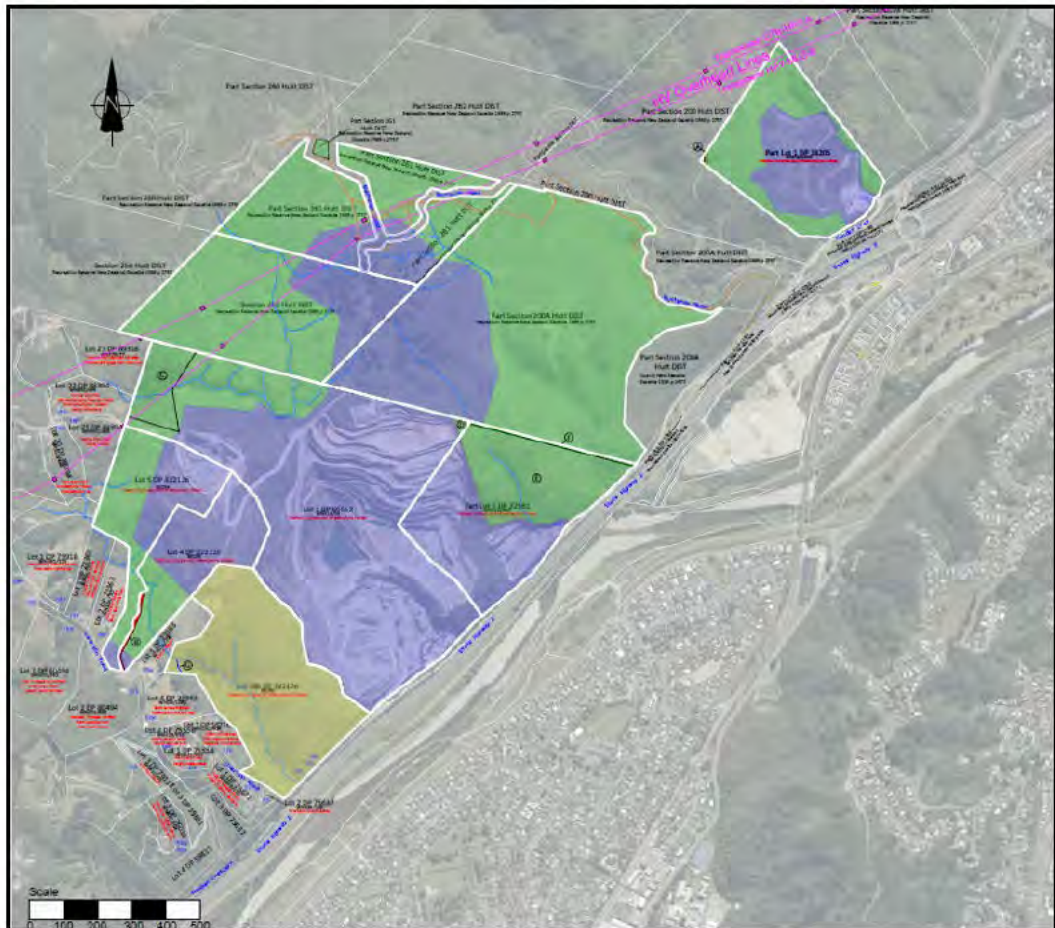
43. The land subject to resource consents being sought as part of the substantive application is shown in Figure 1 below, and includes:
- The Quarry Lot;
 - The OBDA Lot (being the DoC Give Site);
 - Each of the DoC Get Sites;
 - The Belmont Regional Park Ecological sites.
44. The legal descriptions of these parcels are included in section 5 above, and the relevant planning provisions are outlined in section 13 below. The land subject to the Project is shown in **Figure 1** below, along with the OBDA site in **Figure 2**, the ecological offset sites are shown in **Figure 3**.

B5.2 The Quarry Lot (Existing Belmont Quarry)

45. The existing Belmont Quarry occupies part of the western escarpment above the Hutt Valley, extending across the lower slopes of the Belmont Hills. Quarrying has occurred on the site for over a century, with Winstone operating since the 1980s with an Extraction Activity Area in the operative Hutt District Plan. The quarry contains active extraction faces, haul roads, benches, water management systems, and the completed Cottle Overburden Disposal Area, which is now effectively at capacity except for residual fines disposal.
46. The quarry is accessed from Hebden Crescent, approximately 1.7 km south-west of the Dry Creek entrance to Belmont Regional Park. The quarry sits immediately south of the proposed OBDA and forms the operational base from which overburden will be transported. The area is visually prominent from parts of the Hutt Valley due to its

location on the western escarpment, and existing quarrying activity remains clearly apparent in the surrounding landscape. The quarry lot is a highly modified environment with limited natural values, functioning as an established infrastructure-supporting activity essential to regional aggregate supply.

Figure 1 Land subject to the subdivision and OBDA consents, being the Quarry Lot, the OBDA (DoC Give) Lot and the DoC Get lots



B5.3 The OBDA (the DoC Give site)

47. The proposed OBDA comprises approximately 23.9 ha of conservation land within the Dry Creek Block of Belmont Regional Park, immediately north of the existing quarry. The site occupies a rolling ridgeline and steep gullies on the eastern flank of the Belmont Hills, with elevations ranging from RL 160–216 m. Vegetation is dominated by regenerating native species including māhoe, mānuka, tree ferns, and broadleaf, interspersed with remnant pine and macrocarpa associated with historic farming. Several ephemeral and intermittent headwater streams traverse the gullies, contributing to the Dry Creek catchment.
48. The site sits above and west of the Wellington Fault scarp and forms part of the Boulder Hill landscape character area. Public access is currently provided via the Buchanans Road Tramping Track, which passes near the northern edge of the site. While the site contains regenerating vegetation and localised hydrological features, it is also influenced by proximity to the existing quarry, with extraction activity visible from parts of the ridgeline. The OBDA lot provides the only viable adjacent location for long-term

overburden placement and is directly accessible from the quarry without requiring new external access. The footprint has been refined using updated 2025 LiDAR, ecological assessments, and geotechnical constraints to avoid sensitive features including the central western swamp maire gully, the northeastern wetland, mature pukatea forest, and areas of higher ecological value.

Figure 2 The OBDA



B5.4 DOC-Get Land (Fletcher-Owned Parcels to be Added to the Conservation Estate)

49. The DOC-Get land comprises four parcels, identified as the Northern Gully, Southern Gully, Firth Block, and Dry Creek Block, totaling approximately 34 ha. As outlined in the Land Exchange application, these areas contain higher ecological, hydrological, and landscape values than the DOC-Give land and collectively form a significant addition to the conservation values in the conservation estate.
 - a. The Northern Gully Block includes regenerating native forest, perennial streams, and QEII-covenanted areas with high ecological integrity.
 - b. The Southern Gully Block contains steep gullies and intact native vegetation that provide ecological connectivity between Dry Creek and the wider Belmont Hills.

- c. The Firth Block includes regenerating vegetation and QEII-protected areas adjacent to the quarry, with quarrying activity in the remainder now retired.
 - d. The Dry Creek Block contains high-value native vegetation and stream systems feeding into Dry Creek, contributing to hydrological resilience and ecological diversity.
50. Across all parcels, natural values are well-established, with limited modification.

B5.5 The Belmont Regional Park Ecological sites.

51. The Project's ecological offset and translocation programme is delivered across three key areas within Belmont Regional Park: the Heffernan Block, which provides the primary offset site for large-scale indigenous revegetation, wetland creation and riparian restoration; the Swamp maire planting sites, which secure long-term protection and enhancement of wetland species; and the Lizard translocation areas, which provide secure, predator-managed habitat for relocated lizard populations. Collectively, these areas deliver substantial ecological gains that exceed the residual effects of the OBDA and materially advance the restoration objectives for Belmont Regional Park.
52. The Heffernan Block is the principal ecological offset area for the Project and forms part of Belmont Regional Park. It comprises retired pastoral land transitioning to indigenous regeneration, with pockets of remnant native vegetation and hydrological features that support wetland creation and riparian restoration. The block provides an ideal location for large-scale ecological enhancement due to its size, connectivity to existing native forest, and alignment with the Toitū Te Whenua Parks Network Plan's priority areas for restoration.
53. The swamp maire planting sites comprise natural inland wetland and wet-gully environments within the Project Area and Belmont Regional Park offset site, located in existing swamp maire habitat immediately adjacent to the OBDA footprint. These areas have suitable hydrological conditions to support long-term establishment and provide secure, ecologically compatible receiving environments for the translocated plants.
54. Two dedicated lizard translocation sites have been identified within Belmont Regional Park to receive Ngahere gecko and northern grass skink displaced by OBDA vegetation clearance. The Ngahere gecko release site is located at NZTM -41.157495, 174.959826 and comprises approximately 3 ha of manuka-dominated forest north of the OBDA, closely matching the arboreal habitat occupied by geckos within the Project footprint. The northern grass skink release site is located at NZTM -41.158262, 174.954655 within retired pasture and gorse mosaic habitat immediately northwest of the OBDA, providing structurally diverse, warm, open habitat comparable to that present within the development area. Both sites have been selected based on habitat suitability, connectivity, long-term protection, carrying capacity and predator management opportunities, and will be enhanced and monitored in accordance with the certified Lizard Management Plan.

Figure 3 The Belmont Regional Park Ecological Sites – lizard relocation and Heffernan Block planting sites (Quarry Lot in green)



B5.6 Treaty Settlements and Māori Interests

55. Clause 5(1)(i) of Schedule 5 of the FTAA requires the provision of information about any Treaty Settlements that apply in the project area, including:
56. The identification of the relevant provisions in those Treaty settlements; and
57. A summary of any redress provided by those settlements that affects natural and physical resources relevant to the project or project area.
58. As the Project does not involve any activities within the coastal marine area, there is no requirement to provide a list of any relevant customary marine title groups, protected customary rights groups, or applicants under the Marine and Coastal Area (Takutai Moana) Act 2011 (MACA); nor is there any requirement to consider planning documents promulgated under s 85 of MACA.
59. The land exchange area sits within the rohe of Taranaki Whānui ki Te Upoko o Te Ika and Ngāti Toa Rangatira, both of whom have settled historical claims with the Crown. While the parcels involved in the exchange are not subject to Right of First Refusal (RFR) under either settlement, both iwi have a recognised interest in the governance and management of Belmont Regional Park.

60. Engagement with both iwi has been integral to refining the proposal, and further details on their interests can be found in the Iwi Engagement Report (**Appendix A7 of Part A**) prepared by JW Wikaia Consulting. In summary, iwi interests include:

a. Taranaki Whānui ki Te Upoko o Te Ika

The Port Nicholson Block (Taranaki Whānui ki Te Upoko o Te Ika) Claims Settlement Act 2009 provides redress for historical breaches of the Treaty of Waitangi across the wider Wellington region. It acknowledges the deep cultural connection Taranaki Whānui holds with the Hutt Valley and associated landscapes. The relevant provisions of the settlement legislation include a cultural redress protocol with DOC, along with Right of First refusal, (although this does not include the Belmont Regional Park parcels proposed for exchange).

b. Ngāti Toa Rangatira

The Ngāti Toa Rangatira Claims Settlement Act 2014 provides redress for historical Treaty breaches and recognises Ngāti Toa's enduring relationship with the Hutt Valley and wider Wellington region. The relevant provisions include a cultural redress protocol with DOC, along with Right of First refusal, although this does not include the Belmont Regional Park parcels proposed for exchange.

61. The Iwi Engagement Report also addressed the other iwi authorities that the applicant has identified as relevant to the application, although that do not have a Treaty Settlement that applies to the project area, including Te Āti Awa, Muaūpoko, and Rangitāne o Wairarapa and Rangitāne o Tāmaki nui ā-Rua.

B5.7 Statutory Areas

62. Schedule 5, clause 5(1)(b)(i) requires information on whether the site is within or adjacent to a statutory area as defined in the relevant Treaty settlement Act.
63. The Project is within the statutory acknowledgement for Te Awa Kairangi / Hutt River and its tributaries recorded in the Ngāti Toa Rangatira Claims Settlement Act 2014 (see **Figure 4 below**)
64. The Project site is also located adjacent to the statutory acknowledgement area for Te Awa Kairangi / Hutt River recorded in the Taranaki Whānui ki Te Upoko o Te Ika Claims Settlement Act 2009 (see **Figure 5 below**).

Figure 4 Statutory Acknowledgement Area – Ngāti Toa Rangatira

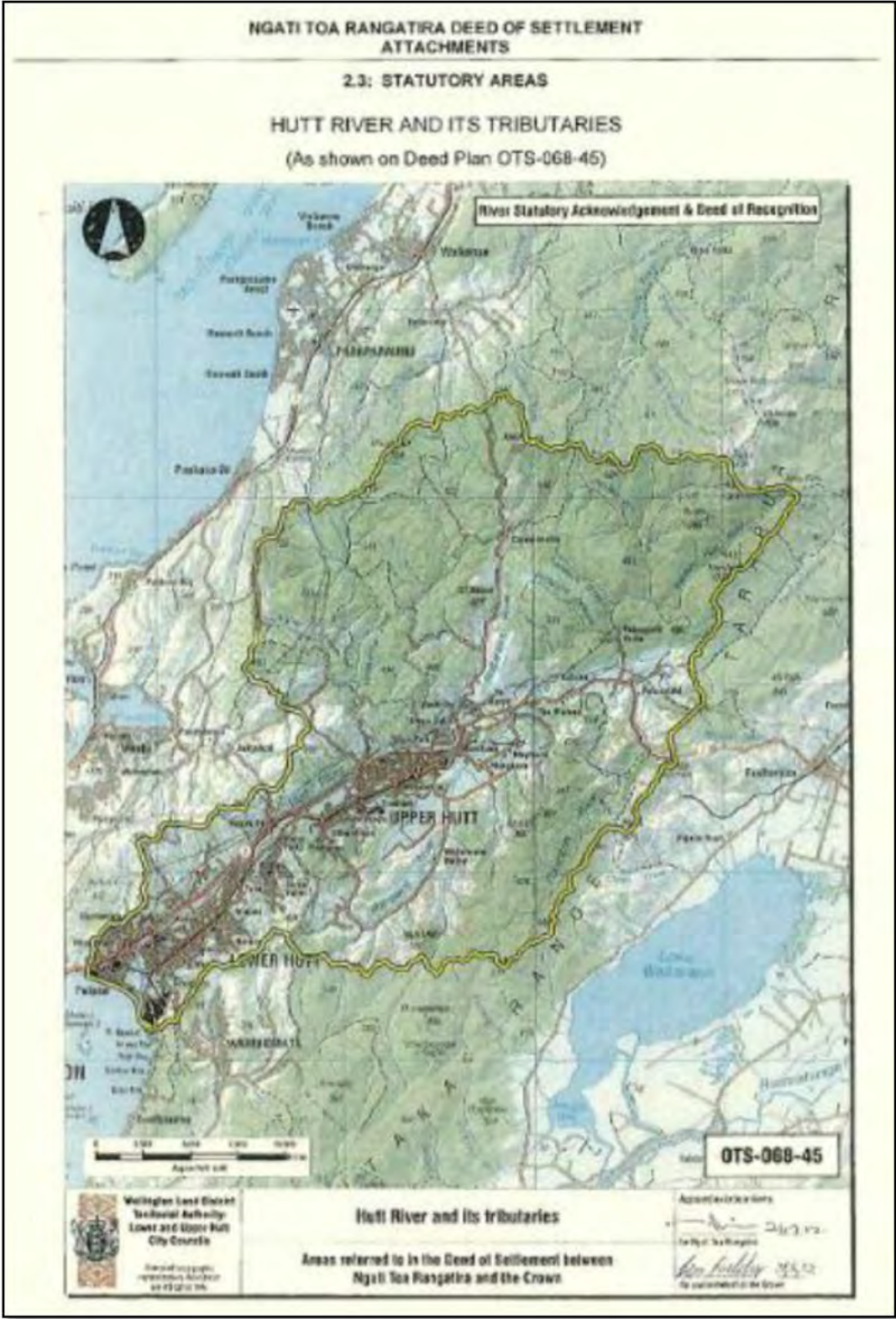
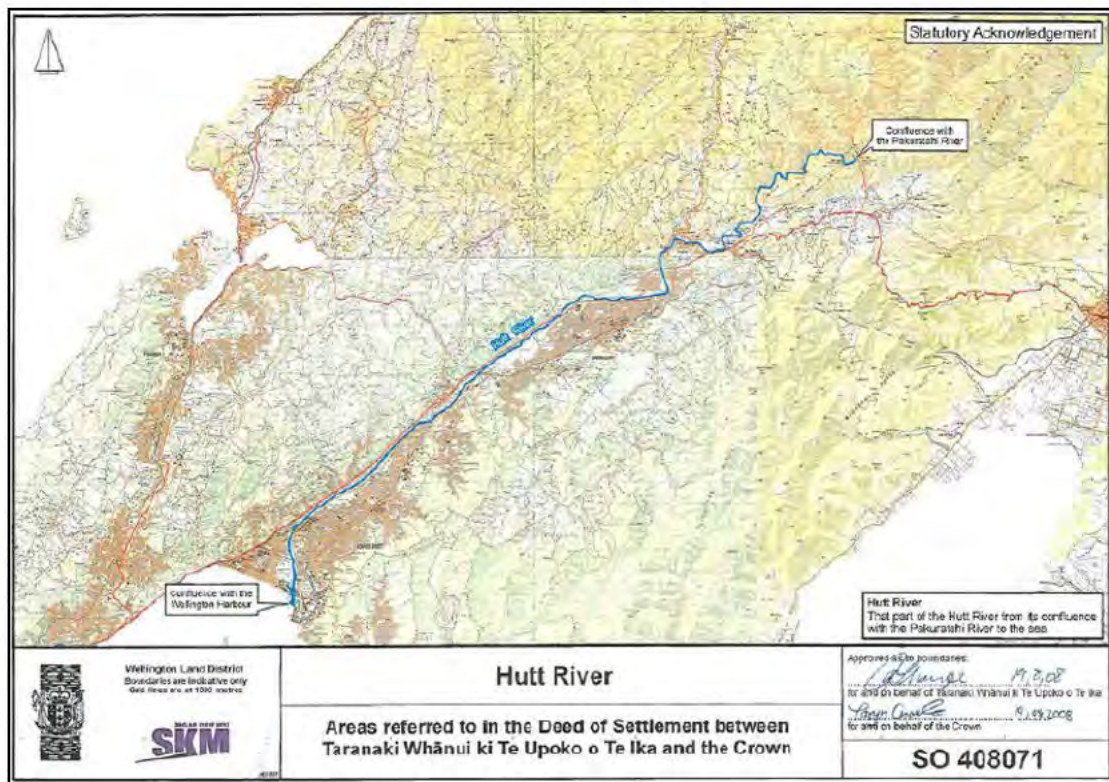


Figure 5– Statutory Acknowledgement Area – Taranaki Whānui ki Te Upoko o Te Ika



B5.8 Ngā Rohe Moana and Protected Customary Rights Areas

65. Schedule 5, clause 5(1)(b)(ii) and (iii) requires information on whether the site is within or adjacent to (i) ngā rohe moana o ngā hapū o Ngāti Porou, or (ii) a protected customary rights area under the Marine and Coastal Area (Takutai Moana) Act 2011.
66. The Project area is not within or adjacent to ngā rohe moana o ngā hapū o Ngāti Porou.
67. The Project area is not within or adjacent to a protected customary rights area under the Marine and Coastal Area (Takutai Moana) Act 2011.

B5.9 Customary Marine Title

68. Schedule 5, clause 5(1)(j) requires a list of any relevant customary marine title groups, protected customary rights groups, ngā hapū o Ngāti Porou (where relevant), or applicants under the Marine and Coastal Area (Takutai Moana) Act 2011.
69. The Project area is not within or adjacent to areas subject to customary marine title or protected customary rights under the Marine and Coastal Area (Takutai Moana) Act 2011. Accordingly, there are no relevant customary marine title groups, protected customary rights groups, or applicants under that Act associated with the Project site.

B6 LAND OWNERSHIP AND OCCUPANCY (SCHEDULE 5, CLAUSE 5(1)(D))

B6.1 Project Site Landowners and Occupiers

70. In accordance with Schedule 5, clause 5(1)(d) of the FTAA, the owners and occupiers of the land within the Project area are identified on the Location Plans (**Appendix B2A**) and the Scheme Plans prepared by AdamsonShaw (**Appendix B2B**).
71. The Project area comprises three components:
- The Quarry land and DOC Get parcels.
 - The OBDA and Belmont Regional Park Land (DOC Give land and residual parcels, lizard relocation site, and translocation sites)
 - The Ecological Offset Site (Heffernan Block)
72. The ownership and occupation details for each component are summarised below.

B6.1.1 The Quarry site and DoC Get parcels

73. The quarry sites and the DoC Get parcels are owned and occupied by FCIL, with Winstone Aggregates a division of that company.
- FCIL-owned parcels: Lot 1 DP 60552, Lot 4 DP 322126, Lot 5 DP 322126, Lot 100 DP 322126, Part Lot 1 DP 22561, Part Lot 1 DP 28205

Address for service:

- Winstone Aggregates (as above).

Occupiers:

- Winstone Aggregates (primary occupier)
- Tenants operating within the quarry footprint:
 - Holcim (New Zealand) Limited. Address for service:
1/1 Show Place, Addington, Christchurch 8024
 - Fulton Hogan Address for service:
Level 2, 15 Sir William Pickering Drive, Burnside, Christchurch, 8053, New Zealand
 - Firth Industries (a division of Fletcher Concrete and Infrastructure). Address for service:
Private Bag 99904, Newmarket, Auckland

Infrastructure interests:

- Transpower New Zealand Limited owns and operates National Grid assets across parts of the quarry and DOC Get land. The address for service for Transpower is:
PO Box 1021, Wellington 6140

Other Interests

- QEII National Trust holds open space covenants over parts of the DOC-Get

parcels, including areas within the Northern Gully, and Firth Blocks (as shown on the Scheme Plans). These covenants will remain in place when the land transfers to the Crown. The address for service for QEII Trust is:

PO Box 3341, Wellington 6140

- The Southern Gully includes a right of way for telecommunications and
- electricity. This right of way is of no practical significance because both the benefitted and burdened land parcels are currently owned by Winstone and would be transferred to the Crown under the exchange.
- There is a right of way over part of the Dry Creek block in favour of the adjacent Crown owned land.
- Parts of the Southern Gully and Northern Gully are subject to a quarrying effects easement in gross, in favour of Winstone.

B6.1.2 The OBDA and Belmont Regional Park Land (DOC Give land and residual parcels)

74. The OBDA footprint is located on land owned by the Crown (Department of Conservation) and administered by Greater Wellington Regional Council as part of Belmont Regional Park.

- DOC-owned parcels:
 - Section 255 Hutt District, Part Section 261 Hutt District, Part Section 200A Hutt District.

These parcels form part of the Belmont Regional Park conservation estate.

Address for service:

- The address for service for DoC is:
PO Box 10420, Wellington 6140
- The address for service of the GWRC is:
PO Box 11646, Manners Street, Wellington 6142.

Paper Road Corridor:

- Hutt City Council are the legal owner of the paper road corridor within the OBDA and Belmont Regional Park, shown on Survey Plan by AdamsonShaw the address for service of the Hutt City Council is:
Private Bag 31-912, Lower Hutt 5040

Notice of Requirement (P-LHDP):

- GWRC is also a requiring authority that has issued a notice of requirement over the land within the Belmont Regional Park, including the exchange area under s 176 of the Resource Management Act 1991. The purpose of the designation is to allow GWRC to better manage the regional park, and it forms part of the proposed Lower Hutt District Plan. Hearings on that proposed plan have been paused by recent amendments to the RMA. Winstone has reached agreement with GWRC that should the fast track applications be granted, that GWRC provides its approval as requiring authority (subject to conditions) under s178(2). A copy of this letter is

included in **Appendix B17**.

Other Interest holders

- There are various license and concession holders that operate within Belmont Regional Park, but none in the DOC-Give area. A summary of the Regional Park users is included in Section 7 of the Land Exchange (Part F).

B6.1.3 The Ecological Offset Site (Heffernan Block)

75. The Heffernan Block is located on land owned by the Hutt City Council and administered by Greater Wellington Regional Council as part of Belmont Regional Park.

- HCC-owned parcels:
 - PT LOT 2 DP 14817 PT DP 3015 SECS 325 335 428 HUTT DIST BLKS II VI BELMONT SD & WALKWAY DP86080 SEC 2 & 4 SO 484502

These parcels form part of the Belmont Regional Park conservation estate.

Paper Road Corridor:

- Hutt City Council are the legal owner of the paper road corridor within the wider land parcel.

Address for service:

- The addresses for service for HCC and GWRC are as above.
-

Interests:

- Transpower New Zealand Limited owns and operates National Grid assets across parts of the Heffernan Block and wider land parcels The address for service for Transpower is as above.
- Walkway easements (New Zealand Walkways Act 1990) Parts of the Heffernan Block and adjoining Crown-owned recreation-reserve land are subject to walkway easements in gross in favour of Her Majesty the Queen, created by Transfer B785614.1 and declared as part of the Belmont Walkway by Gazette Notice B785614.2. These easements apply to mapped areas on DP 86080 and SO 484502 and provide public foot access together with associated management rights. The walkway easements associated with the Belmont Walkway do not traverse the Heffernan Block planting site.
- Pipeline easements (Petroleum Act 1937 and Transfer 978081) Sections of the Heffernan Block and adjacent Crown-owned land are subject to pipeline easements, including a statutory pipeline certificate under the Petroleum Act 1937 (affecting Section 4 SO 484502) and a separate pipeline easement created by Transfer 978081 (affecting parts of Sections 325, 315 and 428). These easements restrict buildings, fencing, excavation and vegetation within the pipeline corridor. The easements remain in place and are unaffected by the concession. Pipeline easements are present on parts of the Heffernan Block (title 365100), but the mapped

pipeline corridor does not intersect the proposed offset-planting, wetland-creation or riparian-restoration areas. The Petroleum Act pipeline easement on Section 4 SO 484502 is located outside the Heffernan Block and does not affect the concession areas.

- ETS forestry obligations (Climate Change Response Act 2002) Parts of the Heffernan Block (including Sections 325, 315 and 428) contain post-1989 forest land registered in the Emissions Trading Scheme (ETS). Any transmission of interest may require a notice of transmission and an emissions return, and changes in forest cover may trigger surrender obligations. The ETS-registered forest areas do not intersect the proposed offset-planting, wetland-creation or riparian-restoration areas, and ecological offset activities occur entirely outside the ETS carbon-accounting areas.
- Reserve status (Reserves Act 1977) all of the land is held as recreation reserve under section 17 of the Reserves Act 1977 and managed by GWRC as part of Belmont Regional Park. The address for GWRC is as above.

76. For completeness, it is also noted that parts of the Heffernan Block (including Part Lot 2 DP 14817 and Sections 335, 336, 337 and 431) are limited as to parcels, meaning boundary definition is not guaranteed. This has no practical effect on the concession activities but may be relevant for future survey-dependent processes.

B6.2 Adjacent Landowners and Occupiers

77. In accordance with Schedule 5, Clause 5(1)(d) of the FTAA, the name and addresses of owners and occupiers on the land adjacent to the Site and the legal descriptions of these properties can be found in **Appendix B15**, along with a map showing the adjacent land identified.
78. The land adjacent to the current Site is identified here; namely properties that directly abut the site, or that are separated only by a legal road (Liverton Road, Kaitangata Crescent, Hebden Crescent, Buchanan Road, State Highway 2). These have been identified in accordance with the direction provided in the fast-track guidance material. The same approach to identification of adjacent land was taken by Winstone and DOC for the purposes of the land exchange application. Of this land, eleven are private residential lots and one is a scenic reserve. With respect to the Hefferan Block, 50 properties are identified as adjacent to the site, of which there are 37 different ownership groups. The full names and addresses of the owners of land adjacent to the site, where this information is known, have been provided in **Appendix B15**. The records of ownership as set out in **Appendix B15** were sourced from Land Information New Zealand in August 2026.
79. Winstone has made reasonable inquiry to determine the identity of occupiers of adjacent dwellings. Residents adjacent to the OBDA received written notification of the Project, and additional engagement occurred through site visits, door-knocking, and direct communication where appropriate. The information about the identity of adjacent landowners provided in **Appendix B15**, and contains the information that the Applicant has been able identify after reasonable inquiry. (as per cl.5(d)(ii)).
80. After reasonable inquiry, not all the names and contact information of all owners and occupiers of the land adjacent to the Site cannot be provided (Schedule 5, Clause

12(f)(ii)) where that has not been possible the legal owners details are provided (as per the title).

B7 BACKGROUND

81. Winstone has undertaken long-term planning for overburden management at Belmont Quarry since 2015 in response to diminishing capacity within existing authorised disposal areas and the need to maintain continuity of aggregate supply to the Wellington Region.
82. Overburden generated through quarrying activities has historically been placed within the Cottle Overburden Disposal Area (Cottle OBDA), located on Fletcher-owned land adjacent to the Belmont Quarry. The overburden placement authorised under the Cottle OBDA consents has now been completed, and all practicable disposal options within the existing quarry footprint have been exhausted. The Cottle Block consents remain operative only for the disposal of process fines, and this activity is expected to continue for approximately five to 10 years until the fines cell is filled and capped.
83. To identify a long-term solution, Winstone assessed a range of alternative overburden disposal locations, including areas within the wider quarry landholdings. These options were discounted due to a combination of insufficient capacity, geotechnical constraints, and the presence of higher ecological values that would result in greater environmental effects than the preferred option. In addition, the quarry is spatially constrained by the surrounding Belmont Regional Park and the State Highway corridor, limiting the availability of adjacent land that could feasibly accommodate long-term overburden placement. The Aggregate Resource Report (**Appendix A7**) contains an Assessment which confirms that while several alternatives were considered, none provided a practicable long-term solution, and no alternative location within the existing landholdings was capable of providing the required volume, operational efficiency, or environmental suitability to support the quarry's long term development.
84. The physical setting of Belmont Quarry is tightly constrained geographically by its surroundings. To the north, the quarry is immediately bordered by Belmont Regional Park, to the west, any disposal area is exhausted by the Cottle Block OBDA. To the east, the State Highway corridor and steep escarpment restrict expansion and prevent the establishment of new haul routes or disposal areas (which require gullies to fill). These constraints mean the quarry footprint is effectively fixed, and any long-term overburden solution must be located within the narrow area directly adjoining the existing operational site. This context is a key factor in determining that the OBDA is the only practicable location capable of providing the required capacity, operational efficiency, and environmental suitability to support the quarry's long-term development.
85. In the absence of any viable alternative (see **Section A7.4 of Part A**), Winstone has identified land immediately north of the existing quarry, within Belmont Regional Park, as the only practicable location for a new OBDA. The proposed OBDA provides sufficient capacity to support quarry operations for an estimated 40 years and enables continued access to aggregate resources essential for regional infrastructure and housing development.
86. The location also allows for a direct internal haul route, efficient staging, and a landform design refined using 2025 LiDAR, ecological assessments, and geotechnical constraints to avoid areas of higher ecological value, including the central western swamp maire

gully, the northeastern wetland, mature pukatea forest, and areas of higher geotechnical uncertainty.

87. Without a new overburden disposal solution, Belmont Quarry would face a significant operational constraint that would materially shorten its remaining life and likely lead to closure in the medium term (5- 10 years depending on market demand). The proposed OBDA is therefore essential to sustaining quarry operations and maintaining a secure, reliable supply of aggregate to the Wellington Region, that can support infrastructure delivery, housing development, and the region's broader economic resilience.

B8 THE PROPOSAL

88. This section of the application is a description of the proposed activity, including the key elements of the Project provided in accordance with clause 5(1)(a) of the FTAA are set out below. More detailed descriptions on particular aspects of the Proposal are set out in the specialist reports and plans accompanying this application.

B8.1 Sequencing and scope

89. Although the Panel will issue its decisions on the Land Exchange and the Substantive Application at the same time, the substantive application is framed around the practical sequencing required to implement the Project. For the purposes of this application, the following sequence applies:
- a. The Land Exchange is approved through the Panel's decision.
 - b. A subdivision consent is granted by the Panel's decision and implemented to create the new lots, including the OBDA lot and the DOC Give and Get parcels as part of the pre-condition requirements of the land exchange. It is noted that the subdivision consent will need to be granted and given effect to within two years of the date of the panel's decision, pursuant to s 86(2) of the FTAA.
 - c. The Land Exchange is given effect through Gazette notice, resulting in the transfer of land ownership and the removal of the OBDA land from Belmont Regional Park. This removes the land's reserve status and creates freehold title.
 - d. Overburden deposition commences within the OBDA once the land is held by Winstone and no longer forms part of the Regional Park, and is subject to resource consents and other approvals issued by the Panel's decision. Those consents commence once the exchange has occurred. Winstone cannot implement these consents unless the land is exchanged (s 116B RMA).
90. In practical terms, overburden disposal within the OBDA can therefore only occur once the Land Exchange has been approved, the subdivision has been implemented, and the land has been transferred to Winstone. These steps ensure that the OBDA land is no longer part to the Belmont Regional Park and is legally available for quarry-related activities. It is logical that the substantive application is considered in this light, and following the consideration of, and on the assumption that, the Land Exchange is accepted.
91. It is acknowledged that the OBDA site is currently zoned General Recreation Activity Area under the Operative Lower Hutt City District Plan and Open Space – Recreation under the Proposed District Plan. Under both planning frameworks, quarrying (including overburden disposal), are not provided for and sit outside the anticipated land-use

pattern for the zone and would be a non-complying activity status under the RMA. Furthermore, as part of Belmont Regional Park, the land is also subject to the Toitū Te Whenua Parks Network Plan 2020–2030 which is a management plan prepared under the Reserves Act 1977. This management plan establishes a clear management direction for the Park. The Plan prioritises ecological restoration, improved waterway health, retirement of grazing land, enhanced recreation networks, strengthened climate resilience, and cultural partnership with mana whenua. It also explicitly states that mining, quarrying, and mineral exploration are “prohibited” within Belmont Regional Park. Importantly these are prohibited under the reserves management plan, which does not mean the same thing as being a prohibited activity for the purposes of the RMA. Accordingly, the OBDA cannot be authorised under the existing park management framework. Obtaining the land exchange and then the RMA approvals under the Fast Track Approvals Act is the only practicable consenting pathway to consider the OBDA and enable the associated land exchange, recognising the regional significance of Belmont Quarry and enabling assessment of the Project notwithstanding the current recreation zoning and Regional Park restrictions.

92. On this basis, there are three resource consent components to the project that require consideration as part of the substantive application:
 - a. The consideration of the consents required to subdivide the land;
 - b. The consideration of the consents associated with the disposal of overburden with the OBDA, and
 - c. The consideration of consents associated with the delivery of the ecological offset works within the Belmont Regional Park (Heffernan Block).
93. The proposal does not involve the following components of quarrying activities (as defined by the National Planning Standards):
 - a. Extraction, processing, transport, storage, sale or recycling of aggregates.
 - b. The use of land and accessory buildings for offices, workshops or car parking.
94. The activities within the OBDA relate only to the deposition of overburden material (including enabling works to prepare site for placement of the material and haulage). Consent is not needed as part of this project to remove overburden from the land within the existing Belmont Quarry, as that is undertaken in accordance with the existing consents held for the site and extraction activities permitted under the relevant plans.
95. One minor consent is required within the Belmont Quarry to remove vegetation from a portion of a landscape buffer that sits between the quarry and the OBDA. This will be required in order to connect the haul road between the quarry land to the OBDA (see section 9.4 below), no other consents are required with respect to the quarry site. Within Belmont Regional Park, the consents required are those associated with the construction of two new wetland habitats to deliver the aquatic offset. These works involve earth shaping, hydrological modification and planting within existing wetland and gully systems to establish self-sustaining indigenous wetland areas.

B8.2 The subdivision

96. The subdivision involves the creation and isolation of all land parcels subject to the land exchange. It is proposed to occur in two stages, with Stage 1 relating to land currently held by Winstone Aggregates (WA), and Stage 2 relating to land within Belmont Regional Park, including the creation of the OBDA lot. Stage 1A forms a sub-stage of Stage 1 and relates to land identified as Haywards Quarry / Dry Creek Block.
97. Within the Regional Park land, the proposed subdivision creates the new OBDA lots, along with three resulting lots to be held by the Department of Conservation.
98. Within the land owned by FCIL, the subdivision creates three DoC "Get" lots surrounding two quarry lots (Belmont Quarry), with a further two lots, one additional DoC "Get" lot and one quarry lot (at the Hayward Quarry / Dry Creek block).
99. Lot 100 DP 322126, which is owned by FCIL, remains unchanged by the subdivision.

Figure 6 Subdivision layout and staging (Source: Scheme Plans, Adamson Shaw)

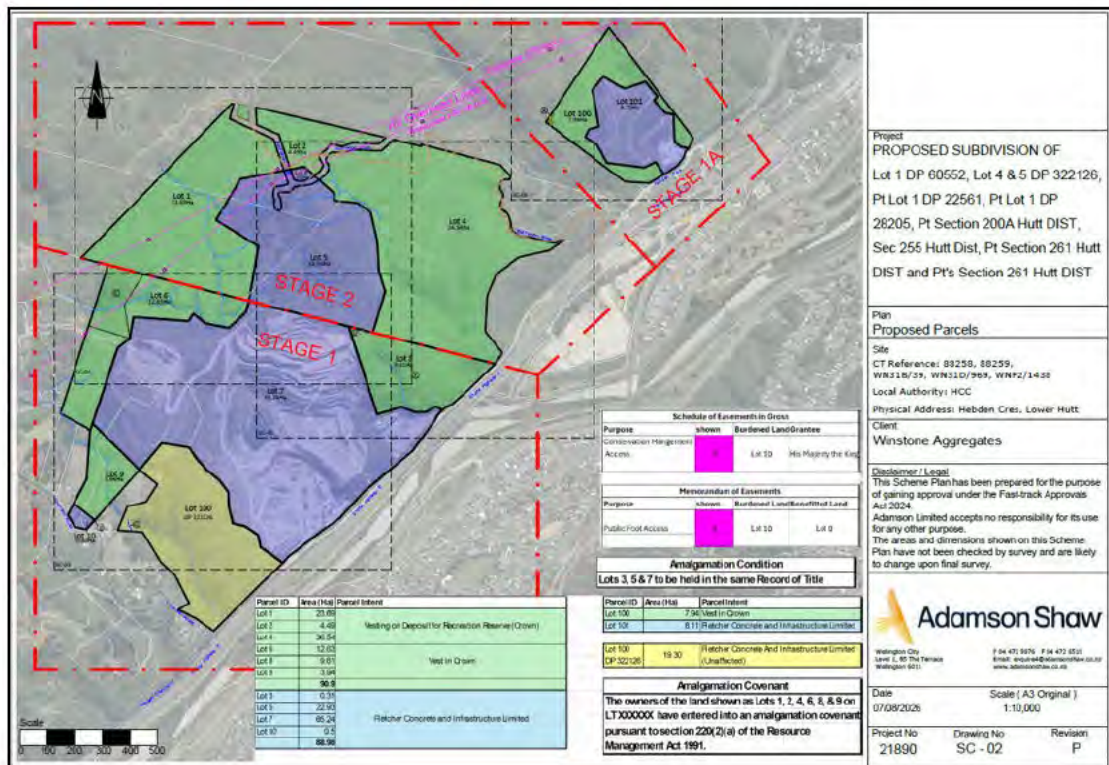


Table 2 Lots created by the subdivision

Lot	Area	Current Status	Status following land exchange	Zoning LHDP	Zoning LHDP	P-
1	23.69ha	DoC land (Regional Park)	DoC land (Regional Park)	General Recreation	Natural Space	Open Zone
2	4.49ha	DoC land (Regional Park)	DoC Land (Regional Park)	General Recreation	Natural Space	Open Zone

Lot	Area	Current Status	Status following land exchange	Zoning LHDP	Zoning LHDP P-
3	0.31ha	DoC land (Regional Park)	OBDA Lot land Freehold owned (DOC-Give) FCIL	General Recreation	Natural Open Space Zone
4	36.54ha	DoC land (Regional Park)	DoC Land (Regional Park)	General Recreation	Natural Open Space Zone
5	22.93ha	DoC land (Regional Park)	OBDA Lot land Freehold owned by FCIL	General Recreation	Natural Open Space Zone
6	12.62ha	Quarry Land	DoC Get	Extraction Activity Area	Quarry Zone
7	65.24ha	Quarry Land	Quarry Lot	Extraction Activity Area	Quarry Zone
8	9.61ha	Quarry Land	DoC Get	Extraction Activity Area	Quarry Zone
9	3.94ha	Quarry Land	DoC Get	General Rural	General Rural Zone
10	0.50ha	Quarry Land	Quarry Lot	General Rural	General Rural Zone
100	7.94ha	Quarry Land	DoC Get	Extraction Activity Area	Quarry Zone
101	8.11ha	Quarry Land	Quarry Lot	Extraction Activity Area	Quarry Zone

100. The subdivision is staged as follows (refer to Figure 6 above):
- Stage 1:
Subdivision of Lot 1 DP 60552, Part Lot 1 DP 22561, Lot 4 DP322126, and Lot 5 DP322126 to create:
 - (i) FCIL Lots: Lots 7, and 10.
 - (ii) DoC Get Lots: Lots 6, 8, and 9.
 - Stage 1A:
Subdivision of Part Lot 1 DP 28205 to create:
 - (i) FCIL Lot: Lot 101.
 - (ii) DoC Get Lot: Lot 100
 - Stage 2:
Subdivision of Part 261 Hutt Dist, Part Section 200A Hutt Dist, and Section 255 Hutt Dist to create:
 - (i) OBDA Lot: Lots 3 and 5.
 - (ii) DoC Get Lots: Lots 1, 2 and 4.
 - (iii) Amalgamation of the Quarry Lot 7 and OBDA lots 3 and 5.
101. It is noted that a portion of the paper road (Buchanan Road) extends through the northern part of the OBDA footprint. As a result, the OBDA comprises proposed Lots 3 and 5.
102. No physical works are proposed as part of the subdivision, and no additional services or access are required for any of the lots. Internal access to the OBDA from the quarry landholding will be provided through the haul road constructed as part of the overburden disposal activities.
103. The subdivision provides the mechanism for the DOC Get sites to vest as Crown reserve land. Provision is made for all existing easements and covenants to be transferred to the new titles.
104. Amalgamation conditions are proposed to ensure that the quarry Lot 7 and OBDA lots 3 and 5 are held together in a single certificate of title.
105. The Final Land Exchange report sets out pre-conditions proposed by Winstone for the land exchange (see **Appendix 7 – Package A** to the Land Exchange in **Part E**). The following requirements have been provided for in respect of subdivision:

Pre-condition 3:

The Approval holder shall obtain all consents and approvals required to separately define the Applicant's land and to enable ownership of that land to be transferred to the Crown. The Approval holder's land will be provided free of all encumbrances and interests, except for the following interests that must remain in place and be brought down onto the new titles:

- a. Open Space Covenant Pursuant to Section 22 of the QEII National Trust Act 1977 (Lot 1 DP60552 and Part Lot 1 DP22561 – Creating document 10476608.1);*

- b. Right of way over Part Lot 1 DP28205 (Creating Document 701267); and*
- c. Easement in Gross – Quarrying effects, shown on Lots 4, 5 and 100 DP322126, burdened land Lots 4, 5 & 100 DP322126 (creating document 5835385.5).*

Pre-condition 6:

Encumbrances

The Approval holder will transfer its estate and interest in the Approval Holder's land to the Minister free from all leases and tenancies and discharges from all mortgages, charges and other encumbrances other than those listed in Condition 3.

Pre-condition 11

Easements

The Approval holder shall survey and register the appropriate easements as shown on Scheme Plan SC-02 (Appendix B10a), including but not limited to:

- a. Easement Z (Right of Way) to be granted over part of Lot 10 for the benefit of Lot 9* (comprised in the DOC-Get Area) for the purpose of conservation activity and maintenance undertaken by DOC or its agents and public pedestrian access. DOC shall have the full and unrestricted right of access, including the right to enter, pass, and repass on foot or by vehicle or machinery, together with its employees and contractors, for the sole purpose of accessing adjoining conservation land for inspection and maintenance related to conservation purposes. Public pedestrian only access shall be permitted, subject to any reasonable temporary restrictions required for public safety, ecological restoration works, pest or weed control, maintenance, fire risk, weather events, or quarry operational safety and may be reasonably determined and specified from time to time by the grantor. DOC shall have the right to carry out inspection, maintenance, repair, and improvement works on any tracks, roads, or structures within Easement Z as reasonably required for conservation purposes and managing public pedestrian access subject to standard terms regarding the suitable management of health and safety obligations and ensuring that the grantor has reasonable prior notice of the intended access and programme of works.*

* Amended to correct an error in those conditions which had the burdened and benefited parcels around the wrong way.

B8.3 The disposal of overburden

- 106. Following completion of the land exchange and subdivision, the OBDA area becomes part of the operational quarry landholding. At this point, the RMA consents allowing overburden to be placed immediately adjacent to the extraction area will commence under s 116B. Winstone will be able to avoid the need for remote disposal options for overburden. This proximity is essential to maintaining operational efficiency, minimising haul distances, and reducing emissions associated with overburden transport.
- 107. The OBDA involves the following proposed activities, in terms of cl.5(1)(a): it is designed as a permanent engineered landform capable of accommodating approximately 2.8 million cubic metres of overburden (including topsoil, subsoil, weathered greywacke, and process fines) over an estimated 35-year period. The landform will be constructed

in ten sequenced stages, each operating as a discrete catchment with dedicated erosion and sediment controls. Within each stage several individual campaign seasons may occur lasting 1-2 years depending on overburden disposal requirements. The staging strategy prioritises early completion and rehabilitation of northern areas adjoining Belmont Regional Park, ensuring that later stages are visually screened and progressively stabilised.

108. The OBDA footprint reflects detailed LiDAR analysis, geotechnical mapping, and ecological constraints, resulting in targeted footprint pull backs from sensitive areas including the central western swamp maire gully, the northeastern wetland, mature pukatea forest, and pockets of higher ecological value in the southwest. The design also ensures compliance with Transpower's minimum separation distances under NZECP 34.
109. Access to the OBDA will be provided through an extension of the internal haul road network, following the central ridgeline to minimise earthworks and maintain workable gradients. All haulage movements are internal to the quarry and land exchange area, with no interaction with the public road network.
110. The OBDA will be developed through preliminary works followed by ten indicative stages (described in detail in the Substantive Overview Section A7, and the Indicative Construction Sequencing and Programme in **Appendix A5 of Part A**). Each stage includes:
 - a. Stage access and enabling works, including ecological pre-clearance, targeted lizard relocation, installation of temporary erosion and sediment controls, vegetation clearance, topsoil stripping, and stockpiling.
 - b. Foundation preparation, involving removal of unsuitable material (soft alluvium, highly weathered rock, clay rich soils, organic material, or remnants of historic fines cells) until competent founding material is exposed. Foundation treatment may include engineered replacement fill, rockfill toe buttresses, basal undercuts, shear keys, and drainage blankets.
 - c. Installation of subsoil drainage, forming a Type 1 collector system at the natural ground/fill interface to manage groundwater and pore pressures.
 - d. Installation of erosion and sediment controls and dust management and noise and associated discharges to air, land and water
 - e. Controlled overburden placement, with material placed in geotechnical zones, moisture conditioned, compacted, and tested in accordance with stage specific construction specifications.
 - f. Fines containment, with the active fines cell formed and raised in step with surrounding structural fill. The Stage 1 fines containment cell is anticipated to be commissioned around Year 5, enabling transition from the Cottle Block fines cell.
 - g. Progressive rehabilitation, with final external faces graded, topsoiled, hydroseeded, and planted with native species as soon as practicable after reaching final profile.
 - h. Suite of measures designed to protect sensitive ecological environments (on and off site).

111. Staging proceeds generally from north to south, enabling early completion of park facing landforms and providing visual screening for later works. Stages do not align one to one with earthworks campaigns; depending on demand, multiple stages may progress within a single campaign, or a stage may span several campaigns.
112. Quarry extraction and processing will continue under existing operational consents while the OBDA is developed. Overburden generated from active stripping will be hauled directly to the OBDA via internal roads, with no change to external traffic movements.
113. Hydrological management for the OBDA integrates stormwater control, surface water flow maintenance, and groundwater drainage to ensure stability, environmental protection, and continuity of downstream hydrological inputs, and will be managed through a staged system of:
 - a. Sediment retention ponds sized at approximately 3% of contributing catchment area
 - b. Decanting earth bunds and silt fences
 - c. Clean water and dirty water diversions
 - d. Fines containment cells
 - e. Subsoil drainage networks
 - f. Progressive stabilisation of completed surfaces
114. Each stage operates as a discrete stormwater catchment during earthworks, with runoff retained and treated internally. As stages reach their final design profile, external faces will be topsoiled, planted, and integrated into the wider rehabilitated landform. Hydrological monitoring—including shallow standpipes and water level recorders—coupled with ecological monitoring and reporting will be undertaken in sensitive downstream environments such as the eastern wetland and central swamp maire gully
115. Between campaigns, activity reduces to inspection and maintenance of erosion and sediment controls, haul roads, and fines containment infrastructure. Year-round operations primarily involve low volume disposal of process fines (approximately 50,000 tonnes per annum), undertaken intermittently by a single truck or potentially by direct pumping.
116. The OBDA will require the staged removal of approximately 9 ha of indigenous vegetation and 6 ha of exotic vegetation, including areas of manuka–broadleaf scrub, seral forest, tree fern gully systems, and pockets of wetland vegetation. Within this footprint, approximately 10.93 ha of lizard habitat will be cleared, and 0.07 ha of natural inland wetland will be permanently reclaimed to enable overburden placement and landform construction.
117. Several intermittent tributaries will also be modified or reclaimed, resulting in the loss of short reaches of ephemeral and intermittent stream habitat. The vegetation clearance will affect scattered individuals of threatened flora, including swamp maire and ramarama, which cannot be retained within the final landform will be translocated to suitable nearby habitat.
118. A comprehensive ecological package accompanies the OBDA development, delivering rehabilitation, staged offsetting, and species-specific mitigation across Belmont

Regional Park. This includes 15 ha of on-site indigenous revegetation within the OBDA as stages reach their final landform, 17 ha of forest restoration offset planting within the Heffernan Block, and the creation of 0.2 ha of new natural inland wetland as an offset of the wetland area lost. Streams will be reinstated within the site as part of the restoration works (and as a contingency the Ecological assessment has demonstrated that a riparian offset could be implemented should it be required). A species-specific programme provides for the translocation and propagation of swamp maire and ramarama, with 140 swamp maire saplings to be established in suitable wetland and gully environments adjacent to the OBDA. Lizard populations will be salvaged and relocated to legally protected release sites within the Park, supported by predator control, habitat enhancement, and long-term monitoring. Collectively, these measures ensure that ecological effects are avoided, minimised, remedied, and offset in accordance with the effects management hierarchy, and deliver a long-term net ecological gain. Consents required to deliver the offset ecological works are described below, section 9.5.

119. Overall, the OBDA represents a carefully designed, staged, and environmentally managed solution that secures long-term overburden capacity, maintains the viability of a regionally significant aggregate resource, and integrates operational, geotechnical, hydrological, and ecological considerations into a single coherent landform. The operational activities described above form the basis for the assessment of environmental effects in subsequent sections, including earthworks, hydrology, ecology, landscape, noise, and air quality.

B8.4 Existing Quarry Operations

120. The only consent required within the existing quarry landholding relates to authorising vegetation removal within the landscape buffer along the northern boundary of the quarry, to allow for a haul road that links the existing quarry to the new OBDA. Although historic aerial imagery and previous consents show that this area has been largely devoid of vegetation for an extended period, consent is sought for completeness to formally recognise this removal and ensure all components necessary to enable the Project are appropriately covered. No physical works are required to give effect to this consent.
121. 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. No amendments are sought to quarrying activities within the Belmont Quarry, hours of operation, extraction limits, or any other authorised components of the current quarry consents. The Project provides ongoing access to aggregate resources, thereby supporting the long-term life of the quarry, but it does not generate any increase in external traffic movements. All vehicle movements associated with the transport of overburden remain internal to the quarry landholding, and other traffic movements remain consistent with existing quarry activities.
122. Accordingly, aside from the technical vegetation removal consent described above, no other consents are required within the existing quarry landholding, and no changes or overlaps with existing quarry consents arise from the proposal.

B8.5 The Ecological Offset works

123. To address residual ecological effects, the Project incorporates a comprehensive ecological package spanning terrestrial, wetland, riparian, and species-specific restoration measures within Belmont Regional Park.
124. The core terrestrial offset is delivered within the 17ha Heffernan Block, where staged indigenous forest restoration and lizard habitat will occur over 30 years. Works within the Heffernan Block include site preparation, weed and pest control, eco-sourced planting at 1.5 m spacing, enrichment planting, and long-term maintenance to achieve 80% canopy cover and 95% survival. Discrete earthworks are required to prepare planting areas, manage drainage, and stabilise slopes, followed by ongoing vegetation management and pest control across the entire offset area. Within the Heffernan Block riparian enhancement and habitat creation will also form part of the offset, including 1,080 m of riparian restoration along Speedy's Stream headwaters.
125. Wetland offset requirements are met through the creation of 0.2 ha of new natural inland wetland, achieved by targeted earthworks to lower ground levels, construct small bunds, and redirect minor tributaries to establish stable wetland hydrology. These areas will be planted with a diverse assemblage of wetland species (minimum 15 species) and managed through weed control, pest management, and hydrological monitoring to achieve a self-sustaining wetland condition.
126. A precautionary offset is provided for swamp maire recognising the experimental nature of direct transfer. This offset provides for the propagation, rearing, and planting of 140 swamp maire saplings (each approximately 2 m tall) within existing swamp maire habitat in Belmont Regional Park, adjacent to the OBDA footprint. These receiving sites comprise natural wetland and wet-gully environments with suitable hydrological conditions to support long-term establishment. In addition to discrete earthworks to plant the propagated plants, discrete vegetation management, weed control, and ongoing monitoring will be required to ensure successful establishment.
127. Collectively, these measures form an integrated ecological restoration programme that addresses vegetation loss, wetland and stream reclamation, and species-specific effects, while delivering long-term ecological enhancement and improved indigenous habitat values.

B9 CONSENT DURATION AND LAPSE PERIOD

B9.1 Duration (s123 of the RMA)

128. To enable the long operation of mineral extraction activities within the Belmont Quarry, and to reflect the level of investment required and to ensure a certainty of aggregate supply to the market, Winstone seeks that:
129. That the subdivision consent, and the district land use consents under s9(3) are not limited in their duration in accordance with s123 (1) (b) of the RMA; and
130. That the land use consents under s9(2) (earthworks, vegetation clearance and the disposal of overburden), stream works consent under s13, water permit under s14, and discharge permits under s15 have a 35-year duration in accordance with s123 (1) (c) of the RMA
131. That the reclamation of the streamworks consent under s13 has a unlimited duration

in accordance with s123 (1) (a) of the RMA

B9.2 Lapse (s125 of the RMA).

132. A standard lapse period of five years is sought for the subdivision consent, the consents for the overburden disposal activities, and the consents required for the ecological offset works within Belmont Regional Park.
133. The construct and operate consents associated with the OBDA, should have a commencement date, after title has been issued to Winstone for the OBDA (the land exchange is complete) as per s 116B RMA as exercise of those consents is contingent on the land exchange.

B10 CONSULTATION

B10.1 Fast-Track Consultation Requirements

134. An overview of consultation undertaken, for the purposes of s 29 of the FTAA, is provided with the Substantive Application Overview. This includes the material required by clause 6(1)(e)-(f) of Schedule 5 to the FTAA, which requires that an assessment of the environmental effects under the FTAA must include:
135. 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; and
136. If iwi or hapū elect not to respond when consulted on the proposal, any reasons that they have specified for that decision.
137. For the purposes of clause 6(1)(e)-(f) of Schedule 5 to the FTAA, the assessment of the Project has identified the adjacent landowners and occupiers **as the only persons who may be affected by the Project**. Their views, and Winstone's responses to those views, are addressed in the Consultation Overview Report (**Appendix A4**). The views of iwi and hapū, and the outcomes of engagement undertaken with mana whenua, are addressed in the Iwi Engagement Report (**Appendix A6**). Where iwi or hapū elected not to respond, the reasons provided for that decision are also recorded, as required by clause 6(1)(f).
138. The Consultation Overview Report and Iwi Engagement Report also addresses the mandatory pre-lodgement consultation requirements in s 29 of the FTAA for listed projects.
139. Section 29 of the FTAA requires consultation with the persons and groups identified in Section 11(1)(a) of the FTAA, prior to lodging the Substantive Application.
140. Section 11(1)(A) of the FTAA (pre amendment version), as it stood when Winstone commenced consultation with some parties, required the applicant to consult with the following parties prior to lodging the Substantive Application.

the relevant local authorities; and

any relevant iwi authorities, hapū, and 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*
- iii. *any relevant applicant groups with applications for customary marine title under the Marine and Coastal Area (Takutai Moana) Act 2011; and*
- iv. *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*
- v. *the relevant administering agencies; and*
- vi. *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.*

141. Additionally, the FTAA requires specific consultation for approvals relating to Resource Management Act 1991 (Schedule 5, Clause 6(e)), approvals relating to Wildlife Act 1953, (Schedule 6, Clause 3) approvals relating to Reserve Act 1977 (Concession Application), (Schedule 7, Clause 4) and (Schedule 8, Clause 2) approvals relating to Heritage New Zealand Pouhere Taonga Act 2014. These specific consultation requirements have been considered as part of the consultation for the Substantive Application.
142. For consultation commenced prior to amendments to the FTAA coming into force on 31 March 2026, and this consultation is required to be completed pursuant to the transitional provisions. Where consultation had not commenced as of 31 March the applicant provided written notification to parties under the amended section 29 of its intention to lodge the application That 20-working day timeframe has now expired (in accordance with s29(1) (aa) and (1A) of the Act).

B10.2 Overview of consultation

143. Three streams of consultation have been undertaken for the substantive application:
- a. Iwi consultation with Taranaki Whānui ki te Upoko o Te Ika, Te Āti Awa, Ngāti Toa Rangatira, as well as Mana Whenua groups Muaupoko and Rangitāne o Wairarapa, and Rangitāne o Tāmaki nui-ā-Rua.
 - b. Consultation with local authorities GWRC and HCC
 - c. General Consultation with administering agencies (DOC and HNZPT), holders of interest (Transpower and QEII), adjacent landowners, and relevant stakeholders including Fish & Game, the Game Animal Council, the Wellington Conservation Board, and the Friends of Belmont Regional Park.
144. Details of the consultation undertaken are contained within the two consultation reports provided with the application, the Iwi Engagement Report prepared by Wikaira

Consulting, and attached as **Appendix A7**, and the Consultation Report, attached as **Appendix A4**.

145. In summary the key outcomes from this consultation:

B10.2.1 Iwi Consultation:

146. Engagement with iwi has been extensive and iterative, continuing from the land-exchange process into the development of the Substantive Application. Key outcomes include:

- a. Refinement of the OBDA footprint to protect sensitive ecological areas, where practicable, and respond to cultural concerns about headwater streams and wetlands.
- b. Integration of input into ecological design, including the Rehabilitation and Ecological Management Plans, Offset Management Plan, and Lizard Management Plan, ensuring taonga species, cultural values, and long-term restoration aspirations are appropriately recognised.
- c. Confirmation of cultural values and effects, including the significance of Pareraho/Pōkaimangumangu, headwater environments, mouri of wai and whenua, taonga species, and long-term landscape change.
- d. Commitment to prepare a Cultural Management Plan, providing a structured framework for ongoing engagement tailored to each mana whenua group.
- e. Integration of iwi recommendations into hydrological design, taonga species protection, wetland and stream reinstatement, and long-term monitoring and adaptive management.
- f. A full Cultural Values Assessment from Taranaki Whānui/Te Āti Awa and written response from Te Rūnanga o Toa Rangatira were received and both of which informed project refinement.

B10.2.2 HCC and GWRC:

147. Consultation with both councils has been regular, structured, and collaborative. Key outcomes include:

- a. Agreement on the consenting approach under the FTAA, including a subdivision consent for the land-exchange parcels and a single integrated consent for the OBDA.
- b. Council input into the proposed conditions framework, ensuring alignment between district and regional requirements and addressing matters raised through pre-application discussions.
- c. Technical refinement of hydrology, ecology, erosion and sediment control, air quality, contamination, landscape, noise, and geotechnical assessments following council review of draft specialist reports.
- d. Identification of ecological offset and restoration opportunities within Belmont Regional Park through workshops with GWRC Parks, directly informing the Offset Management Plan and Lizard Management Plan.
- e. Shared understanding of site constraints and opportunities through multiple site visits and technical workshops.

- f. Consultation with GWRC in its capacity as statutory manager of the Belmont Regional Park, and as a requiring authority in terms of its Notice of Requirement for a designation over the Belmont Regional Park.
- g. Consultation with HCC in its capacity as owner of the Heffernan Block

B10.2.3 General Consultation

148. Consultation with administering agencies, holders of interest, adjacent landowners, and stakeholders has informed several aspects of the Substantive Application:

- a. Department of Conservation (DOC): Engagement informed wildlife approval requirements, lizard salvage and relocation methodology, receptor site selection, habitat enhancement, and long-term species management. DOC feedback shaped the Lizard Management Plan and ecological restoration proposals.
- b. Heritage New Zealand Pouhere Taonga (HNZPT): Consultation informed archaeological investigations, discovery protocols, and the Archaeological Management Plan. HNZPT feedback was incorporated into final reporting and proposed conditions.
- c. Transpower: Engagement addressed national grid easements, access requirements, safety clearances, and offset planting within transmission corridors. This resulted in refinement of the offset planting strategy and recognition of Transpower's ongoing consultation requirements in management plans and conditions.
- d. QEII National Trust: Consultation informed subdivision design and covenant considerations associated with the land-exchange parcels.
- e. Fish & Game: Feedback emphasised downstream water-quality protection and informed the ESCP, water-quality performance standards, monitoring triggers, incident response requirements, and the conditions framework.
- f. Game Animal Council: The Council confirmed no concerns with the proposal and did not seek further engagement.
- g. Friends of Belmont Regional Park: Although the group continues to oppose the proposal, their feedback informed refinement of ecological management, wetland and swamp maire considerations, pest management, and landscape responses.
- h. Adjacent landowners: Engagement with residents nearest to the OBDA clarified potential effects relating to landscape, dust, noise, and operations. Feedback informed communication commitments and the conditions framework.
- i. Wellington Conservation Board and other stakeholders: Engagement provided broader context on park values, recreation use, and environmental expectations, supporting refinement of restoration and offset proposals.
- j. Waka Kotahi/NZTA: Engagement with Waka Kotahi as part of the land exchange confirmed that it had no interest in the land subject the exchange, and in particular that the locations considered for offset planting for SH58 realignment works within the Belmont Regional Park did not overlap with those for the land exchange. The Heffernan Block is also not part of the sites considered for the SH58 offset.

B10.3 Consultation Summary

149. Overall, consultation has materially shaped the Substantive Application. Engagement

with iwi resulted in refinement of the OBDA footprint to avoid sensitive ecological areas, integration of cultural values into ecological and hydrological design, and a commitment to ongoing partnership through a Cultural Management Plan. Consultation with GWRC and HCC established a clear consenting pathway under the FTAA, informed technical assessments, and contributed to the development of a coherent conditions framework. Engagement with DOC, HNZPT, Transpower, QEII, Fish & Game, Friends of Belmont Regional Park, and adjacent landowners led to improvements in wildlife management, archaeological protocols, offset planting design, erosion and sediment control, water-quality protection, and communication commitments. Collectively, this consultation has strengthened the Project's environmental management approach, refined technical design, and ensured the Substantive Application responds appropriately to the interests and concerns of affected parties.

B11 APPROVALS

150. GWRC, HCC, and NZ Transport Agency Waka Kotahi (NZTA) have provided written confirmations relevant to the Project's offset programme, land exchange, and designation matters.

B11.1.1 GWRC – Support for Offset and Mitigation Works

151. GWRC has confirmed support in principle for the use of two areas within Belmont Regional Park—the Conservation Estate land adjoining the OBDA and the Heffernan Block—for biodiversity restoration and enhancement associated with the Project. GWRC confirms that:
152. the proposed offset works do not conflict with any programmed GWRC works;
153. the works are consistent with long-term ecological management intent for the Park; and
154. support is provided from an asset management perspective, with all regulatory decisions remaining subject to the FTAA and RMA approval processes. GWRC notes that, should approvals be granted, a separate agreement will be required to address access, staging, methodology, monitoring, and long-term management.
155. A copy of this letter is included as **Appendix B16A**.

B11.1.2 GWRC – s178(2) Requiring Authority Consent

156. GWRC has issued written consent under RMA s178(2) for works affecting designation WRC-15 (Belmont Regional Park), confirming that the designation will not be advanced over the OBDA area if the land exchange is approved. GWRC also confirms it will alter or remove the designation once new titles are issued following the exchange. A copy of this letter is included as **Appendix B17**.

B11.1.3 Hutt City Council – Suitability of Heffernan Block for Offset Works

157. HCC's Parks Planning and Ecology teams have confirmed that the Heffernan Block is ecologically suitable and technically feasible for the proposed offset programme, including forest restoration, wetland creation, riparian enhancement, and long-term pest and weed management. HCC raises no planning or ecological concerns with progressing the offset area through the FTAA process, noting that this confirmation does not constitute landowner approval or statutory consent. A copy of this letter is included as **Appendix B16B**.

B11.1.4 NZ Transport Agency Waka Kotahi – No Remaining Interest in Land Exchange Area

158. Engagement with Waka Kotahi as part of the land exchange confirmed that it had no interest in the land subject the exchange, and in particular that the locations considered for offset planting for SH58 realignment works within the Belmont Regional Park did not overlap with those for the land exchange. The Heffernan Block is also not part of the sites considered for the SH58 offset. A copy of this letter is included as **Appendix B18**.

B12 ASSESSMENT: THE PLANNING FRAMEWORK

159. This section of the application is provided in accordance with Schedule 5(1)(h).
160. Clause 5(1)(h) of the FTAA requires an assessment of the activity be provided against relevant provisions of the following documents provided in Schedule 5, clause 5(2) of the FTAA:
- a) A national environmental standard.
 - b) Other regulations made under the RMA.
 - c) A national policy statement.
 - d) A New Zealand coastal policy statement .
 - e) A regional policy statement or proposed regional policy statement.
 - f) A plan or proposed plan.
 - g) A planning document recognised by a relevant iwi authority and lodged with a local authority.
161. The Project has been considered against the above documents in the following sections of this report as well as against the items listed in Schedule 5, clause 5(3)(a) – (c), being the relevant objectives and policies or rules, and requirements, conditions and permissions in those rules. The purpose of this section is to introduce and set the frame for the relevant statutory and policy frameworks engaged by the Project. The detailed assessment of the Project against the statutory requirements in the above clauses is provided in section 18 of this report.
162. The application seeks all resource consents necessary for the staged implementation and ongoing operation of the Project. The list of consents considered to be required is outlined below. For completeness, this application also seeks consent for any matters that are not listed below but which are subsequently identified as being necessary through the processing of this application. If such matters are identified, the applicant will provide to the EPA an assessment of any relevant adverse effects that are different to, additional to, or cumulative upon those discussed in this report, which would be generated by the Project as a result of the additional matters.
163. For the purpose of this assessment, the deposition of overburden is defined as *Quarrying activity* as per the definition in the National Planning Standards 2019.

B12.1 National Environmental Standards

164. National environmental standards (NES) apply directly to consenting decisions and can introduce specific consent requirements and activity classifications. The following have been identified as being relevant and the consent requirements are set out in section 14 below.

B12.1.1 National Environmental Standards for Contaminated Land 2011 (NES-CS)

165. The NES-CS applies to specific activities on land where contaminants in soil may pose risks to human health. It is relevant where site history or investigations indicate potential contamination and the proposal involves activities captured by the NES-CS. The substantive application for approvals includes both preliminary and detailed site investigations undertaken pursuant to the NES-CS, and the NES-CS is therefore relevant to the Project both with respect to the subdivision, and the overburden disposal activity.

B12.1.2 National Environmental Standards for Freshwater 2020 (NES-F)

166. The NES-F regulates activities that pose risks to freshwater and freshwater ecosystems. It is directly relevant to quarry proposals that involve works in, on, under or near rivers/streams, wetlands and their margins, and activities that may affect freshwater values (including structures, diversion/reclamation and sediment-related effects). In particular, the earthworks and vegetation clearance within the OBDA to reclaim wetlands and streams (being the bed of a river), to clear vegetation, and to establish the wetland offset, require consent under the NES-F.

B12.1.3 National Environmental Standard for Air Quality (NES-AQ)

167. The NES-AQ sets national “bottom line” requirements and ambient air quality expectations (and controls for certain specific sources). The policy framework, ‘activity status’, and relevant standards as they relate to quarrying activities are usually addressed through regional plan rules, as opposed to the NES-AQ. This Standard provides a relevant national benchmark for air quality outcomes, none of which are breached by the proposed activity (the proposal complies with permitted thresholds identified in Schedule 1, and the airshed is not considered to be polluted). The NES-AQ is, therefore, of limited relevance to the Project.

B12.1.4 NES for Electricity Transmission Activities (NES-ETA)

168. These regulations only apply to an activity that relates to the operation, maintenance, upgrading, relocation, or removal of an existing transmission line, including any construction activity. The footprint of the OBDA has been designed to ensure that the OBDA does not encroach into the minimum separation distances from overhead electricity transmission lines to comply with Transpower requirements and the mandatory provisions of NZECP 34. The NES-ETA is, therefore, of limited relevance to this Project, other than with respect to providing for access for Transpower to access their assets.

B12.1.5 Other National Environmental Standards

169. For completeness, it is noted that the following NES are not relevant to the Proposal:
- NES for Commercial Forestry (NES-CF) as the project does not involve forestry activities.
 - NES for Detached Minor Residential Units 2025 as the project does not involve any residential activity.
 - NES for Marine Aquaculture (NES-MA) as the project is not related to marine farms.
 - NES for Sources of Human Drinking Water as the project does not relate or impact on water catchments upstream of drinking water extraction points.

- e. NES for Telecommunications Facilities as the project does not relate to mobile phone network towers and broadband infrastructure.
- f. NES for Storing Tyres Outdoors as the proposal does not relate to the storage of tyres.

B12.2 Regulations

- 170. Regulations under the RMA place direct operational restrictions or requirements on specific activities. In this case, there are no specific activities proposed that are subject to any regulation.

B12.3 National Policy Statements (NPS) and the New Zealand Coastal Policy Statement (NZCPS)

- 171. NPSs provide direction that regional and district plans must give effect to and that must be considered in consenting decisions. While NPS and the NZCPS must be given effect to through regional and district plans and considered in consenting decisions, they do not of themselves create consent requirements or activity status triggers. The following have been identified as being relevant:

B12.3.1 NZCPS

- 172. The NZCPS is the only compulsory national policy statement under the RMA and guides management of the coastal environment. It is only relevant where the proposal affects the coastal environment or coastal processes and values. As the Project is not located in or adjacent to the coastal environment, the NZCPS is not directly relevant to the consideration of this application. For completeness, ultimately, the watercourses related to the Site drain to the coast/harbour via the Hutt River and its tributaries, and appropriate control measures such as sediment retention ponds, divisions bunds, silt fence and chemical treatment have been adopted to ensure that the discharge to water have been undertaken in accordance with Policy 23 of the NZCPS and therefore any effects in relation to the coastal environment will be appropriately managed.

B12.3.2 National Policy Statement for Infrastructure 2025

- 173. The NPS-I identifies infrastructure supporting activities which are activities that are not ancillary infrastructure activities but that are needed to directly support infrastructure activities and may include quarrying activities. As such, the NPS is highly relevant to the Project.

B12.3.3 National Policy Statement for Freshwater Management (NPS-FM)

- 174. The NPS-FM sets the overarching direction for freshwater management, including giving effect to Te Mana o te Wai and requiring integrated management across catchments. As the Project includes reclamation of streams and wetlands the NPS-FM is relevant to the Project. Quarrying activities have a recognised pathway to the effects management hierarchy in cl 3.22(d) of the NPS-FM and associated NES –F.

B12.3.4 National Policy Statement for Indigenous Biodiversity (NPS-IB)

- 175. The NPS-IB provides direction to protect, maintain and restore indigenous biodiversity, and to apply a clear decision-making approach (including Treaty principles and tangata whenua roles) when managing effects on indigenous biodiversity values. As the Project involves the removal of indigenous vegetation (including areas of significant indigenous

vegetation), relocation of indigenous fauna, and the adoption of the effects management hierarchy for effects on indigenous biodiversity, the NPS-IB is relevant to the Project. The NPS-IB cl. 3.11 provides a recognised pathway for use of land for quarrying activities to manage effects via the effects management hierarchy.

B12.3.5 National Policy Statement on Urban Development (NPS-UD)

176. The NPS-UD provides direction for well-functioning urban environments and growth planning. It is most directly relevant to plan making and urban development decisions, but it can also provide context where a proposal supports urban development outcomes. While the Project is not an urban development in and of itself, quarrying provides aggregate for urban development including housing and infrastructure. The NPS-UD is, therefore, of some relevance to this Project.

B12.3.6 Other National Policy Statements

177. For completeness, it is noted that the National Policy Statement for Natural Hazards (NPS-NH) applies to all activities managed under the RMA, except for infrastructure (as defined in the Act) and primary production (as defined in the National Planning Standards). In this case, primary production is defined in the National Planning Standards as:

primary production	means:
	(a) any aquaculture, agricultural, pastoral, horticultural, mining, quarrying or forestry activities; and
	(b) includes initial processing, as an ancillary activity, of commodities that result from the listed activities in a);
	(c) includes any land and buildings used for the production of the commodities from a) and used for the initial processing of the commodities in b); but
	(d) excludes further processing of those commodities into a different product.

Quarrying is defined as:

quarrying activities	means the extraction, processing (including crushing, screening, washing, and blending), transport, storage, sale and recycling of aggregates (clay, silt, rock, sand), the deposition of overburden material, rehabilitation, landscaping and cleanfilling of the quarry, and the use of land and accessory buildings for offices, workshops and car parking areas associated with the operation of the quarry.
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178. As such, this NPS is not relevant to the proposal.
179. In addition, the following NPS have been identified as not relevant to the proposal:
- National Policy Statement for Highly Productive Land (NPS-HPL) as there is no highly productive land (as defined under the NPS-HPL) within the Project footprint.
 - National Policy Statement for Renewable Electricity Generation Amendment 2025 as the Project does not involve Renewable Electricity Generation.
 - National Policy Statement for Electricity Networks 2008 Amended 2025 as the Project does not involve electricity transmission or distribution.
 - National Policy Statement for Greenhouse Gas Emissions from Industrial Process Heat as the Project does not involve Industrial Process Heat.

B12.4 Regional Policy Statement and Regional Plans

- 180. An assessment of the relevant Region Plans are required under section 104(1)(b)(v) and (vi) of the RMA and sch 5, cl 5(2)(e) and (f) of the FTAA.
- 181. The relevant Regional Council is Greater Wellington Regional Council (GWRC), the relevant Regional Policy Statement is the Regional Policy Statement for the Wellington Region (RPS), and the relevant regional plan is the Natural Resources Plan (NRP).
- 182. Proposed Plan Change 1 to the RPS (PC1 RPS) and NRP (PC1 NRP) are currently under development and progression through the statutory RMA process. The plan change to the NRP was paused effective 26 June 2025, and the notified version of PC1 remains in effect.

B12.4.1 The RPS

- 183. The RPS became operative on 24 April 2013. The RPS sets out the framework and priorities for resource management in the Wellington Region. It identifies the regionally significant resource management issues for the Wellington Region, and sets out objectives, policies and methods intended to achieve the integrated management of natural and physical resources.
- 184. RPS PC1 was publicly notified in August 2022. The focus of Proposed Change 1 to the Regional Policy Statement is to implement and support the National Policy Statement on Urban Development 2020 (NPS-UD) and to start the implementation of the National Policy Statement for Freshwater Management 2020 (NPS-FM). The changes to the RPS also seek to address issues related to climate change, indigenous biodiversity and high natural character. The decisions on RPS PC1 were released on 4 October 2024 and is now subject to several appeals. Because part of RPS PC1 was undertaken with the freshwater planning process, some of the provisions have been made fully operative, whereas others are not 'fully operative'. There are a high number of appeals on the RPS-PC1 currently before the Environment Court.
- 185. The RPS and RPS PC1 are relevant to the project.

B12.4.2 The Regional Plan

- 186. The region is divided into five whaitua (catchments), and the land subject this consent forms part of the *Te Whanganui-a-Tara Whaitua*.
- 187. NRP PC1 divides land within the region is into catchment units, with the land subject to the consents identified as being within the *Te Awa-Kairangi Catchment Management Unit*.
- 188. The NRP and PC1 are relevant to the consents for the overburden disposal activity, with respect to the necessary consents required under sections 9(2), 13 (1), 14(1), and 15 (1).
- 189. Under the NRP, the following definitions are relevant:

The definition of Earthworks:

The disturbance of a land surface from the time soil is first disturbed on a site until the time the site is stabilised. Earthworks includes blading, contouring, ripping, moving, removing, placing or replacing soil or earth, by excavation, or by cutting or filling operations, or by root raking.

Earthworks do not include:

- (a) cultivation of the soil for the establishment of crops or pasture, and*
- (b) the harvesting of crops, and*
- (c) thrusting, boring, trenching or mole ploughing associated with cable or pipe laying and maintenance, and*
- (d) the construction, repair, upgrade or maintenance of:*
 - (i) pipelines, and*
 - (ii) electricity lines and their support structures, including the National Grid, and*
 - (iii) telecommunication structures or lines, and*
 - (iv) radio communication structures, and*
 - (v) firebreaks or fence lines, and*
 - (vi) a bore or geotechnical investigation bore, and*
- (e) repair or maintenance of existing roads and tracks, and airfield runways, taxiways, and parking aprons for aircraft, and*
- (f) maintenance of orchards and shelterbelts, and*
- (g) domestic gardening, and*
- (h) repair, sealing or resealing of a road,*
- (i) discharge of cleanfill material.*

Overburden is included in the definition of Bulk Solid Material as follows:

Bulk Solid Materials

Means materials consisting of, or including, fragments that could be discharged as dust or particulate. These materials include but are not limited to: gravel, quarried rock, quarry overburden, fertiliser, coal, flour, rock aggregate, grains, compost and woodchip.

The definition of Stormwater is:

Runoff that has been intercepted, channelled, diverted, intensified or accelerated by human modification of a land surface, or runoff from the external surface of any structure, as a result of precipitation and including any contaminants contained therein.

For the avoidance of doubt, stormwater excludes discharges associated with earthworks, vegetation clearance, break-feeding and cultivation that are managed under rules in section 5.3 of the Plan.

- 190. On this basis, no consents are required under the plan with respect to discharges of stormwater.
- 191. For completeness, it is noted that the Project area is not listed in Schedule F of the NRP as a an Ecosystem and habitat with significant indigenous biodiversity values.

192. Under the NRP PC1, the following definitions (and their proposed changes) have immediate legal effect and are relevant:

The definition of Earthworks:

For Whaitua Te Whanganui-a-Tara and Te Awarua-o-Porirua Whaitua only:

The alteration or disturbance of land, including by moving, removing, placing, blading, cutting, contouring, filling or excavation of earth (or any matter constituting the land including soil, clay, sand and rock); but excludes gardening, cultivation, and disturbance of land for the installation of fence posts. Except that, for the purposes of Rules WH.R20, WH.R21 and P.R19, P.R20, 'earthworks' has the same meaning as given in section 3 of the Resource Management (National Environmental Standards for Plantation Forestry) Regulations 2017.

Note: the site is within the Te Whanganui-a-Tara Whaitua.

The definition of Stormwater is:

Runoff that has been intercepted, channelled, diverted, intensified or accelerated by human modification of a land surface, or runoff from the external surface of any structure, as a result of precipitation and including any contaminants contained therein.

For the avoidance of doubt, stormwater excludes discharges associated with earthworks, vegetation clearance, break-feeding and cultivation that are managed under rules in sections 5.3, 8.2 and 9.2 of the Plan.

193. It is also noted that the site is not defined under NRP-PC1 as being a Site of Significant Indigenous Biodiversity Value.

B12.5 District Plans

194. An assessment of the relevant plan or proposed plan is required under section 104(1)(b) (vi) of the RMA and sch 5, cl 5(2) (f) of the FTAA.
195. The LHDP (operative) and P-LHDP (proposed) are both relevant to the consents required for the overburden disposal activity under s9(3) and the subdivision consents required under s11.

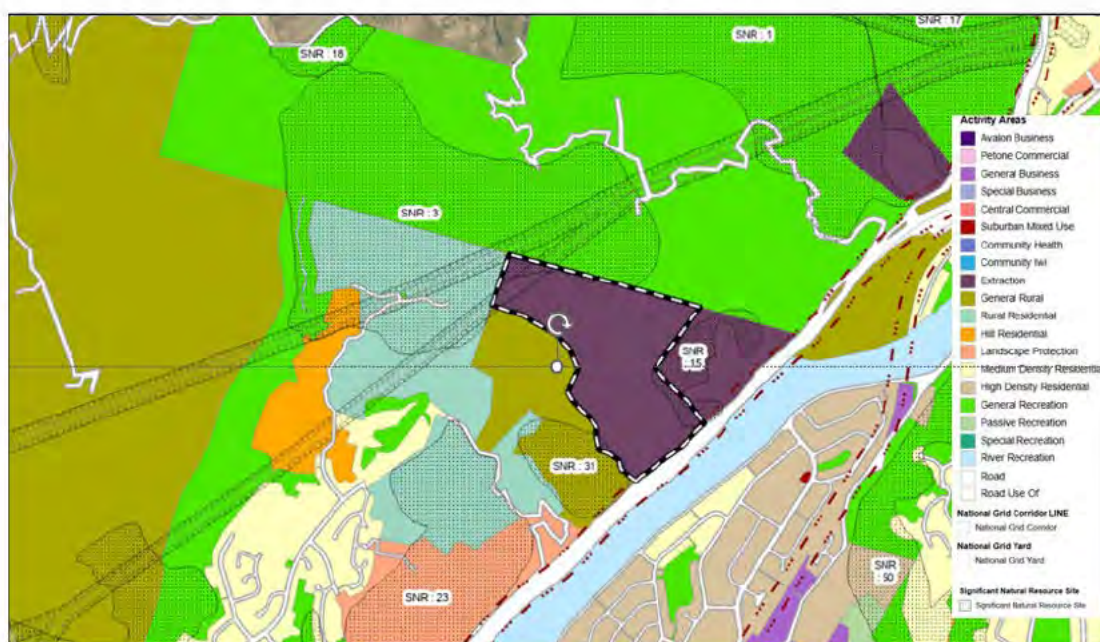
B12.5.1 The Operative District Plan

196. The relevant Territorial Authority is Lower Hutt City Council (**HCC**), and the relevant District Plan is the City of Lower Hutt District Plan (Operative) (**LHDP**).
197. The LHDP has been in place since the early 2000s and has been subject to multiple plan changes over time, including recent changes responding to national direction on housing intensification and updates to natural hazard and infrastructure provisions. The Plan sets out the city's land-use framework, identifies zones and overlays, and establishes objectives, policies, rules, and standards to manage environmental effects and guide development.
198. Under the LHDP the deposition of overburden is included in the definition of Extraction activity in Chapter 3 (emphasis added).

an operation in connection with prospecting, exploring and any mining operation including blasting, processing (crushing, screening, washing and blending),

storage, distribution and sale of aggregates, ancillary earthworks, removal and deposition of overburden and rehabilitation works.

Figure 7– LHDP Planning Map extract (541 Hebden Crescent in black/white outline)



199. The following zonings and overlays apply to the land under the LHDP:

Table 3 LHDP Zonings and Overlays

Site	Zoning	Overlays
Belmont Regional Park Part Section 261 Hutt DIST Part Section 200A Hutt DIST Section 255 Hutt DIST Includes: - OBDA/DoC Give - Residual Regional Park Lots. - Ecological Offset sites: Swamp maire planting and Lizard relocation	General Recreation	National Grid Corridor National Grid Yard – Subdivision Significant Natural Resources: - SNR: 1. Belmont Bush (Description: Lowland forest vegetation. NZ Pigeon.) - SNR: 17. Haywards Shrubland (Description: Shrubland on hill country.) - SNR: 18. Hill Road (Description: Geological importance) - SNR: 15. Haywards Quarry Bush (Description: Lowland forest on hill country.) - SNR: 3. Boulder Hill Bush (Description:

Site	Zoning	Overlays
		Lowland forest vegetation. NZ Pigeon.) Designation Unique Identifier: TNZ 3 (Requiring Authority: New Zealand Transport Agency) Designation Purpose: State Highway Purposes Designation Unique Identifier: TNZ 4 (Requiring Authority: New Zealand Transport Agency) Designation Purpose: State Highway Purposes BELMONT REGIONAL PARK
541 Hebden Crescent: (Quarry Site – Belmont) Includes: - Quarry Lot - Northern Gully Block	Extraction Activity Area	National Grid Corridor National Grid Yard - Subdivision State Highway and Railway Corridor Buffer Overlays Significant Natural Resources: - SNR: 31. Liverton Road Bush (Description: Lowland forest on hill country.) - SNR: 15. Haywards Quarry Bush (Description: Lowland forest on hill country.) - SNR: 3. Boulder Hill Bush (Description: Lowland forest vegetation. NZ Pigeon.)
Legal Description PT LOT 1 DP 22561 BLKK IX BELMONT SD Includes: - Firth Block	Extraction Activity Area	Significant Natural Resources: - SNR: 15. Haywards Quarry Bush (Description: Lowland forest on hill country.) Designation Unique Identifier: TNZ 1 (Requiring

Site	Zoning	Overlays
		Authority: New Zealand Transport Agency) Designation Purpose: Motorway Purposes State Highway and Railway Corridor Buffer Overlays
Legal Description LOT 100 DP 322126 88260 Includes: Designations: - Southern Gully block	General Rural	Significant Natural Resources: - SNR: 31. Liverton Road Bush (Description: Lowland forest on hill country.) State Highway and Railway Corridor Buffer Overlays
Legal Description LOT 4 DP 322126 88258 Includes: - Quarry Lot - Southern Gully Block	General Rural	Site Specific Requirements - Provisions: 8B 2.1(b), 11.2.2.1(a) - Description: Number of dwellings, allotment design - Provisions: 8A 1.1.3, 11.2.4(b) - Description: Traffic Safety - Provisions: 8B 2.2(h), 8B 3(e) - Description: Restricted discretionary activity for some activities
Legal Description LOT 5 DP 322126 88259 Includes: - Quarry Lot - Southern Gully Block	General Rural	Site Specific Requirements - Provisions: 8B 2.1(b), 11.2.2.1(a) - Description: Number of dwellings, allotment design - Provisions: 8A 1.1.3, 11.2.4(b) - Description: Traffic Safety - Provisions: 8B 2.2(h), 8B 3(e) - Description: Restricted discretionary activity for some activities

Site	Zoning	Overlays
		National Grid Corridor National Grid Yard - Subdivision
620 Hebden Crescent (Quarry Site - Haywards)) Includes: - DoC Give Site / Firth Block Haywards Quarry Lot	Extraction Area	National Grid Corridor National Grid Yard - Subdivision Significant Natural Resources: - SNR: 1. Belmont Bush (Description: Lowland forest vegetation. NZ Pigeon.) - SNR: 17. Haywards Shrubland (Description: Shrubland on hill country.) State Highway and Railway Corridor Buffer Overlays
PT LOT 2 DP 14817 PT DP 3015 SECS 325 335 428 HUTT DIST BLKS II VI BELMONT SD & WALKWAY DP86080 SEC 2 & 4 SO 484502 Includes: - Ecological offset Site: The Heffernan Block	General Rural General Recreation	National Grid Corridor National Grid Yard - Subdivision Significant Natural Resources: - SNR: 49. Speedys Reserve (Description: Lowland forest on hill country, with diverse canopy species. Tawa forest with large specimens. Large numbers of bird species. Spur/ridge truncated by movement along a fault.) - SNR: 2. Belmont Road and Saddle Bush (Description: Lowland forest vegetation. - SNR: 63. Hill Road Bush (Description: Mahoe forest)

Site	Zoning	Overlays
		- SNR: 18. Hill Road (Description: Geological importance.) - SNR: 47. Round Knob and Belmont Road Trig (Description: Flat topped or gently rounded summits on the Western Hills, representing peneplain remnants.)

200. With respect to the zoning and overlays of the LHDP, the following matters are not applicable to the Project:
- Subdivision within an Overland Flowpath of the Flood Hazard Overlay only requires consent where a building platform is created under rule 11.2.3(e). As no building platforms are created by the subdivision, this overlay does not apply.
 - The subdivision does not impact on the Designations TNZ 1, 3 and 4, and the overburden disposal is not located within these designations.
 - The proposal does not involve any new buildings within the State Highway Railway Corridor and therefore there are no relevant rules that apply to the Project relating to this overlay (Appendix 14A Standard 6)
 - The relevant activities with Site Specific Requirements are not applicable to the project.
 - The Significant Natural Resources that are mapped on private land are not relevant as Rule 14E 2.2 (b) (iii) includes an exclusion for properties in private ownership, outlining that the rule ceases to have effect from 31 December 2005
 - Within the Ecological offset site, the Heffernan Block is not subject to any of the mapped Significant Natural Resources despite the larger title block having several overlays these do not apply to the offset site.
201. As such, it is only the following zonings and overlays that are relevant to consenting matters for the Project
- Zonings: Extraction Area, General Rural, and General Recreation Area
 - Overlays: National Grid Corridor, National Grid Yard Subdivision, Significant Natural Resources (where they apply to public land)
202. The relevant noise standards that apply are outlined in section 4.1 of the Acoustic Assessment by Styles Group (**Appendix B10**). Of note with respect of the disposal of overburden activities there are no operational noise limits that apply to the General Recreation Activity Area.

203. Consenting requirements under the LHDP relate to the subdivision of land (with respect to each zone and the National Grid Overlay), activities within the zones (the disposal of overburden), an infringement to the Permitted Activity Condition in the Quarry Zone, earthworks (both with respect to the disposal of overburden and works to create the offset wetland habitat), and development within an SNR. The reasons for consent under the LHDCP are outlined in **section 14** below.

B12.5.2 The Proposed District Plan

204. The LHDP is currently under review, and the Proposed District Plan (**P-LHDP**) was notified on 6 February 2025. Hearings for the P-LHDP are currently underway, with the hearing stream relating to the proposed Quarry Zone a decision is expected on the P-LHDP by July 2026.
205. The LHDP incorporates national planning standards, updated medium-to-high density residential zoning, updated natural hazard mapping, and modernized strategic directions for infrastructure and commercial development.
206. Under the P-LHDP the deposition of overburden is included in the definition of Quarry activity in Part 1 – Interpretation (emphasis added).
- means the extraction, processing (including crushing, screening, washing, and blending), transport, storage, sale and recycling of aggregates (clay, silt, rock, sand), the **deposition of overburden material**, rehabilitation, landscaping and cleanfilling of the quarry, and the use of land and accessory buildings for offices, workshops and car parking areas associated with the operation of the quarry.*
207. Because the P-LHDP is currently progressing through public hearings and independent commissioner evaluations, its objectives, policies, and rules carry variable weight depending on the stage of resolution of relevant submission streams and whether corresponding provisions in the Operative District Plan are contested. The rules of the P-LHDP do not have legal effect under the RMA until decisions are released; no relevant rules have immediate legal effect under section 86B of the Act.
208. Under the Fast-track Approvals Act, the Panel may still consider the P-LHDP as a relevant planning instrument when assessing the proposal and applicants are required to provide information on these under cl. 5(2)(f) a while the P-LHDP does not trigger any formal consent requirements, the relevant provisions have been identified and an assessment against them is provided to assist the Panel. The weighting applied to the P-LHDP relative to the operative LHDP is addressed in Section 14 below.

Figure 8 P-LHDP Planning Map extract (541 Hebden Crescent in black/white outline)



209. The following zones and overlays are proposed for the land under the P-LHDP:

Table 4 P LHDP Zonings and Overlays

Site	Zoning	Overlays
Belmont Regional Park Part Section 261 Hutt DIST Part Section 200A Hutt DIST Section 255 Hutt DIST Includes: - OBDA/DoC Give - Residual Regional Park Lots. Ecological Offset sites: Swamp maire planting and Lizard relocation	Natural Open Space Zone	Energy Infrastructure and Transport - Highway and Railway Noise Overlay - Moderate - Highway and Railway Noise Overlay - High Hazards and Risks – Flood Hazard Overlays - Low Flood Hazard Overlay - Medium Flood Hazard Overlay - High Flood Hazard Overlay Hazard and Risks – Slope Assessment - Slope Assessment Overlay Designations:

Site	Zoning	Overlays
		- ID NZTA-01 /NZTA-02: State Highway 58 Notice of Requirement: - ID WRC-12 Belmont Regional Park National Grid Subdivision Corridor National Grid Yard
541 Hebden Crescent: (Quarry Site – Belmont) Includes: - Quarry Lot - Northern Gully Block	Quarry Zone	Energy Infrastructure and Transport - Highway and Railway Noise Overlay - Moderate - Highway and Railway Noise Overlay - High Hazards and Risks – Flood Hazard Overlays - Low Flood Hazard Overlay - Medium Flood Hazard Overlay - High Flood Hazard Overlay Hazard and Risks – Slope Assessment - Slope Assessment Overlay Quarry Amenity Protection Overlay National Grid Subdivision Corridor National Grid Yard
Legal Description PT LOT 1 DP 22561 BLKK IX BELMONT SD Includes: - Firth Block	Quarry Zone	Energy Infrastructure and Transport - Highway and Railway Noise Overlay - Moderate - Highway and Railway Noise Overlay - High

Site	Zoning	Overlays
		Hazards and Risks – Flood Hazard Overlays - Low Flood Hazard Overlay - Medium Flood Hazard Overlay - High Flood Hazard Overlay Quarry Amenity Protection Overlay Designations: - ID NZTA-01: State Highway 58
Legal Description LOT 100 DP 322126 88260 Includes: Designations: - Southern Gully block	General Rural Zone	Energy, Infrastructure and Transport - Highly Constrained Roads Overlay – Liverton Road - Highway and Railway Noise Overlay - Moderate - Highway and Railway Noise Overlay - High Hazards and Risks – Flood Hazard Overlays - Low Flood Hazard Overlay - Medium Flood Hazard Overlay - High Flood Hazard Overlay Hazard and Risks – Slope Assessment - Slope Assessment Overlay Quarry Amenity Protection Overlay
Legal Description LOT 4 DP 322126 88258 Includes: - Quarry Lot	General Rural Zone	Energy, Infrastructure and Transport

Site	Zoning	Overlays
- Southern Gully Block		- Highly Constrained Roads Overlay – Liverton Road Hazards and Risks – Flood Hazard Overlays - Low Flood Hazard Overlay - Medium Flood Hazard Overlay - High Flood Hazard Overlay Hazard and Risks – Slope Assessment - Slope Assessment Overlay Quarry Amenity Protection Overlay
Legal Description LOT 5 DP 322126 88259 Includes: - Quarry Lot - Southern Gully Block	General Rural Zone	Energy, Infrastructure and Transport - Highly Constrained Roads Overlay – Liverton Road Hazards and Risks – Flood Hazard Overlays - Low Flood Hazard Overlay - Medium Flood Hazard Overlay - High Flood Hazard Overlay Hazard and Risks – Slope Assessment - Slope Assessment Overlay Quarry Amenity Protection Overlay National Grid Subdivision Corridor National Grid Yard
620 Hebden Crescent (Quarry Site - Haywards))	Quarry Zone	Energy, Infrastructure and Transport

Site	Zoning	Overlays
Includes: - DoC Give Site / Firth Block - Haywards Quarry Lot		- Highway and Railway Noise Overlay - Moderate Hazards and Risks – Flood Hazard Overlays - Low Flood Hazard Overlay - Medium Flood Hazard Overlay - High Flood Hazard Overlay Quarry Activity Overlay Quarry Amenity Protection Overlay National Grid Subdivision Corridor National Grid Yard
PT LOT 2 DP 14817 PT DP 3015 SECS 325 335 428 HUTT DIST BLKS II VI BELMONT SD & WALKWAY DP86080 SEC 2 & 4 SO 484502 Includes: Ecological offset Site: The Heffernan Block	Natural Open Space Zone	Hazards and Risks – Flood Hazard Overlays - Low Flood Hazard Overlay - Medium Flood Hazard Overlay - High Flood Hazard Overlay Hazard and Risks – Slope Assessment - Slope Assessment Overlay Notice of Requirement: - ID WRC-12 Belmont Regional Park National Grid Subdivision Corridor National Grid Yard Gas Transmission Pipeline Corridor

210. With respect to the zoning and overlays of the P-LHDP, the following matters are not applicable to the Project:

- a. Subdivision within the Low, Medium, and/or High Flood Hazard Overlays (R14, R15, and R16) only requires consent where a building platform is created, and no

building platforms are created by the subdivision.

- b. Subdivision within the Slope Assessment Overlay (R20) only requires consent where building platforms are proposed.
 - c. The proposal does not include any activities that are sensitive to noise, and therefore the Highway and Railway Noise Overlay-Moderate standards NOISE-S6 do not apply.
 - d. The subdivision does not impact on the Designations ID NZTA-01: State Highway 58, and the overburden disposal is not located within the designations.
 - e. The proposal does not involve any activities that require consideration under the Quarry Activity Overlay, or Quarry Amenity Protection Overlay.
211. As such, under the P-LHDP the following zonings and overlays are relevant to consenting matters for the Project:
- a. Zonings: Quarry Zone, General Rural Zone, and Natural Open Space Zone
 - b. Overlays: National Grid Corridor, National Grid Yard Subdivision
212. In addition, the Greater Wellington Notice of Requirement relating to Belmont Regional Park is a relevant consideration. The Greater Wellington designation over Belmont Regional Park has already been addressed above. In summary, GWRC has provided s178 RMA approval in its capacity as requiring authority and has confirmed that, if the land exchange is approved, it will reduce or remove the designation so that it no longer applies to the OBDA land. This ensures that the designation does not constrain the Project once the exchange is given effect.
213. The relevant noise standards that apply are outlined in section 4.2 of the Acoustic Assessment by Styles Group (**Appendix B10**). Of note with respect of the disposal of overburden activities is that the following noise standards apply on all days for activities within the Natural Open Space Zone:
214. NOISE-APP1 – Natural Open Space Zone:

When measured and assessed at any point within a site in a Residential Zone:

- 7:00 am to 7:00 pm: 55 dB L_{Aeq}
- 7:00 pm to 10:00 pm: 50 dB L_{Aeq}
- 10:00 am to 7:00 pm: 40 dB L_{Aeq} and 70 dB L_{Amax}

When measured and assessed within the notional boundary of a dwelling in a Rural Zone:

- o 7:00 am to 7:00 pm: 55 dB L_{Aeq}
- o 7:00 pm to 10:00 pm: 50 dB L_{Aeq}
- o 10:00 am to 7:00 pm: 45 dB L_{Aeq} and 75 dB L_{Amax}

When measured and assessed at any point within the NOSZ outside of the proposed OBDA:

- o 7:00 am to 7:00 pm: 65 dB L_{Aeq}
- o 7:00 pm to 10:00 pm: 65 dB L_{Aeq}

- o 10:00 am to 7:00 pm: 55 dB L_{Aeq} and 75 dB L_{Amax}

215. Consenting requirements relate to the subdivision of land (with respect to each zone and the National Grid Overlay), activities within the zones (the disposal of overburden), and earthworks (with respect to the disposal of overburden and works to create the offset wetland habitat). The reasons for consent under the P-LHDP are outlined in section 14.

B12.6 Treaty Settlement Provisions and Statutory Acknowledgements

216. A substantive application must include information about any Treaty Settlements that apply to the Project Area, as required under Clause 5(1)(i) of Schedule 5 of the FTAA, including:

- Identification of the relevant provisions in those Treaty Settlements.
- A summary of any redress provided by those settlements that affects natural and physical resources relevant to the project or project area.
- For FTAA purposes, Treaty settlement means a Treaty settlement Act or a Treaty settlement deed.

217. In addition, a substantive application must include information regarding whether the site is within or adjacent to a statutory area (as defined in a relevant Treaty settlement Act) pursuant to cl 5(1)(b).

218. These matters are identified in section 6.6 above and confirmed that:

B12.6.1 Treaty Settlements applying to the Project Area

219. The project area sits within the rohe of Taranaki Whānui ki Te Upoko o Te Ika and Ngāti Toa Rangatira, both of whom have settled historical claims with the Crown. As such the following Treaty Settlements are relevant considerations:

- Taranaki Whānui ki Te Upoko o Te Ika) Claims Settlement Act 2009
- Ngāti Toa Rangatira Claims Settlement Act 2014

220. With respect to Statutory Acknowledgements, the Project is within the statutory acknowledgement for Te Awa Kairangi / Hutt River and its tributaries recorded the Ngāti Toa Rangatira Claims Settlement Act 2014, and is located adjacent to the statutory acknowledgement area for Te Awa Kairangi / Hutt River recorded in the Taranaki Whānui ki Te Upoko o Te Ika Claims Settlement Act 2009

B12.6.2 Iwi documents

221. Iwi relationship documents include documents and instruments that support engagement, participation, and ongoing management of effects. These include settlement-derived protocols and relationship instruments (where relevant) and project-specific engagement mechanisms established for Belmont Quarry.

222. A summary of iwi relationship documents is provided section 4 of the Iwi Engagement Report attached as **Appendix A7 to Part A**.

223. It is noted that no iwi management plans were identified as relevant to the project area.

B12.7 Other Activities and Approvals Required

224. Schedule 5, Cl 5(1)(e) requires a description of any other activities that are part of the Project for which the application relates. This has been interpreted to mean non- Fast Track approvals needed to support the Belmont Quarry Project.
225. In this case, a number of approvals and permissions are required that cannot be obtained under the Fast Track Approvals Act 2024. These include:
- a. All necessary approvals under the Overseas Investment Act 2005. Road stopping of the paper road owned by Hutt City Council under Part 10 of the Local Government Act 1974.
 - b. Section 178 RMA approval from Greater Wellington as a requiring authority for the NoR to all activities related to the Belmont Quarry Development Fast Track application within the NoR (approval provided 15 November 2025)
 - c. Approval from Hutt City Council (the owner of the Heffernan Block) approving the proposed use of the Heffernan offset area (provided 12 August 2026);
 - d. Approval from Greater Wellington in its capacity as statutory manager of the Belmont Regional Park to undertake offset activities within the Belmont Regional Park. (approval provided 15 June 2026)
226. Clause 5 (1)(f) also requires a description of any other resource consents required for the project to which consent relates. In this case, no other resource consents are understood to be required for the project.
227. Permitted activities that are relied upon are outlined in section 15.

Planning Framework Summary

228. In summary, the Project requires consideration against the following planning documents:
- a. The following national environmental standards:
 - (i) NES-CS
 - (ii) NES-F
 - (iii) NES-AQ
 - (iv) NES-ETA
 - b. No other regulations made under the RMA.
 - c. The following national policy statements:
 - (i) NPS-I
 - (ii) NPS-FM
 - (iii) NPS-IB
 - (iv) NPS-UD
 - d. The GWRC RPS & PC 1 RPS, and the Regional Plan, being the NRP and PC 1
 - e. The HCC District Plan, being the LHDP and P-LHDP
 - f. No iwi management plans were identified.

B13 RESOURCE CONSENTS REQUIRED

229. The application seeks all resource consents necessary for the staged implementation and ongoing operation of the Project. The list of consents considered to be required is outlined below. For completeness, this application also seeks consent for any matters that are not listed below but which are subsequently identified as being necessary through the processing of this application. If such matters are identified, the applicant will provide to the EPA an assessment of any relevant adverse effects that are different to, additional to, or cumulative upon those discussed in this report, which would be generated by the Project as a result of the additional matters.
230. Four separate consent packages are sought as part of the substantive application:
- a. Subdivision Consent Package: addressing the creation of new allotments to facilitate the land exchange, including consents required under the NES:CS and the LHDP.
 - b. Overburden Disposal Consent Package: addressing all activities associated with the establishment and operation of the OBDA, including earthworks, vegetation clearance, wetland and stream reclamation/diversion, discharges, rehabilitation, restoration and quarrying activity under regional and district planning instruments.
 - c. Consent for the Quarry site: addressing the consent required to authorise the infringement to the permitted standards (vegetation buffer) within the Quarry site to enable the haul road that will connect the existing quarry site with the OBDA. Noting that no works are required for this consent, with the vegetation already removed and works associated with the haul road are to be undertaken in accordance with the existing consents for the quarry.
 - d. Consent to deliver the ecological works: addressing the consent required for earthworks, vegetation removal, and diversion/discharge of water during the creation of the wetland offset habitat.
231. With respect to the identification of the reasons for consent, it is noted that:
- a. Guidance on the relevant rules has been taken from consultation with both the HCC and GWRC.
 - b. The relevant rules of the P-LHDP do not have legal effect under section 86B of the Resource Management Act 1991. This notwithstanding, as the P-LHDP is a relevant consideration for the panel, the rules that would be triggered under the notified version of the P-LHDP are included for completeness.
 - c. Under the LHDP, the OBDA is mapped with a Significant Natural Resource, being SNR 3 (Boulder Hill Bush). Rule 14E 2.2 (b) (iii) includes an exclusion for properties in private ownership, outlining that the rule ceases to have effect from 31 December 2005. Although the OBDA land would be in private ownership when the overburden consent is given effect (on the assumption that the Land Exchange has been approved, the land subdivided, and the exchange of land enacted) for the purpose of identifying the reasons for consent, as this rule applies to land in public ownership, and the OBDA is publicly owned at the time the consent is sought, this is included for completeness.
 - d. The rules in Plan Change 1 (PC1) to the NRP, are considered to have legal effect

in accordance with section 86B(3) of the RMA.

- e. The reasons for consent have been identified and grouped according to the relevant consent type. Where consent is required under a National Environmental Standard, those requirements are grouped with the activity to which the regulation applies and incorporated under the corresponding consent category. This structure is intended to assist the Panel by presenting a clear and coherent summary of all required approvals. The grouping adopted in this application is intended to aid clarity and does not limit the Panel's discretion under the Fast-track Approvals Act.
- f. Under clause 17 (1) (b), Schedule 5 of the FTAA where resource consent is required as a non-complying activity, it is not subject to a s104D RMA gateway assessment.

B13.1 The subdivision consent package

Subdivision Consent (s11 of the RMA)

NES:CS:

- Subdivision of land that has had an activity or industry described in the HAIL undertaken on it, where a DSI exists, requires consent as a **restricted discretionary activity** in accordance with Regulation 10. In this case, contamination reporting by PDP identifies that a HAIL activity has been undertaken within the OBDA lot.

LHDP:

- Subdivision located within a National Grid Corridor that complies with the standards and terms under Rule 11.2.3.2 is a **restricted discretionary activity** in accordance with Rule 11.2.3 (b). In this case, Part Section 261 Hutt DIST, Part Section 200A Hutt DIST, Section 255 Hutt DIST (Belmont Regional Park), 541 Hebden Crescent (Quarry Lot), LOT 5 DP 322126 88259 (Quarry Lot and Southern Gully Block), and 620 Hebden Crescent (Quarry Site – Haywards), are all subject to the National Grid Subdivision Corridor Overlay. Subdivision in the General Recreation Area requires consent as a **discretionary activity** in accordance with Rule 11.2.4 (f). In this case, the subdivision contains land within the General Recreation Area, being the land within the Belmont Regional Park Part Section 261 Hutt DIST, Part Section 200A Hutt DIST, Section 255 Hutt DIST
- Subdivision in the Extraction Activity Area requires consent as a **discretionary activity** in accordance with Rule 11.2.4 (g). In this case, the subdivision contains land within the Extraction Activity Area, being the Quarry land at 541 and 620 Hebden Crescent, and Legal Description PT LOT 1 DP 22561 BLKK IX BELMONT SD, and Quarry land – Haywards Part Lot 1 DP 2805.
- 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 Lot 6 and Lot 9.

P-LHDP Rules (do not have legal effect)

- Subdivision for a boundary adjustment is a restricted discretionary activity in accordance with Rule SUB-R1, as the controlled activity as compliance with SUB-R1.1 is not met. In this case, the subdivision involves a boundary adjustment that does not alter the number of lots, being between Lot 1 DP 60552 and Lots 4 and 5 DP 322126, and Part Lot 1 DP 22561, and creating adjusted Lots 6, 7, 8 and 9. However, the proposed lots do not meet the following relevant standards:
 - S1 – Allotment Size (with respect of the General Rural Zone)
 - S2 – Legal and Physical Access
 - S4 – Water
 - S5 – Wastewater
 - S6 – Stormwater
 - S7 – Power
 - S8 - Telecommunications
- 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 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 100.

- Subdivision 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 DOC Get sites will not meet the following standards:
 - S1 – Allotment Size (with respect of the General Rural Zone)
 - S2 – Legal and Physical Access
 - 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.

- Subdivision of land within the Highly Constrained Roads Overlay requires consent as a **discretionary activity** in accordance with Rule SUB-R23. In this case, Lots 1 DP 60552, Part Lot 1 DP 22561, and Part Lot 1 DP 280205 are all subject to this overlay, however the subdivision does not impact on the areas of the sites subject to the overlay.
- Subdivision of land within the National Grid Subdivision Corridor Overlay requires consent as a **restricted discretionary activity** in accordance with Rule SUB-R24. In this case, Part Section 261 Hutt DIST, Part Section 200A Hutt DIST, Section 255 Hutt DIST (Belmont Regional Park), 541 Hebden Crescent (Quarry Lot), LOT 5 DP 322126 88259 (Quarry Lot and Southern Gully Block), and 620 Hebden Crescent (Quarry Site – Haywards), are all subject to the National Grid Subdivision Corridor Overlay.

Summary

232. Having considered the requirements of the NES:CS and the LHDP (and P-LHDCP) as these activities are considered to relate to each other and overlap, it is considered that the activities can be bundled and considered together as a **discretionary activity** overall.

B13.2 Overburden Disposal Consent Package

Land use consent (s9 (1) of the RMA)

NES:CS:

- Disturbance of land that has had an activity or industry described in the HAIL undertaken on it, where a DSI exists, requires consent as a **restricted discretionary activity** in accordance with Regulation 10. In this case, contamination reporting by PDP identifies that a HAIL activity has been undertaken within the OBDA lot.

Land use consent (s9 (3) of the RMA)

LHDP:

- The overburden disposal (extraction activity) is not listed as a permitted or restricted discretionary activity, in the General Recreation Activity Area, and requires consent as a **discretionary activity** in accordance with Rule 7A 2.3.
- Earthworks in all activity areas that fail to comply with any of the permitted activity conditions require consent as a **restricted discretionary activity** in accordance with Rule 14i 2.2A. In this case, the proposal will not comply with permitted activity conditions a (ground level), or b (quantity).
- Any activity or site development in the Significant Natural Resources area requires consent as a **restricted discretionary activity** in accordance with Rule 14E.2.2. In this case, works are within SNR3.

P-LHDP Rules (do not have legal effect)

- The quarrying activity is not provided for within the Natural Open Space Zone, and consent is required in accordance with Rule NOSZ-R15 as a **non-complying activity**.
- General earthworks not meeting maximum standards requires consent as a **restricted discretionary activity** in accordance with Rule EW-R2. In this case, the proposal will not meet the following standards:

- S1 Area of Earthworks
- S2 Cut Height and Fill Depth
- Transport of cut and fill material.
- Earthworks within the OBDA will occur within the Flood Hazard Overlays, and consent is required as a **restricted discretionary activity** in accordance with Rule EW-R6 as EW-R6.1 is not met as the natural ground level will not be the same.

Land use consent (s9 (1) of the RMA)

NES: FW

- Vegetation clearance within, or within a 10m setback from, a natural inland wetland is a **discretionary activity** if it is for the purpose of quarrying activities in accordance with Regulation 45A (1). In this case, within the OBDA the project involves vegetation clearance within a wetland that will be reclaimed.
- Earthworks or land disturbance within, or within a 10m setback from, a natural inland wetland is a **discretionary activity** if it is for the purpose of quarrying activities in accordance with Regulation 45A (2). In this case, within the OBDA the project involves earthworks within a wetland that will be reclaimed.
- Earthworks or land disturbance outside a 10m, but within a 100m, setback from a natural inland wetland is a **discretionary activity** if it is for the purpose of quarrying activities; and results in the complete or partial drainage of all or part of the wetland in accordance with Regulation 45A (3). In this case, the earthworks associated with the reclamation of the wetland within the OBDA will result in the complete drainage of the wetland.

Land use consent (s9 (2) of the RMA)

NRP

- The use of land, and the associated discharge of sediment into water or onto or into land where it may enter water from earthworks that is not permitted by Rules R101, R102, R104 and R105, and not controlled by Rule R103, is a **discretionary activity** in accordance with Rule 107. In this case, the works are not permitted under Rule 101 as the total area will exceed 3,000m² per 12-month period.
- The use of land, and the associated discharge of sediment into water or onto or into land where it may enter water from vegetation clearance on erosion prone land that is not permitted by Rules R101, R102, R104 and R105, and not controlled by Rule R103, is a **discretionary activity** in accordance with Rule 107. In this case, the works are not permitted under Rule 101 as the total area will exceed 3,000m² per 12-month period.

NRP - PC1

- Earthworks, and the associated discharge of sediment into a surface water body or coastal water or onto or into land where it may enter a surface water body or coastal water from earthworks, including via a stormwater network, that does not comply with Rule WH.R24 is a **non-complying activity** in accordance with Rule WH25. In this case, the proposal does not meet the conditions of Rule WH23 as the area of works will exceed 3,000m² per 12-month period, or Rule WH24 as earthworks will

occur between 1st of June and 30th of September.

Streamworks Consent (s13 of the RMA)

NES: FW

- The reclamation of the bed of any river requires consent as **discretionary activity** in accordance with Regulation 57 (1). In this case, the proposal includes the reclamation of 251m of stream length within the OBDA.

NRP

- Reclamation of the bed of a river or lake outside of a site identified in Schedule A1 (outstanding rivers), Schedule A2 (outstanding lakes) or Schedule C (mana whenua), requires consent as a **discretionary activity** in accordance with Rule 142. The reclamation activity in this case is not associated with the piping of a river, and so the exception within Rule R142 does not apply and accordingly Rule R143 does not apply.
- Daming and diverting water will be required following the reclamation of streams. This requires consent as a **discretionary activity** in accordance with Rule 151

NRP PC1

There are no additional rules under NRP PC1 that apply.

Water permit (s14 of the RMA)

NES: FW

- The taking, use, damming, or diversion of water within, or within a 100 m setback from, a natural inland wetland is a **discretionary activity** if the activity is for the purpose of quarrying activities; and there is a hydrological connection between the taking, use, damming, or diversion and the wetland; and the taking, use, damming, or diversion will change, or is likely to change, the water level range or hydrological function of the wetland in accordance with Regulation 45A (4). In this case, within the OBDA the project involves the diversion of water within a wetland that will be reclaimed.

NRP

- The reclamation of a natural wetland is a **non-complying activity** in accordance with Rule 118 (c).
- The damming or diverting of water that would otherwise contravene sections 14(2) or 14(3) of the RMA and is not permitted, controlled, restricted discretionary, discretionary, non-complying or a prohibited activity is a discretionary activity in accordance with Rule 151. In this case, works to reclaim the wetland and stream extent will result in the diversion of water.

NRP PC1

There are no additional rules under NRP PC1 that apply.

Discharge permit (s15 of the RMA)

NRP

- The use of land to undertake a detailed site investigation of contaminated land that is not permitted by Rule R81, or the discharge from SLUR Category III land or SLUR Category IV land where a contaminant may enter water, that is not permitted by Rule R82 is a **discretionary activity** in accordance with Rule R83.
- As the discharge of clean fill (deposition of overburden) will not meet the permitted conditions of Rule 80 (volume condition (e)), consent is required as a **discretionary activity** in accordance with Rule 94 for the discharge of water or contaminants into water, or onto or into land where it may enter water, that is not a permitted, controlled, restricted discretionary, or non-complying activity under any other rule in the Plan, or a discretionary activity under Rules R55, R56, R58, R65, R83 or R90.

NRP PC1

There are no additional rules under NRP PC1 that apply.

Summary

233. Having considered the requirements of the NES:CS, NES:FW, NRP, PC1, and LHDP (and P-LHDCP) as these activities are considered to relate to each other and overlap, it is considered that the activities can be considered together and bundled as a **non-complying activity** overall.
234. However, as noted above, whilst the proposal is a non-complying activity, under Clause 17(1)(b), Schedule 5 of the FTAA, a s104D assessment is not required.

B13.3 Consent for the Quarry site

Land use consent (s9 (3) of the RMA)

LHCDP

- Under the LHCDP, any extraction activity is a permitted activity subject to meeting the Permitted Activity Conditions in 6D 2.1.1. Condition J. Buffer Strip requires:

A 25m buffer strip of indigenous vegetation shall be maintained within the site along the boundaries of the Extraction Activity Area, shown in Appendix Extraction 1A and 1B.

To implement the overburden disposal consent, a haul road is proposed to connect the quarry to the OBDA that will extend through the buffer strip as shown in Appendix 1A of the LHDP (see **Figure 8** below). As such, consent is required as a **discretionary activity** in accordance with Rule 6D 2.2 (b)

Figure 9 LHDP Appendix Extraction 1A and 1B



P-LHDP Rules (do not have legal effect)

There is no equivalent provision included in the P-LHDP.

Summary

235. Having considered the requirements of the LHDP (and P-LHDCP) the Enabling consent for the Quarry site requires consent as a **discretionary activity** overall.

B13.4 Consents to deliver the ecological offset works

Land use consent (s9 (3) of the RMA)

LHDP :

- The creation of a wetland is not listed as a permitted or restricted discretionary activity, in the General Recreation Activity Area, and requires consent as a **discretionary activity** in accordance with Rule 7A 2.3.
- Earthworks in all activity areas that fail to comply with any of the permitted activity conditions require consent as a **restricted discretionary activity** in accordance with Rule 14i 2.2A. In this case, the works to create the wetlands will not comply with permitted activity condition b (quantity).

P-LHDP Rules (do not have legal effect)

- General earthworks not meeting maximum standards require consent as a restricted discretionary activity in accordance with Rule EW-R2. In this case, the creation of the wetland offset area will not meet standard S1 Area of Earthworks
- Earthworks within the Heffernan Block to establish the wetland offset will occur within the Flood Hazard Overlays, and consent is required as a **restricted discretionary activity** in accordance with Rule EW-R6 as EW-R6.1 is not met as the natural ground level will not be the same.

Land use consent (s9 (1) of the RMA)

NES: FW

- Vegetation clearance within, or within a 10m setback from, a natural inland wetland is a **discretionary activity** if it is for the purpose of quarrying activities in accordance with Regulation 45A (1). In this case, implementing the offset works to construct the wetland habitat involves vegetation clearance within a 10m setback of a natural inland wetland.
- Earthworks or land disturbance within, or within a 10m setback from, a natural inland wetland is a **discretionary activity** if it is for the purpose of quarrying activities in accordance with Regulation 45A (2). In this case, implementing the offset works to construct the wetland habitat involves earthworks within a 10m setback of a natural inland wetland.

Land use consent (s9 (2) of the RMA)

NRP

- The use of land, and the associated discharge of sediment into water or onto or into land where it may enter water from earthworks that is not permitted by Rules R101, R102, R104 and R105, and not controlled by Rule R103, is a **discretionary activity** in accordance with Rule 107. In this case, the works are not permitted under Rule 101 as the total area is up to 3,000m², and the works occur within 5m of a surface water body (and do not relate to an excluded activity).
- The use of land, and the associated discharge of sediment into water or onto or into land where it may enter water from vegetation clearance on erosion prone land that is not permitted by Rules R101, R102, R104 and R105, and not controlled by Rule R103, is a **discretionary activity** in accordance with Rule 107. In this case, the

works are not permitted under Rule 101 as the total area is up to 3,000m² , and the works occur within 5m of a surface water body (and do not relate to an excluded activity).

NRP - PC1

- Earthworks and the associated discharge of sediment and/or flocculant into a surface water body or coastal water, or onto or into land where it may enter a surface water body or coastal water, including via a stormwater network, that does not comply with Rule WH.R23 is **restricted discretionary activity** in accordance with Rule WH.R24. In this case, the proposal does not meet the conditions of Rule WH23 as the works are within 5m of surface water body (and do not relate to an excluded activity) and the matters in WH.R24 are met.

Summary

Having considered the requirements of the NES:FW, NRP, NRP-PC1 and LHDP (and P-LHDCP) as these activities are considered to relate to each other and overlap, it is considered that the activities can be considered together and bundled as a **discretionary activity** overall.

B14 PERMITTED ACTIVITIES

236. Pursuant to Clause 5(5)(a), Schedule 5 of the FTAA the application must include a summary of permitted activities included as part of the proposal and demonstrate compliance with those relevant permitted activity standards, conditions and permissions.
237. In summary, the application is reliant on the following permitted activities:

B14.1 Subdivision Consent Package:

238. There are no permitted activities relied upon as part of the subdivision, with all relevant matters to give effect to the subdivision requiring consent.

B14.2 Overburden Disposal Consent Package:

239. Across the various NES, Regional, and District Plans there are a range of permitted activities that are relevant to the overburden disposal activities. The following provisions are those most directly applicable, noting that additional permitted activities may also apply.

B14.2.1 Dust and Air Discharges:

240. With respect to dust management and discharges to air, the following permitted activities are relevant:

NES:AQ:

- The Air Quality Assessment (attached as **Appendix B7**) demonstrates that the proposal complies with the regulations of the NES: AQ –.

NRP

- The NRP provides for the discharge of contaminants into the air from the handling of bulk solid materials, including from the activities of quarrying, mining, cleanfilling, blasting, extraction, crushing, screening, processing, stockpiling, handling, conveying, sorting, and storage is a permitted activity in accordance

with Rule 27 subject demonstrating that:

- for all other areas, the discharge shall not cause noxious, dangerous, offensive or objectionable odour, dust, particulate, smoke, vapours, droplets or ash beyond the boundary of the property

241. As demonstrated by the Air Quality Assessment by PDP and implemented through the application of the Dust Management Plan, the proposal can be managed to comply with the permitted activity R27. A further assessment is provided in section B15 below. For completeness, it is noted that:

- a. Under the LHDP, with respect to extraction activities permitted activity condition 6D2.1.1 (b) relates to the management of dust beyond the boundary of the site. Notwithstanding that the extraction activity (being the disposal of overburden) is not provided for within the General Recreation Activity Area, the DMP provided with the application demonstrates dust can be managed to meet this permitted activity condition.
- b. Under the P-LHDP, quarrying activities are permitted subject to compliance with the standards, of which, S7 requires a Quarry Management Plan, and requirement of that plan is Dust Management (S7 3 (b) (iv)). Notwithstanding that the quarrying activity (being the disposal of overburden) is not provided for within the Natural Open Space Zone, the DMP demonstrates dust can be managed appropriately for the site.
- c. There are no relevant changes in the NRP PC1 with respect to the discharge of contaminants to air.

B14.2.2 Noise

242. With respect to management of noise generated by the project, the following permitted activities are relevant:

LHDP

- Under the LHPD, there are no noise or vibration limits for operational activities within the General Recreation Activity Area, whilst all construction noise must comply with NZS 6803P "Measurement and Assessment of Noise from Construction, Maintenance and Demolition Work" in accordance with Section 14C.2.1 (f).

243. As demonstrated by the Acoustic Assessment by Styles Group (**Appendix B10**), and outlined in the assessment in section 15 below, the overburden disposal activities are expected to comply with the relevant noise provisions as they relate to construction noise.

P-LHDP

- Under the P-LHDP, noise within the OBDA must be managed in accordance with NOISE-APP1 – Natural Open Space, which are:

NOISE-APP1 – Natural Open Space Zone:

When measured and assessed at any point within a site in a Residential Zone:

- 7:00 am to 7:00 pm: 55 dB L_{Aeq}
- 7:00 pm to 10:00 pm: 50 dB L_{Aeq}
- 10:00 am to 7:00 pm: 40 dB L_{Aeq} and 70 dB L_{Amax}

When measured and assessed within the notional boundary of a dwelling in a Rural Zone:

- o 7:00 am to 7:00 pm: 55 dB L_{Aeq}
- o 7:00 pm to 10:00 pm: 50 dB L_{Aeq}
- o 10:00 am to 7:00 pm: 45 dB L_{Aeq} and 75 dB L_{Amax}

When measured and assessed at any point within the NOSZ outside of the proposed OBDA:

- o 7:00 am to 7:00 pm: 65 dB L_{Aeq}
- o 7:00 pm to 10:00 pm: 65 dB L_{Aeq}
- o 10:00 am to 7:00 pm: 55 dB L_{Aeq} and 75 dB L_{Amax}

244. As demonstrated by the Acoustic Assessment by Styles Group (**Appendix B10**), and outlined in the assessment in section 15 below, the overburden disposal activities are expected to comply with the relevant noise provisions of the proposed plan, and in particular:

- The operational noise from the overburden disposal activities is a permitted activity in accordance with NOISE -R1, as it complies with NOISE-APP1
- Construction noise can be managed to comply with NOISE -R2 and Standard NOISE S2
- The activities will not generate any vibration, and can comply with NOISE R5

B14.2.3 Restoration Planting

245. With respect to the rehabilitation planting within the OBDA , the following permitted activities are relevant:

P-LHDP

- Notwithstanding that the rehabilitation planting forms part of the ecological mitigation for the proposal; it is noted that conservation activities are provided for as a permitted activity within the NOSZ in accordance with Rule NOSZ-R4.

B14.2.4 Diversion and discharge of water

246. With respect to works within the OBDA, the diversion of groundwater is a permitted activity in accordance with:

NRP

Rule 146

Diversion of groundwater is a permitted activity, provided the following conditions are met:

- (a) there shall be no flooding or erosion of any neighbouring property, and*
- (b) there shall be no lowering of water levels in any river, lake, or natural wetland, and*
- (c) there shall be no lowering of groundwater levels on any neighbouring property.*

247. In this case, as outlined in the Hydrological Assessment (**Appendix B6**), and the

Erosion and Sediment Control Assessment Report (**Appendix B4**) the Project can be managed to ensure that there is no flooding or erosion of any neighbouring properties, that the water levels of any river, lake, or natural wetland beyond the site will not be lowered, and that groundwater levels on neighbouring properties will not be lowered.

B14.3 Consent for the Quarry site:

248. There are no specific permitted activities that the consent within the quarry site is reliant upon, with the consenting matter relating specifically to an infringement to the Permitted Activity Condition.

B14.4 Consents to deliver the ecological offset works

B14.4.1 Restoration planting

249. As part of the restoration planting is proposed within the Heffernan Block, a component of which includes riparian planting is proposed within Speedy's Stream. The following permitted activities are relevant to these works:

NRP

Rule R138: Planting – permitted activity

The deliberate introduction or planting of a plant in the bed of a river or lake, including any associated:

- (a) disturbance of the lake or river bed, and*
- (b) deposition on the lake or river bed, and*
- (c) diversion of water, and*
- (d) discharge of sediment to water*

but excluding the deliberate introduction or planting of:

- (e) a species listed in the Greater Wellington Regional Pest Management Strategy 2002-2022*

is a permitted activity, provided the following conditions are met:

- (f) the activity shall comply with the beds of lakes and rivers general conditions specified above in Section 5.4.4, and*
- (g) only native plants shall be used in a site identified in Schedule A (outstanding water bodies) or Schedule C (mana whenua). In a site identified in Schedule F (indigenous biodiversity) only native plants shall be used, except where appropriate non-native species are required for flood protection or erosion control, and*
- (h) no planting shall be undertaken in an identified river management scheme area, unless it is undertaken in accordance with the planting program specified in the relevant floodplain management plan.*

250. In this case, the riparian planting can be undertaken in accordance with the Beds of Wetland General Conditions in 5.4.2 of the NRP (and noting that the planting is not located within a scheduled feature or within a river management scheme area). These general conditions are:

Wetland general conditions for activities in natural wetlands and outstanding

natural wetlands are that:

(a) the vegetation and the bed of the natural wetland or outstanding natural wetland shall not be disturbed to a depth or an extent greater than that required to undertake the activity, and

(b) there shall be no discharge of contaminants (including but not limited to oil, petrol, diesel, paint, solvent, heavy metals and other toxicants) to water or the bed, except where this is the result of the disturbance of sediment and other materials already existing in the water or bed, and

(c) no cleaning or refuelling of machinery or equipment, or storage of fuel shall take place in, or within 10m of, a natural wetland or outstanding natural wetland, or at any location where fuel can enter a water body, and

(d) all machinery, equipment and materials used for the activity shall be removed from the natural wetland or outstanding natural wetland every night and on completion of the activity. This includes any excess material from the construction operation, any materials used during construction of any structure but not part of that structure, and any material removed or demolished from any structure, and

(e) structures are designed, installed and maintained, and activities are carried out in a manner to ensure that fish passage is maintained at all times, unless a temporary restriction of no more than 48 hours is required for construction or maintenance activities, and

(f) in any part of the natural wetland or outstanding natural wetland with inanga spawning habitat identified in Schedule F1b (inanga spawning), no bed disturbance, diversions of water or sediment discharge shall occur between 1 January and 31 May, except that material accumulated at the outlet of a stormwater discharge pipe may be removed between 1 January and 1 March, so long as there is no associated trimming or removal of vegetation (including weeds) on the bed or banks, and

(g) the diversion of water shall not be for longer than the time required to undertake the activity, and any diversion of water required to undertake the activity must be for fewer than 14 consecutive days, and must occur prior to the disturbance of the bed of the natural wetland or outstanding natural wetland, and

(h) the following setback conditions apply to plantation forestry activities as covered by the Resource Management (National Environmental Standards for Plantation Forestry) Regulations 2017:

(i) earthworks must not occur within 10m of a natural wetland, and

(ii) harvesting machinery must not be operated within 10m of a natural wetland, and

(iii) mechanical land preparation must not occur within 10m of a natural wetland.

251. It is also noted that any removal of any pest plants within Speedy's Stream associated with the planting can be undertaken as a permitted activity in accordance with Rule 137.

P-LHDP

- With respect to the planting for the terrestrial offset within the Heffernan Block; it is noted that conservation activities are provided for as a permitted activity within the NOSZ in accordance with Rule NOSZ-R4.

B14.4.2 Translocation

252. As part of the ecological mitigation, it is proposed to translocate mature swamp maire from the wetlands being reclaimed within the OBDA footprint into the wetlands within the OBDA area but outside of the OBDA footprint or within the Belmont Regional Park.
253. In addition, as a contingency measure (back up offset) should the direct translocation of swamp maire not be successful, it is proposed that a minimum of 140 swamp marie (at a ratio of 1:10) saplings will be propagated and established within suitable habitat in the OBDA area outside the footprint and/or within Belmont Regional Park. Other translocation or offset occurs in a similar way for ramarama and *Coprosma rubra*
254. The NPS-FW defines restoration as:
- restoration, in relation to a natural inland wetland, means active intervention and management, appropriate to the type and location of the wetland, aimed at restoring its ecosystem health, indigenous biodiversity, or hydrological functioning*
255. In this case the works associated with the translocation and/or planting of propagated plants within the natural inland wetlands can be considered to be restoration works, and as such the following permitted activities are relevant to these works within natural inland wetlands:

NES-FW

- Regulation 38 provides for restoration, wetland maintenance and biosecurity of natural inland wetlands. Vegetation clearance, Earthworks or land disturbance are provided for as permitted activities under Regulation 38 (1) (a) and (2) (a) respectively, subject to compliance with the conditions in 38 (4).
256. The conditions in 38 (4) that are relevant include 38 (4) (a) compliance with Regulation 55. This regulation sets out the General Conditions that apply to activities conducted in or around natural inland wetlands, and relate to water quality and control, biosecurity and vegetation, and machinery and equipment controls, as well as general operational rules. The LEMP has been designed to be in keeping with, and to meet those requirements of the NES-FW via the provision of a wetland restoration plan. Regulation 38 (4) (b) does not apply given the exemption in 38 (5), and 38 (4) (c) does not apply as the activity does not result in a hydrological change in the restored wetland.

NRP

257. Under the NRP, Rule 114 provides for planting and removal of pest plants within a natural wetland as a permitted activity, along with associated activities as follows:
- *Rule 114: Planting and pest control in natural wetlands and outstanding natural wetlands – permitted activity*
- The deliberate introduction or planting of a plant, and the removal or control of pest plants in the bed of a natural wetland, or outstanding natural wetland*

including any associated:

- (a) disturbance of a river or lake bed, or foreshore or seabed, that forms part of a natural wetland or outstanding natural wetland, and*
- (b) deposition in, on, or under a river or lake bed, or foreshore or seabed, that forms part of a natural wetland or outstanding natural wetland, and*
- (c) damage to part of the foreshore or seabed that forms part of a natural wetland or outstanding natural wetland, and*
- (d) diversion of water, and*
- (e) discharge of sediment to water*

is a permitted activity provided the following conditions are met:

- (f) only indigenous wetland species typical of the area and wetland type are deliberately introduced or planted, and*
- (g) only plant species that are not typical of the area and wetland type are deliberately removed or controlled, and*
- (h) only agrichemicals approved by the Environmental Protection Authority for use into and over water are used and the conditions of Rule R37 are met, and*
- (i) agrichemicals are not applied by aerial spraying, and*
- (j) only hand-held machinery is used in any area of the natural wetland or outstanding natural wetland, and*
- (k) the activity shall comply with the wetland general conditions for activities in natural wetlands and outstanding natural wetlands specified above in Section 5.4.2.*

258. In this case, the translocation and planting of propagated plants can be considered to be a permitted activity, as the swamp maire, ramarama, *Coprosma rubra*, and regionally uncommon sedges are indigenous species, and the works will be managed to ensure that no species not typical of the area are deliberately removed or controlled, no agrichemicals are used, and only hand-held machinery is used. The translocation works, as with the restoration works can also be carried out in accordance with the Wetland General Conditions in 5.4.2 of the NRP.

259. These general conditions are:

- (a) the vegetation and the bed of the natural wetland or outstanding natural wetland shall not be disturbed to a depth or an extent greater than that required to undertake the activity, and*
- (b) there shall be no discharge of contaminants (including but not limited to oil, petrol, diesel, paint, solvent, heavy metals and other toxicants) to water or the bed, except where this is the result of the disturbance of sediment and other materials already existing in the water or bed, and*
- (c) no cleaning or refuelling of machinery or equipment, or storage of fuel shall take place in, or within 10m of, a natural wetland or outstanding natural wetland, or at any location where fuel can enter a water body, and*

(d) all machinery, equipment and materials used for the activity shall be removed from the natural wetland or outstanding natural wetland every night and on completion of the activity. This includes any excess material from the construction operation, any materials used during construction of any structure but not part of that structure, and any material removed or demolished from any structure, and

(e) structures are designed, installed and maintained, and activities are carried out in a manner to ensure that fish passage is maintained at all times, unless a temporary restriction of no more than 48 hours is required for construction or maintenance activities, and

(f) in any part of the natural wetland or outstanding natural wetland with inanga spawning habitat identified in Schedule F1b (inanga spawning), no bed disturbance, diversions of water or sediment discharge shall occur between 1 January and 31 May, except that material accumulated at the outlet of a stormwater discharge pipe may be removed between 1 January and 1 March, so long as there is no associated trimming or removal of vegetation (including weeds) on the bed or banks, and

(g) the diversion of water shall not be for longer than the time required to undertake the activity, and any diversion of water required to undertake the activity must be for fewer than 14 consecutive days, and must occur prior to the disturbance of the bed of the natural wetland or outstanding natural wetland, and

(h) the following setback conditions apply to plantation forestry activities as covered by the Resource Management (National Environmental Standards for Plantation Forestry) Regulations 2017:

(i) earthworks must not occur within 10m of a natural wetland, and

(ii) harvesting machinery must not be operated within 10m of a natural wetland, and

(iii) mechanical land preparation must not occur within 10m of a natural wetland.

260. The offset restoration works will be limited to the extent necessary to deliver the offset works (and do not involve any structures), and will be managed in accordance with best practice ecological management consistent with these requirements, and the EOMP and LEMP has been designed to meet these requirements (and those in Schedule F3a of the NRP).

B14.4.3 Wetland offset works

261. As part of the comprehensive ecological offset package proposed as part of the application, to offset the reclamation of 0.07ha of wetland habitat within the OBDA, it is proposed to create 0.2ha of wetland habitat within two areas in the Heffernan Block in the Belmont Regional Park. As outlined above, works to create the wetland habitat will require consents under the NES-FW, as well as the district and regional plans as outlined above. However, any associated restoration works within the existing wetland extent that would be required in association with the wetland creation are expected to be able to be completed in accordance with the extent of permitted activities provided

for under Regulation 38.

262. Similarly, with respect to the planting for the terrestrial offset within the Heffernan Block; it is noted that conservation activities are provided for as a permitted activity within the NOSZ in accordance with Rule NOSZ-R4.

B14.4.4 Streamworks

263. For completeness, where the proposal seeks to reclaim streams within the OBDA area, there are no permitted activities relied upon as part of those works.

B15 ASSESSMENT OF EFFECTS

264. This section of the application is provided in accordance with clauses 5(4), 6 and 7 of Schedule 5 of the FTAA. These provisions require an assessment of the actual or potential effects on the environment. Clause 6 of Schedule 5 sets out information required to assess environmental effects, including a description of any mitigation measures (including safeguards and contingency plans where relevant) to be undertaken to help prevent or reduce the actual or potential effects of the activity. Clause 7 of Schedule 5 sets out the matters to be covered in the assessment of environmental effects.
265. The actual and potential effects on people in the neighbourhood (including on owners and occupiers of land adjacent to the Project area pursuant to cl 6(1)(e) of Schedule 5), and, (where relevant,) the wider community and the environment more generally are assessed below and in the supporting technical assessments submitted with this application.
266. The following assessment is structured according to the four consent packages sought under this substantive application:
- a. Subdivision Consent Package
 - b. Overburden Disposal Consent Package
 - c. Quarry Consent Package
 - d. Ecological Offset Consent Package

B15.1 The subdivision consent

267. Having regard to the above, the scope of the application and the consents required, it is considered that the following effects are relevant:
- a. Positive Effects
 - b. Amenity Effects
 - c. Contamination effects
 - d. Effects on infrastructure
 - e. Effects on Cultural Values

B15.1.1 Positive Effects

268. The subdivision is an enabling component of the Belmont Quarry Project, facilitating the land exchange between Winstone and the Crown that is required to establish the new OBDA. The subdivision itself does not generate physical works or operational changes;

rather, it provides the legal framework necessary to isolate and transfer the relevant parcels so that the land exchange can occur by preparing them for Gazettal. By enabling the exchange, the subdivision contributes directly to a balanced and beneficial reconfiguration of land tenure that enhances conservation values while supporting the continued operation of a regionally significant aggregate resource.

269. The Land Exchange Report confirms that the DOC-Get land, comprising the Northern Gully, Southern Gully, Firth Block, and Dry Creek Block, cumulatively contains higher ecological, hydrological, and landscape values than the DOC-Give land within Belmont Regional Park. Winstone's land exchange application found that the Crown will receive land with superior conservation values, including mature native forest, higher-value stream systems, and improved landscape coherence. Recreational and archaeological values remain neutral across both sets of land, ensuring no loss of public heritage or access opportunities. The subdivision therefore supports a land exchange that results in a net conservation benefit, consistent with Schedule 6 of the Fast-track Approvals Act.
270. In addition to ecological benefits, the land exchange improves the accessibility and manageability of the conservation estate. The DOC-Get parcels have practical boundaries, clear access points, and land that is easier to manage in the long term, as noted in the Land Exchange Report's assessment of ongoing management practicality. The subdivision enables these parcels to be formally transferred, ensuring that DOC receives land that is both higher in conservation value and functional for long-term stewardship.
271. The subdivision also plays a critical role in enabling the OBDA, which is essential to maintaining Belmont Quarry's long-term viability. Belmont supplies approximately 40% of Wellington's aggregate demand, and without additional overburden capacity, the quarry would face closure within 5 -10 years. The Economic Assessment (**Attachment B13**) highlights that continued access to the aggregate resource is vital for regional infrastructure, housing, and resilience, and that the OBDA will extend the quarry's operational life by 40 years. By enabling the land exchange, the subdivision supports the efficient functioning of a regionally significant mineral resource, avoiding substantial economic, environmental, and transport costs associated with sourcing aggregate from more distant or less efficient locations.
272. Overall, the subdivision delivers positive effects by enabling a land exchange that supports the continued operation of a critical regional aggregate supply. It is a necessary and beneficial step that aligns with the Fast-track Approvals Act's purpose of facilitating projects with significant regional benefits, while ensuring that conservation outcomes are strengthened through the reconfiguration of land parcels.

B15.1.2 Amenity Effects

273. The subdivision will not result in any adverse amenity effects. It is an administrative step that reflects the outcome of the land exchange and does not involve any physical works or construction of new access points. The new lots do not require servicing or access due to the DOC-Get parcels being added to the Conservation Estate. One exception is the creation of a new Right of Way to provide for conservation and public access to the southern gully. The Northern gully and Firth Block maintain their existing open-space and conservation character, while the quarry lots remain contiguous with

and amalgamated into the existing quarry footprint. In this context, the subdivision will not have any adverse effects on the amenity of the surrounding environment.

B15.1.3 Contamination effects

274. The subdivision contains land identified in the PDP Preliminary and Detailed Site Investigation (PSI/DSI, and attached as **Appendix B3A**) for the OBDA land as having localised areas of HAIL-related contamination associated with historical farm structures, degrading metal sheeting, and a historic transmission pylon. PDP note that “*the abrasive blasting of the present-day transmission pylons falls within HAIL Category D1*” and that shallow soils in limited areas contain elevated zinc, cadmium, and potential asbestos from past activities¹. However, the subdivision itself does not involve any earthworks, soil disturbance, or changes to land use. It simply creates the parcels necessary to give effect to the land exchange and incorporate the OBDA land into the quarry landholding.
275. In addition, PDP undertook contamination assessments for the DoC Get sites, including the Dry Creek Block and Northern Gully, as part of the land exchange process. These assessments outline that the risk of contamination within these parcels is low and the sampling results completed comply with the relevant guidelines.
276. As such, the contamination identified is unaffected by the subdivision, and no exposure pathways are created or altered. Any future disturbance of contaminated soils will occur as part of the OBDA construction and overburden placement activities, which will be managed under the Remedial Action Plan (RAP) recommended by PDP (assessed in section B15.2.7 below and included as **Appendix B3C**). Accordingly, while the NES:CS is triggered due to the presence of HAIL activities, the subdivision of contaminated land does not generate any adverse contamination effects.

B15.1.4 Effects on infrastructure

277. The subdivision will not generate any physical works, and no new infrastructure, servicing, or access arrangements are required for the resulting lots. The DOC-Get parcels are conservation lots that will be transferred to the Crown they are contiguous with existing Crown-owned land in the conservation estate (Belmont Regional Park) and, apart from the new ROW, require no access, servicing, and their use and management remain unchanged. The quarry lots are similarly contiguous with the existing Belmont Quarry landholding and will be amalgamated with the operational quarry title, with internal access already established between the quarry and the proposed OBDA area. As such, the subdivision does not create any adverse effects on infrastructure or public services.
278. The subdivision also includes land within the OBDA footprint that forms part of the National Grid Corridor. No changes are proposed to the existing transmission infrastructure, and the subdivision does not alter the way this land is used or managed. Provision has been made to retain the existing access track used for transmission line maintenance, ensuring continued access for Transpower. As discussed in relation to the overburden disposal activities below, the OBDA has been designed to avoid encroachment into the minimum separation distances required under NZECP 34, and

¹ Note: The PSI for the Overburden Source Area (**Appendix B3B**) concludes that it is unlikely that any HAIL activity has occurred within this area, and therefore the NES-CS does not apply to that land.

all works have been located to ensure they do not affect the safe operation or maintenance of the transmission lines. The subdivision simply reflects the land configuration required to enable the OBDA and does not introduce any new constraints or effects on the transmission network.

279. Overall, given the nature of the lots created, their intended conservation or quarrying purposes, and the absence of any new demand on public infrastructure, the subdivision will not result in any adverse effects on infrastructure or servicing.

B15.1.5 Effects on natural hazards

280. The subdivision does not introduce any new natural hazard risks. No physical works are proposed, and the reconfiguration of titles does not alter the existing landform, drainage patterns, or exposure to natural hazards. The DOC-Get parcels will be incorporated into Crown Conservation Estate be managed as conservation land, while the quarry lots will be amalgamated with the existing Belmont Quarry landholding. As the subdivision simply creates the parcels necessary to give effect to the land exchange, and does not change how the land is used or developed, there is no change to natural hazard susceptibility and no adverse effects arise.

B15.1.6 Effects on Cultural values

281. The subdivision will not result in any adverse effects on cultural values. No physical works are proposed, and the subdivision simply isolates and reconfigures titles to enable the land exchange. The Land Exchange Report confirms that the DOC-Get and DOC-Give parcels are not subject to any Treaty settlement redress, rights of first refusal, or other cultural encumbrances, and therefore the subdivision does not affect any settlement interests or obligations.
282. Engagement undertaken with mana whenua for the land exchange identified no cultural constraints associated with the subdivision itself, and the DOC-Get parcels being added to the conservation estate provide opportunities for ongoing cultural connection and kaitiakitanga. As the resulting conservation lots will become part of the Crown conservation estate, and the quarry lots will be amalgamated with the existing quarry landholding, the subdivision maintains existing cultural relationships with the land and does not introduce any new cultural effects.

B15.1.7 Conclusion – Subdivision consent

283. The subdivision is an administrative and enabling step that creates the parcels necessary to give effect to the land exchange and support the establishment of the new OBDA. It does not involve physical works, does not alter land use, and does not generate any new or intensified effects.
284. The subdivision facilitates a reconfiguration of land that reflects the outcome of the Land Exchange and is a necessary step as part of the pre-exchange conditions of the land exchange isolating the parcels for exchange via gazettal, and does not introduce any adverse effects on infrastructure, natural hazards, cultural values, or contaminated land. Any localised contamination identified within the OBDA footprint is unaffected by the subdivision and will be appropriately managed through the Remedial Action Plan as part of the substantive overburden disposal activities.
285. Overall, the subdivision is benign in its effects and is necessary to enable a land exchange that delivers clear conservation, operational, and regional economic benefits.

B15.2 The overburden disposal consents

286. Having regard to the above, the scope of the application and the consents required, it is considered that the following effects are relevant:
- a. Effects associated with land disturbance
 - b. Ecological Effects
 - c. Hydrological Effects
 - d. Effects associated with dust
 - e. Landscape, visual and natural character effects
 - f. Geotechnical and site stability effects
 - g. Contamination effects
 - h. Operational Effects associated with noise and vibration
 - i. Archaeological Effects
 - j. Transportation Effects
 - k. Effects on Cultural Values
 - l. Recreation effects
 - m. Effects of climate change
 - n. Positive effects including economic effects

B15.2.1 Effects associated with land disturbance

287. The development of the OBDA involves significant land disturbance over multiple earthworks seasons, including vegetation clearance, topsoil stripping, haul road construction, overburden placement, and progressive rehabilitation. These activities have the potential to generate erosion and sediment runoff if not appropriately managed. MPD Environmental Limited have prepared a comprehensive Erosion and Sediment Control Assessment Report (ESCAR), including a Draft Erosion and Sediment Control Plan (ESCP), which together provide a detailed framework for managing erosion and sediment effects throughout the enabling works, construction, and operational phases of the OBDA (See **Appendix B4**)
288. The ESCAR describes the proposed works in the context of erosion and sediment risk, noting that the OBDA will be constructed in ten discrete stages, each operating as a self-contained stormwater catchment. This staged approach limits the extent of exposed earth at any one time, enables early stabilisation of completed faces, and ensures that sediment controls are sized and designed for each stage's specific catchment characteristics. The maximum contributing catchment to any sediment retention pond will be 5 hectares, consistent with the *Greater Wellington Regional Council Erosion and Sediment Control Guide for Land Disturbing Activities in the Wellington Region (2021)*.
289. MPD identify a suite of ESC measures to be implemented, including cleanwater and dirty-water diversions, sediment retention ponds (SRPs), decanting earth bunds (DEBs), silt fences, stabilised entranceways, chemical treatment where required, and progressive stabilisation using topsoil, mulching, grassing, or aggregate. These

measures reflect the core design principles in the Guidelines with respect to minimising exposed areas, controlling runoff at source, treating sediment-laden water, and stabilising disturbed surfaces as early as practicable. The ESCAR also integrates ecological considerations, including protection of ephemeral streams, avoidance and monitoring of sensitive habitats, and alignment with ecological management recommendations prepared for the project.

290. Updating the ESCP for each stage of works ensures that erosion and sediment controls are tailored to the specific earthworks footprint, catchment boundaries, and seasonal conditions. This is an appropriate evidence based, adaptive management approach for the works, and enables works to be managed to be consistent with best-practice land management, ensuring that controls remain effective, responsive to site conditions, and aligned with the evolving nature of the OBDA construction programme.
291. The ESCAR also sets out the monitoring, maintenance, and incident-response framework for erosion and sediment control for the OBDA. This includes regular audits, water-quality monitoring, trigger-based responses, and routine maintenance of sediment retention ponds (SRPs), decanting earth bunds (DEBs), diversion structures, and other ESC devices. These processes ensure ongoing compliance and enable early identification and correction of any issues, supported by clearly defined incident management, reporting, and decommissioning procedures. Collectively, this framework reflects a best-practice, adaptive management approach, where controls are continually refined in response to site conditions, staging progression, and seasonal factors. Within this context, mitigation for erosion and sediment effects is embedded in the design, staging, and operational approach to the OBDA. Key mitigation measures include:
 - a. Staged construction, limiting exposed areas and ensuring each stage operates as a discrete catchment with dedicated ESC measures.
 - b. Progressive stabilisation, with topsoiling, mulching, grassing, or aggregate applied as soon as practicable once final or interim levels are reached.
 - c. Cleanwater and dirty-water separation, ensuring uncontaminated runoff is diverted away from earthworks areas and sediment-laden water is directed to treatment devices.
 - d. Sediment retention ponds and decanting earth bunds, designed in accordance with GWRC's technical guidelines and sized for each stage's catchment.
 - e. Chemical treatment, where required, to improve sediment capture efficiency during high-risk periods or in fine-grained soils.
 - f. Silt fences, stabilised entranceways, and watercourse protection, ensuring localised controls are in place at all disturbance interfaces.
 - g. Additional controls to protect ecologically sensitive areas from adverse effects of sediment
 - h. The staged ESC measures are designed to ensure that surface water is returned to the same catchment.
 - i. Monitoring and adaptive management, including water quality monitoring, ESC audits, and trigger-based responses.
 - j. Integration with other management plans, including the Dust Management Plan,

Remedial Action Plan (contamination), and Landscape and Ecological Offset Management Plan, and Landscape and Ecological Management Plan, ensures that land disturbance effects are managed holistically across all environmental domains.

- 292. A comprehensive suite of conditions is proposed requiring implementation of the ESCP, staging-specific ESC plans, monitoring, maintenance, and adaptive management. These conditions are consistent with Greater Wellington's technical guidance and ensure that ESC measures are applied, maintained, and updated throughout the life of the OBDA.
- 293. With the ESC measures designed by MPD, the staged construction methodology, the requirement for updated ESCPs at each stage, and the proposed conditions ensuring best-practice implementation, erosion and sediment effects can be effectively managed so that they are less than minor.

B15.2.2 Ecological Effects

- 294. BlueGreen Ecology have undertaken a comprehensive review of the ecological values within the proposed OBDA footprint, drawing on more than a decade of vegetation, freshwater, avifauna, bat, and herpetofauna surveys, supported by recent targeted fieldwork and eDNA sampling (see **Appendix B5A**).
- 295. The BlueGreen assessment provides a detailed understanding of the ecological values present within the OBDA footprint and the surrounding Belmont Regional Park context (including the two proposed offset sites). Their review identifies a range of ecological values across the site, including regenerating indigenous vegetation, exotic shrubland, small wetland features, ephemeral and intermittent tributaries, and scattered threatened flora.
- 296. In summary BlueGreen identify the following ecological values within the OBDA:
 - a. Vegetation and terrestrial habitats:
 - i. The vegetation values comprise a mosaic of seral broadleaf forest, manuka/kanuka scrub, tree fern gully systems, and a small natural inland wetland. Within this mosaic, broadleaf seral forest is assessed as low to moderate value, manuka/kanuka scrub and tree fern gullies as moderate to high value, and the natural inland wetland as high value due to its rarity and hydrological function.
 - ii. Pre-development surveys confirmed the presence of several threatened and regionally uncommon indigenous plant species within the OBDA footprint, including 10–14 swamp maire, 23 ramarama, *Coprosma rubra*, and several uncommon sedges. These species elevate the ecological value of parts of the site and meet the definition of significant indigenous vegetation under the NPS-Indigenous Biodiversity. Although they occur as scattered individuals rather than cohesive populations, the OBDA earthworks will nonetheless result in the removal of these significant indigenous vegetation values, including the loss of all swamp maire and ramarama individuals within the affected gullies and seral forest pockets. These effects are unavoidable given the requirements of overburden placement and landform formation, and are addressed through a dedicated translocation and offset programme, including propagation and re-establishment of swamp mārie and ramarama

within suitable wetland and gully environments in Belmont Regional Park. Overall, BlueGreen concludes that the OBDA has moderate ecological value, elevated by the presence of threatened flora despite the generally young, seral nature of the vegetation.

b. Fauna (Avifauna, Herpetofauna, and Bats)

- i. With respect to Avifauna, the OBDA forms part of the Belmont Regional Park eco-corridor and supports a typical suite of common native forest birds (tūī, kererū, fantail, silvereye, grey warbler). Threatened species (falcon, robin, shag species) were detected in the wider landscape but not in significant numbers within the OBDA footprint. Habitat value is low to moderate.
- ii. Within the OBDA Northern grass skink (common) and ngahere gecko (At Risk – Declining) occur in low numbers. Lizard habitat quality ranges from moderate to high, particularly within kanuka/manuka scrub.
- iii. No long-tailed or short-tailed bats were detected.
- iv. On this basis, BlueGreen conclude that fauna values are low to moderate, reflecting the presence of common native species, limited threatened fauna, and modest habitat quality.

c. Freshwater (streams and wetlands)

- i. The OBDA contains ephemeral headwaters and intermittent tributaries feeding into perennial systems downstream.
- ii. No fish were detected in any OBDA tributaries (confirmed by eDNA).
- iii. Downstream perennial reaches support longfin eel, shortfin eel, and kōura, but fish passage into OBDA tributaries is not possible due to natural barriers.
- iv. Intermittent tributaries have low to moderate ecological value, while downstream perennial reaches have moderate value.
- v. The eastern and western wetland gullies outside the OBDA footprint are high to very high value, particularly the central western swamp maire gully.
- vi. Accordingly, BlueGreen conclude that freshwater values are low within the OBDA footprint, but moderate to high in downstream receiving environments, which are sensitive to hydrological change and sediment discharge.

Effects of undertaking the overburden disposal activities

297. The establishment of the OBDA will result in the staged removal of approximately 9 ha of indigenous vegetation, 6 ha of exotic vegetation. This will also include the removal of scattered threatened flora, including 10–14 swamp maire, 23 ramarama, one Coprosma rubra, and regionally uncommon sedges. These species elevate the ecological value of parts of the site and meet the definition of significant indigenous vegetation under the NPS-Indigenous Biodiversity. The OBDA earthworks will therefore result in the complete removal of all swamp maire individuals within the affected gullies, representing the most significant indigenous vegetation loss associated with the Project.
298. In addition to vegetation loss, the works will reclaim approximately 178m of intermittent stream and 73 of perennial stream habitat (totalling 251m in total) from the eastern central and southern eastern streams, which are affected in stages 1 and 4. BlueGreen

confirm that these tributaries contain no fish, as verified by eDNA sampling, and that natural barriers prevent fish passage upstream. On this basis no native fish capture and relocation is proposed, and the Project does not require any standard or complex Freshwater Fisheries Approval under Schedule 5 or 9 of the FTAA.

- 299. The Project also results in permanent loss of 0.07 ha natural inland wetland, which is more significant due to its high ecological value, although the magnitude of effect remains low. Freshwater effects are assessed as very low, reflecting the absence of fish, low biodiversity scores, and the small proportion of catchment stream length affected.
- 300. At the scale of Belmont Regional Park, the vegetation loss represents less than 1% of broadleaf seral forest and approximately 1.6% of manuka/kanuka shrubland, and BlueGreen conclude that in this context, the magnitude of vegetation loss is negligible to low, and the level of effect very low to low, prior to mitigation.
- 301. BlueGreen have identified that, sediment discharge and hydrological change, require careful management to avoid adverse effects on downstream wetlands, particularly the central western swamp maire gully, which BlueGreen identify as a high-value and sensitive receiving environment. As outlined in the assessments below with respect to Earthworks and Hydrological Effects, comprehensive erosion and sediment controls and monitoring are proposed, along with Hydrological monitoring, and these are delivered through the EOMP and LEMP.

Lizards

- 302. Surveys undertaken by Mr Payne of Blueprint Ecology confirm that the OBDA footprint supports two indigenous lizard species: the northern grass skink (*Oligosoma polychroma*) and the ngahere gecko (*Mokopirirakau granulatus*). These species occur within the regenerating broadleaf forest, manuka-kanuka shrubland, gorse scrub, and rocky gully margins across the site. Habitat quality varies, but several gullies and spurs provide suitable refugia, cover, and foraging opportunities. The establishment of the OBDA will result in the loss of approximately 10.93 ha of suitable lizard habitat, including areas of dense groundcover, rock piles, and woody vegetation that support both species. Without management, this would result in the direct loss of individuals and the displacement of local populations.
- 303. To avoid these effects, lizard management will be undertaken in accordance with the Lizard Management Plan, prepared by Mr Payne (**Appendix C3 to Part C**). The Plan sets out detailed methods for pre-clearance surveys, salvage, handling, translocation, release-site preparation, and post-release monitoring for northern grass skink and ngahere gecko. All lizard salvage and transfer requires authorisation under the Wildlife Act 1953, and a Wildlife Act permit is sought alongside these resource consents (Part C of the substantive application). The translocation of lizards to release sites within Belmont Regional Park also requires a Concession under the Reserves Act, included in Part E of this application.
- 304. Lizards will be relocated to suitable, predator-managed habitat within Belmont Regional Park, selected for its structural complexity, refugia availability, and long-term security. While the Lizard Management Plan sits alongside the Ecological Management Plan, it forms an integral part of the overall effects management package, ensuring that adverse effects on herpetofauna are avoided or minimised and that displaced lizards

are successfully relocated and monitored within secure habitat.

Effects Management Hierarchy

305. The establishment of the OBDA will result in the staged removal of vegetation and reclamation of intermittent tributaries. At the scale of Belmont Regional Park, the vegetation loss represents less than 1% of broadleaf seral forest and approximately 1.6% of manuka/kanuka shrubland. BlueGreen conclude that the magnitude of vegetation loss is negligible to low, and the level of effect is very low to low, prior to mitigation.
306. The permanent loss of 0.07 ha of natural inland wetland is more significant due to its rarity and high value, although the magnitude of effect remains low.
307. Effects on threatened flora would be more than minor if unmanaged, given the presence of threatened species including swamp maire, ramarama, and *Coprosma rubra*.
308. Freshwater effects are assessed as very low, reflecting the absence of fish, low biodiversity scores, and the small proportion of catchment stream length affected. Two specific risks—sediment discharge and hydrological change—require careful management to avoid adverse effects on downstream wetlands, particularly the central western swamp maire gully.
309. The effects management hierarchy has been applied in accordance with the NPS-IB and NPS-FM. In this regard:
 - a. Avoidance has been achieved through refinement of the OBDA footprint to exclude ecologically important areas such as the central western swamp maire gully, the pukatea forest, and most natural inland wetlands.
 - b. Minimisation is achieved through staged clearance, lizard salvage, pre-clearance bird surveys, strict erosion and sediment controls, hydrological monitoring, and early stabilisation of exposed surfaces. Minimisation also includes the salvage and translocation of threatened flora to avoid direct loss during vegetation clearance. These minimisation measures are delivered through the LEMP.
 - c. Remedy is provided through the full rehabilitation of the OBDA to 15 ha of indigenous forest, reinstatement of intermittent streams within the final landform, and progressive revegetation and enrichment planting. These rehabilitation works are a core component of the effects management approach and are designed to progressively reinstate ecological structure, hydrological function, and landscape integration as each stage of the OBDA reaches its final landform. The LMRP sets out the methods for stabilisation, contouring, topsoiling, hydroseeding, and native revegetation, ensuring that the OBDA transitions from an active overburden placement area to a fully vegetated landform that blends with the surrounding Belmont hills. Rehabilitation will occur sequentially, with external faces stabilised and planted as soon as practicable, meaning that areas of exposed earth are limited in extent and duration. Over time, this will result in approximately 15 ha of indigenous vegetation being re-established across the OBDA, comprising seral broadleaf forest, manuka/kanuka scrub, and enrichment planting to reflect the ecological character of the surrounding Belmont Regional Park.

A key component of the rehabilitation programme is the reinstatement of intermittent streams on-site. As the OBDA landform is completed, shallow gullies

and reconstructed stream channels will be formed to replicate existing hydrological pathways and maintain flows to downstream wetlands and perennial tributaries. This reinstatement includes reconstruction of channel form, installation of appropriate substrate, and planting of riparian vegetation to support ecological function. The intention is that stream reinstatement will fully remedy the effects of stream reclamation within the OBDA footprint to ensure that loss of stream extent and values is avoided. However, in the unlikely event that reinstatement cannot be achieved to the required ecological standard, consideration has been given to ensuring that any residual effects can be appropriately offset. In that circumstance, a 4.3:1 stream offset ratio would be applied to the areas that had failed through enhancement of Speedy's Stream headwaters within the Heffernan Block (to a maximum worst case of 1080m), consistent with the BlueGreen assessment and BOAM modelling.

Rehabilitation planting will be undertaken using locally appropriate indigenous species, with a focus on restoring seral forest structure and supporting long-term ecological succession. Topsoil salvage and reuse will assist in re-establishing soil horizons and seedbanks, while mulching and hydroseeding will provide initial stabilisation. As planting matures, the rehabilitated OBDA will develop into a vegetated landform that reflects the surrounding MF7 forest ecosystem, providing habitat for native birds, lizards, and invertebrates, and supporting hydrological and ecological connectivity with Belmont Regional Park. In addition to ecological outcomes, the Rehabilitation Plan also delivers visual integration, ensuring that the final landform reads as a natural extension of the surrounding hills and reduces visual contrast over time.

Remedy is further supported by the propagation and re-establishment of translocated threatened flora within suitable habitat adjacent but outside of the footprint of the OBDA.

Together, the rehabilitation works, replanting programme, and stream reinstatement form a central part of the overall effects management package, ensuring that ecological values are progressively restored on-site and that long-term landscape and ecological outcomes are achieved.

310. However, remedy will take decades to mature given the progressive nature of the works, creating a residual time-lag effect. Residual effects also arise from permanent wetland loss, potential challenges in fully reinstating intermittent streams, and uncertainty associated with translocation of threatened flora.
311. To address these residual effects, BlueGreen have developed (in consultation with Greater Wellington in its capacity as statutory manager of the Belmont Regional Park) an offset package using the DOC BOAM model, which complements the restoration and rehabilitation package.
312. Greater Wellington and HCC have provided their in-principle agreement to Winstone's use of the Heffernan Block and adjacent Park adjacent to the OBDA for offsetting and has confirmed the suitability of these sites (see **Appendices 16A and 16B**).
313. A comprehensive ecological package is proposed to address the residual terrestrial, wetland, riparian and species-specific effects of the OBDA, supported by detailed rehabilitation, offset and translocation measures set out in the LEMP and Offset

Management Plan

314. The LEMP sets out the full rehabilitation framework for the OBDA, detailing how landform shaping, vegetation establishment, stream restoration, species translocation, and long-term ecological management will be implemented over the life of the project. It provides the practical, stage-by-stage methods required to integrate the OBDA into the surrounding Belmont Hills landscape while managing landscape, natural character, and ecological effects. Key components include:
- a. Landform rehabilitation: shaping final slopes, benches, and gullies to create stable, naturalised landforms that visually integrate with the wider Belmont Hills.
 - b. Progressive revegetation: topsoiling, hydroseeding, managed natural regeneration, active indigenous planting, and enrichment planting as each OBDA stage is completed.
 - c. Stream corridor restoration: reinstatement of intermittent and ephemeral drainage paths, riparian planting, and design measures to achieve SEV equivalence.
 - d. Species translocation: procedures for relocating indigenous plants significant biodiversity values (including swamp maire and ramarama and coprosma rubra) from the OBDA footprint to suitable receiving environments.
 - e. Wetland maintenance: monitoring and management of existing wetlands adjacent to the OBDA, including hydrological stability, weed control, and replacement planting.
 - f. Pest and weed management: ongoing control of pest plants and animals to support vegetation establishment and ecological resilience.
 - g. Monitoring and adaptive management: annual reporting, performance standards, and corrective actions to ensure rehabilitation outcomes are achieved over time.
 - h. Engagement with mana whenua: involvement in staged rehabilitation plans, species selection, and monitoring outcomes.
315. Overall, the LEMP provides the operational blueprint for how the OBDA will be progressively rehabilitated and how ecological values will be restored and enhanced across the site, the performance standards to be met and how those activities will be monitored and reported.
316. The EOMP sets out the ecological offset package required to address residual terrestrial, wetland, stream, and species-specific effects that cannot be avoided within the OBDA footprint. It provides the detailed framework for offset implementation within Belmont Regional Park, including the Heffernan Block, wetland creation areas, and swamp maire and other species translocation sites. Key components include:
- a. Terrestrial offset (within the Heffernan Block): Restoration of 17 ha of indigenous forest over 30 years, delivered in five staged planting areas. Works include site preparation, weed and pest control, eco-sourced planting at 1.5 m spacing, enrichment planting, and long-term maintenance to achieve 80% canopy cover and 95% survival.
 - b. Riparian and stream offset: Restoration of 1,080 m of riparian corridor along Speedy's Stream headwaters, providing stream habitat enhancement.

- c. Wetland offset: Creation of 0.2 ha of new natural inland wetland habitat through targeted earthworks (ground lowering, bund construction, minor tributary redirection) and planting with a diverse wetland assemblage (minimum 15 species).
 - d. Swamp maire offset: As a precaution, and recognising the experimental nature of direct transfer, it is proposed to propagate and plant 140 swamp maire saplings (each ~2 m tall) within existing swamp maire habitat adjacent to the OBDA. These receiving sites are natural wetland and wet-gully environments with suitable hydrology. Offsets are also proposed at 1:50 for ramarama.
 - e. Monitoring and adaptive management: Detailed monitoring requirements for swamp maire, wetland creation, riparian restoration, and terrestrial revegetation, with adaptive management triggers and annual reporting.
317. Overall, the Offset Management Plan provides the mechanism to ensure that ecological losses from the OBDA are fully offset and so that the proposal satisfies the effects management hierarchy and that long-term ecological gains are delivered across Belmont Regional Park.
318. Together, the EOMP and LEMP provide the framework through which the full offset package will be delivered and monitored over the life of the project.

Conclusion

319. Overall, BlueGreen conclude that ecological effects associated with vegetation loss, freshwater systems, and fauna are low, and that visual and temporal effects associated with construction are temporary. The Project has applied the effects management hierarchy in full, avoiding high-value areas, minimising disturbance through staged works, and remedying effects through on-site rehabilitation. Residual effects have been addressed through a comprehensive offset package that meets the relevant national policy tests: the NPS-FM requirement for no net loss of wetland and stream values is achieved through wetland creation and riparian restoration, and the NPS-Indigenous Biodiversity requirement for a net gain in indigenous biodiversity is met through forest restoration, species translocation, and long-term pest management. When considered alongside the proposed conditions, any adverse ecological effects of the OBDA will be less than minor, and the project is expected to deliver a long-term net ecological benefit.

B15.2.3 Hydrological Effects

320. Landscape Dynamics Ltd have undertaken a detailed hydrological assessment that provides a clear understanding of the hydrology of the site and how it will be influenced by the proposed OBDA (**Appendix B6**).
321. The assessment confirms that the OBDA sits largely on an interfluvium between several small headwater gullies, with only four of the ten OBDA stages (Stages 1, 2, 4 and 5) having any potential to interact with existing drainage lines. The gullies affected are small, steep, and characterised by intermittent or ephemeral flow, with perennial reaches occurring only downstream of the OBDA footprint and closer to the Belmont Regional Park boundary. The hydrological processes operating in these gullies are simple, predictable, and driven primarily by rainfall, which will not be altered by the OBDA.

322. The hydrological assessment concludes that the scale of the OBDA (approximately 15.7 ha), its location on the catchment divide, the small proportion of each sub-catchment affected, and the staged nature of construction all significantly limit the potential for hydrological effects. Each stage is confined to a discrete sub-catchment, and completed stages will be stabilised and rehabilitated before subsequent stages commence, avoiding cumulative hydrological impacts. As design of the OBDA incorporates the principles set out in the geotechnical and erosion and sediment control assessments, it ensures that both surface and subsurface flow paths are maintained, and that existing flow regimes are preserved. Discharges into downstream drainage lines will continue, and the hydrology of wetlands outside the OBDA footprint will remain unchanged.
323. The hydrological assessment confirms that specific hydrological mitigation is not required to avoid adverse effects beyond the OBDA footprint. The OBDA has been designed and staged to ensure that they inherently maintain existing hydrological processes, and the ESC and geotechnical frameworks ensure that surface and subsurface flows are appropriately managed throughout construction.
324. To provide additional assurance, piezometers are proposed to be installed in the most upstream wetland downstream of each drainage line to monitor water levels during early stages of OBDA development. This monitoring is for any potential ecological effects on the wetland ecology as a result of any change in the hydrological process, rather than the hydrological metrics themselves. As a result, this monitoring will form part of the ecological monitoring framework, providing confirmation that hydrological conditions remain stable and that the OBDA is not altering wetland hydrology. As staging progresses and monitoring demonstrates no change, these piezometers can be removed. This approach provides a simple, low-impact verification mechanism and aligns with the adaptive management framework applied across the project.
325. The hydrological assessment demonstrates that the OBDA has been designed with a clear understanding of the site's hydrology and the characteristics of the small headwater gullies it interacts with. The location, scale, staging, and design of the OBDA ensure that hydrological processes, both surface and subsurface, are maintained, and that downstream wetlands and watercourses will not experience measurable change.
326. On this basis, any adverse hydrological effects beyond the site boundary will be less than minor.

B15.2.4 Effects associated with dust

327. Pattle Delamore Partners (PDP) have undertaken a comprehensive air quality assessment for the proposed OBDA, confirming that dust is the primary air quality effect associated with the activity (See **Appendix B7**).
328. Dust will be generated from vehicle movements on internal haul roads, land clearing, topsoil stripping, overburden handling, and placement, with material comprising topsoil, subsoil, and weathered greywacke.
329. As part of their assessment, PDP completed Total Suspended Particulate (TSP) monitoring adjacent to the existing OBDA and within the proposed OBDA footprint, concluding that the results are representative of background air quality in the Lower Hutt airshed, which is not considered polluted under the NES-AQ.

330. With respect to sensitive receptors, PDP identified:
- a. That residential dwellings are located approximately 680m to more than 1,000m (a substantial distance away) from the OBDA
 - b. The Dry Creek campsite approximately 780 m north, and
 - c. Users of Buchanan's Track, who may pass within around 50 m of the OBDA but only transiently.
331. PDP's assessment, supported by CALMET wind modelling, shows that predominant winds are from the north-northwest, resulting in low potential for dust transport toward residential receptors, and only short-duration, low-intensity exposure for recreational users. PDP also reviewed complaint history and found only two dust-related complaints since 2016, neither attributable to OBDA activities, and both managed appropriately, indicating no pattern of objectionable or offensive dust nuisance.
332. Dust mitigation measures already implemented at Belmont Quarry, including water carts, wheel wash facilities, fixed plant suppression, proactive dust management during windy conditions, and cleaning of tracked material, are also proposed for the OBDA. PDP propose a Dust Management Plan that captures these measures, and that would ultimately be integrated into the Quarry Management Plan (QMP), ensuring consistent site-wide controls.
333. Additional mitigation that forms part of the operation and management of the OBDA includes:
- a. Progressive staging, and limiting the active OBDA area to generally less than 2 ha;
 - b. Creation of amenity bunds, providing physical separation and reducing dust exposure for track users;
 - c. The ability to use internal haul roads, avoiding public roads and reducing off-site dust tracking;
 - d. Continuation of monitoring and record-keeping, including TSP monitoring and meteorological review.
334. PDP's FIDOL assessment concludes that, with these measures in place, dust emissions from the OBDA will be effectively controlled, will not be offensive or objectionable, and will remain within an acceptable envelope when considered cumulatively with existing quarry operations.
335. On this basis, and subject to implementation of the DMP , and adherence to proposed conditions, any adverse air quality effects from the OBDA can be appropriately managed to meet the permitted standards of the NRP. These effects are therefore considered to be less than minor, and are able to be disregarded pursuant to s 104(2) of the RMA.

B15.2.5 Landscape, visual and natural character effects

336. Boffa Miskell have provided a landscape and visual assessment for the project, and this planning assessment summarises their findings and evaluates the likely natural character, landscape, visual, and cumulative effects of the OBDA (**Appendix B8**).
337. With respect to natural character, Boffa Miskell identify that the OBDA is located within a landscape that has been modified over time through farming, informal access tracks, vegetation clearance, and proximity to the existing quarry. While Belmont Regional Park

contains areas of high natural character, the OBDA footprint itself exhibits lower natural character values due to historic land use and existing disturbance.

338. Within this context, the OBDA will be formed as a permanent engineered landform that follows the existing ridge and gully pattern, maintaining the underlying landform structure rather than introducing abrupt or artificial shapes. The design avoids sensitive ecological areas, retains existing drainage patterns, and provides for progressive stabilisation and revegetation. Because construction is staged, exposed earth is limited at any one time, and completed areas are rehabilitated early, allowing natural character to be progressively restored as the OBDA develops. On this basis, Boffa Miskell conclude that effects on natural character are low.
339. With respect to landscape effects of the OBDA, Boffa Miskell outline that landscape effects relate to changes in the physical landscape and its perceived values. In this case, the OBDA will introduce a new landform within an area that already reflects a long history of modification through farming, vegetation clearance, informal access tracks, and quarrying. Within this context, the OBDA has been designed to follow the existing ridge and gully structure, maintaining the underlying landform pattern rather than creating abrupt or artificial shapes. The northern bund, which will be constructed as part of the first stage of works, provides additional integration with Belmont Regional Park, softening views from elevated locations and reinforcing the continuity of the surrounding hills. In addition, vegetation clearance will occur in discrete stages and only where required, with completed areas stabilised and rehabilitated early, whilst rehabilitation will include contouring, topsoiling, mulching, grassing, and native planting where appropriate, ensuring that the final landform blends into the wider landscape. On this basis, Boffa Miskell conclude that landscape effects are low.
340. With respect to visual effects of the OBDA, Boffa Miskell identifies that the visibility of the OBDA is limited by the surrounding landform, existing vegetation, and the established quarry environment. From most public viewpoints, including the majority of Belmont Regional Park, the OBDA is screened by ridgelines and intervening vegetation, with only elevated locations offering partial and temporary views of construction activity. Within these areas, views are generally oblique and filtered, and the northern bund provides additional screening as staging progresses. Because construction occurs in discrete stages over a 35 year timeframe, the extent of exposed earth is constrained, and completed areas are rehabilitated early, reducing visual contrast over time. Once stabilised and planted, the OBDA will read as a vegetated landform consistent with the surrounding hills, with no new lighting or structures that would introduce night-time effects. On this basis, Boffa Miskell conclude that visual effects are low and temporary in nature. The Recreation Assessment by Rob Greenaway (**Appendix B12**) also confirms that visual effects on recreational users are Low, noting that views toward the OBDA are intermittent, often filtered by vegetation or landform, and that the amenity bund will further reduce visibility of works during early stages.
341. Having considered the potential cumulative effects of the proposal, Boffa Miskell conclude that any cumulative landscape and visual effects are low given the effects of the OBDA must be considered in the context of existing quarry operations and the wider landscape. The OBDA represents a continuation of established quarry-related land uses rather than a new or unrelated activity. Its adjacency to the existing quarry avoids the need for remote disposal areas or new access routes that would introduce additional

landscape change. The staged development, progressive rehabilitation (which also delivers on the ecological restoration outcomes) ensure that cumulative effects are minimised. Moreover, the OBDA does not extend quarrying into new visually sensitive areas.

342. Mitigation for landscape and visual effects is embedded in the design, staging, and landform development of the OBDA. Several key design parameters inherently reduce landscape, natural character, and visual effects, including:
- a. Location on an already modified landform, adjacent to the existing quarry and away from high-value natural character areas.
 - b. Staged construction, which limits exposed earth at any one time and allows early stabilisation of completed faces.
 - c. Landform design that follows existing ridge and gully patterns, avoiding abrupt or unnatural shapes.
 - d. Northern bund construction, providing screening to Belmont Regional Park and reducing visibility of active earthworks.
 - e. Retention of natural drainage patterns, maintaining hydrological character and avoiding unnatural changes to downstream gullies and wetlands and reinstatement of riparian streams and riparian planting in these areas
 - f. Integration with geotechnical and ESC design, ensuring stable slopes capable of supporting vegetation and long-term landscape integration.
343. In addition to these elements of the design, the Rehabilitation Plan provides the mechanism for delivering ecological restoration and long-term landscape integration. Rehabilitation will include:
- a. Topsoiling, mulching, grassing, and stabilisation of completed faces.
 - b. Ecological restoration planting ensuring that revegetation aligns with the final landform design and long-term stability requirements.
 - c. Progressive restoration, with planting and stabilisation occurring as each stage reaches its final contour.
 - d. Long-term maintenance and monitoring, key targets and reporting to ensure successful establishment of vegetation and integration with the surrounding Belmont hills, including to demonstrate that the outcomes anticipated by the ecological assessments are achieved.
344. A suite of conditions is proposed requiring the implementation of the Rehabilitation Plan, which delivers the ecological restoration planting and long-term landscape integration of the OBDA. The Rehabilitation Plan sets out the contouring, stabilisation, topsoil application, planting, and monitoring necessary to ensure that the final landform is visually integrated with the surrounding Belmont hills and that ecological restoration outcomes are achieved. These conditions provide a comprehensive framework for achieving the intended landscape, ecological, and visual outcomes, supported by monitoring to confirm that these outcomes are delivered.
345. Overall, Boffa Miskell's conclude that landscape, natural character, visual, and cumulative effects are low and largely temporary. With that in mind, and subject to

the proposed condition, it is considered that any adverse landscape and visual effects of the OBDA will be less than minor.

B15.2.6 Geotechnical and site stability effects

346. Baseline Geotechnical Limited (BGL) have undertaken a preliminary geotechnical assessment of the proposed OBDA, including field mapping, targeted subsurface investigations, review of geological and geomorphological conditions, development of a conceptual ground and groundwater model, and slope stability modelling under both static and seismic loading (**Appendix B9**). This level of assessment is appropriate for confirming feasibility and identifying the geotechnical risks that need to be managed through detailed design and construction.
347. Their assessment confirms that the OBDA is geotechnically feasible and that no unacceptable geotechnical hazards exist that would preclude development. The site is underlain by greywacke rock mass with shallow alluvium in the gully floors, and BGL note that these soft soils can be undercut and removed to provide competent foundations for engineered fill.
348. BGL have undertaken slope stability modelling which demonstrates that the proposed OBDA landform can achieve acceptable Factors of Safety under the long-term design case, the short-term liquefaction case, and the quarry-adjacent seismic case, with the design adopting more conservative material parameters, groundwater assumptions, and seismic loads than those used for the existing Cottle OBDA. This approach, combined with updated seismic standards and improved guidance on acceptable displacements, results in a low level of geotechnical risk, and one that is lower than the precedent Cottle OBDA.
349. Geotechnical mitigation is embedded in both the design and construction methodology, with key measures including:
- a. Foundation preparation, including undercutting and removal of soft saturated alluvial soils in gully floors to ensure competent founding conditions.
 - b. Subsurface drainage, comprising formal sub-soil drains and informal drainage blankets to manage perched groundwater and prevent saturation of fill.
 - c. Zoned fill placement, with strict control on the type, compaction, and layering of weathered greywacke rock fill, improved greywacke soil fill, mixed clay fill, and process pond fines.
 - d. Surface water management, ensuring runoff is diverted away from batters to avoid erosion, scour, or batter degradation.
350. This management is also reflected in the design of the controls reflected in the ESCP and the conditions of consent. BGL identify additional geotechnical risks that are appropriate to manage through conditions and detailed design. These include:
- a. Early-phase soil parameter verification, to confirm material behaviour and refine design assumptions;
 - b. Additional site investigation for Stage 4, where gully geometry is more complex and requires confirmation of founding conditions;
 - c. Detailed design of the Stage 9 process water fines pond, including confirmation of

dewatering behaviour and long-term stability;

- d. Construction-phase controls, including foundation preparation, subsurface drainage installation, zoned fill placement, and strict surface water management to avoid erosion or batter degradation.
351. These measures will be incorporated into the detailed design phase and reflected in construction specifications and conditions, ensuring that residual risks are appropriately managed as the OBDA is developed in stages allowing bespoke responses to geological conditions encountered
352. With these controls in place, BGL conclude that geotechnical risks can be appropriately managed and that the OBDA can be constructed to achieve a stable, engineered landform with acceptable performance under both static and seismic loading.
353. Overall, subject to management of the works in accordance with BGL's recommendations and the proposed conditions, geotechnical risks are low, and any adverse effects on site stability can be managed to be less than minor.

B15.2.7 Contamination effects

354. PDP have prepared two contaminated land assessments for the project: a Preliminary Site Investigation (PSI) for the overburden source area within the existing quarry, and a Preliminary and Detailed Site Investigation (PSI/DSI) for the proposed OBDA footprint (see **Appendices B3A, and B3B**). These investigations were undertaken and certified by Suitably Qualified and Experienced Practitioners (SQEPs) in accordance with the Ministry for the Environment's Contaminated Land Management Guidelines. A Remedial Action Plan (RAP) has also been prepared to guide the safe management of identified contaminants during earthworks.
355. These contamination reports identified that:
- a. The PSI for the overburden source area (Belmont Quarry) confirms that no HAIL activities have occurred within the area where overburden will be sourced. Although the wider Belmont Quarry property is listed on GWRC's Selected Land Use Register (SLUR), the PSI confirms that the SLUR listing relates to historic fuel storage and truck-stop infrastructure located outside the source area. Rock quarrying is excluded from the HAIL list, and no evidence of hazardous substance storage or use was identified within the source area. PDP conclude that the source area is not a "piece of land" under regulation 5(7) of the NES-CS, and therefore the NES-CS and GWRC contaminated land rules do not apply.
 - b. The PSI/DSI for the OBDA footprint identified small localised areas of contamination associated with degrading corrugated metal sheets and abandoned farm machinery, including elevated zinc and cadmium concentrations in shallow soils immediately adjacent to these items. These contaminants pose no unacceptable risk to human health, with all samples complying with human health soil contaminant standards for commercial/industrial land use. Asbestos was not detected in any soil or bulk material samples, and no staining or hydrocarbon contamination was observed. The PSI/DSI identifies a potential environmental risk to ephemeral streams within the OBDA footprint, due to zinc and cadmium leaching from degrading metal. These areas meet the threshold for HAIL Category I, but the contamination is highly localised, decreases rapidly with depth and distance, and is limited to discrete

“hotspots” around the metal debris.

- c. The contamination assessments for the Dry Creek Block and Northern Gully undertaken as part of the land exchange process outline that the risk of contamination within these parcels is low and the sampling results completed comply with the relevant guidelines. No specific contamination management or remediation is required for these sites.
356. To manage the effects of contamination during the overburden disposal works, it proposed to carry out the works in accordance with the RAP. The RAP sets out best-practice contaminated land management procedures to ensure that both human health and environmental risks are appropriately mitigated. Key measures include:
- a. Targeted removal of contaminated soils from identified hotspots (minimum 0.5 m depth and 2–3 m lateral buffer), with disposal to a Class A landfill.
 - b. Field screening and laboratory validation to confirm removal of impacted soils.
 - c. Soil management controls, including stockpile containment, dust suppression, erosion and sediment controls, and separation of clean and potentially contaminated materials.
 - d. Unexpected discovery protocols, including SQEP oversight, immediate cessation of works, and appropriate sampling and disposal.
 - e. Health and safety measures, including PPE requirements and hygiene controls for workers.
 - f. Record-keeping and reporting, ensuring traceability of contaminated soil removal and validation.
357. These measures reflect best-practice land disturbance management and are consistent with MfE guidelines and regional expectations for contaminated land handling.
358. The applicant proposes conditions reflecting that the works to be undertaken in accordance with the RAP, including SQEP oversight, validation sampling, and implementation of unexpected discovery protocols. These conditions ensure that any residual or unforeseen contamination is appropriately managed throughout construction.
359. The contamination identified within the OBDA footprint is limited to very discrete, shallow areas associated with historical metal debris and abandoned machinery. Human health risks are low, and environmental risks can be fully mitigated through implementation of the RAP and standard best-practice earthworks controls. Subject to the proposed conditions requiring adherence to the RAP and SQEP oversight, any adverse effects on human health or the environment can be managed to be less than minor.

B15.2.8 Operational Effects associated with noise and vibration

360. Operational noise from the overburden disposal activity (OBDA) will be generated by truck movements, excavators, bulldozers, graders, rollers, and water carts operating within the OBDA footprint during normal quarry hours. Styles Group has prepared an Acoustic Assessment of the Project, attached as **Appendix B10**.

361. The operative Hutt City District Plan does not include permitted operational noise limits for activities in the General Recreation Activity Area (GRAA), meaning there is no operative standard directly applicable to OBDA operations. The proposed district plan noise provisions have no legal effect and therefore carry limited weight. In this context, the assessment focuses on whether operational noise from the OBDA will be reasonable, consistent with s16 RMA and Schedule 5 of the FTAA, which requires assessment of “any unreasonable emission of noise”.
362. Styles Group has undertaken ambient noise measurements and operational noise modelling to understand the existing environment and the predicted emissions from OBDA operations. Their measurements show that the existing residual noise environment adjacent to the OBDA is typically 35–58 dB LA10, with an average of 45 dB LA10 during the proposed operating period.
363. In undertaking their assessment, Styles Group have assessed cumulative noise from the quarrying activities. The existing quarry generates noise from overburden stripping, blasting, rock removal, crushing, processing, stockpiling, and truck movements. OBDA machinery produces similar noise characteristics and operates within the same acoustic environment. Receivers will hear the combined quarry noise environment, not individual sources, and it is acoustically and practically impossible to separate OBDA noise from other quarry operations.
364. For this reason, Styles Group recommends adopting the Extraction Activity Area operational noise limits as cumulative limits applying to both the quarry and the OBDA. These limits presently apply to quarry activities and are more stringent than the P-LHDP notional boundary limits because they apply anywhere within the boundaries of adjacent rural properties. Styles Group advise that applying the Extraction Activity Area limits ensures that sensitive receivers in the Rural Residential Zone are not exposed to noise effects greater than those already enabled in the existing environment. Styles Group’s modelling demonstrates that cumulative operational noise from the OBDA can readily comply with these recommended limits and will remain within an acceptable noise envelope, ensuring no increase in noise effects beyond what is already enabled for the nearest receivers
365. With respect to sensitive receptors, Styles Group note:
- a. The nearest dwellings are located more than 750 metres west of the OBDA. At this separation distance, operational noise from OBDA machinery will blend with existing quarry noise and wider environmental noise sources, including SH2. Styles Group concludes that operational noise emissions will be consistent with the existing environment and largely unnoticeable for these receivers.
 - b. Users of Buchanan’s Road Track will experience transient and low-frequency noise as they move through the park. Styles Group notes that noise effects in Belmont Regional Park will be highest during Stage 1, lower in Stages 2–3, and significantly lower thereafter, and that overall emissions will not exceed a reasonable level for park users. The Recreation Assessment prepared by Rob Greenaway & Associates confirms this conclusion, noting that while a short section of the Buchanan Road Tramping Track (approximately 1.4 km, or 33% of its length) will experience noticeable noise during part of Stage 1, these effects are transient, occur only during daytime operating hours, and reduce to Low for the remainder of the OBDA

staging. At the Regional Park scale, noise effects on recreation values are assessed as negligible, and overall recreational enjoyment will remain largely unchanged.

366. For residential receivers, who are located more than 750 metres from the OBDA, the combination of distance, intervening topography, and the absence of any new high-intensity noise sources such as blasting or processing ensures that operational noise will remain absorbed within the existing quarry noise envelope, resulting in effects that are less than minor. Furthermore, in the context of the existing environment, which already includes operational quarry noise, traffic noise from SH2, and other ambient sounds, adverse effects of noise from OBDA operations as experienced by recreational users moving along Buchanan's Road Track will be barely discernible, short-duration, and transient, and in this context are considered to be less than minor.
367. No blasting or high-vibration activities will occur within the OBDA. Styles Group confirms that vibration generated by OBDA machinery will not reach perceptible levels inside any neighbouring building and will not cause building damage, and that the proposed district plan vibration limits will be complied with. Vibration effects are therefore negligible.
368. With respect to construction noise, Styles Group outline that construction work in the OBDA will involve similar (and in many cases the same) machinery as being used within the Belmont Quarry. In this context, construction noise generated will be largely indistinguishable from existing quarry noise. Having modelled the likely construction noise generated by the Project, Styles Group confirm that construction noise will comply with both the LHDP permitted limits (70 dB LAeq and 85 dB LAm_{ax}) and the P-LHDP permitted limits (70 dB LAeq and 85 dB LAm_{ax} assessed under NZS 6803:1999). Compliance is achieved by a significant margin, due to the substantial separation distance between the works and the nearest receivers. Construction noise effects are therefore assessed as acceptable and less than minor.
369. On the basis of the above, Styles Group confirms that no specific or additional mitigation measures are required for the OBDA beyond those already embedded in the design, staging, and operational approach to the activity. Instead, the nature, scale, and manner in which the OBDA is proposed to be carried out inherently provides mitigation, ensuring that noise remains reasonable and within an acceptable envelope, and that any effects associated with vibration are negligible.
370. As part of the suite of conditions proposed, operational conditions reflecting daytime operating hours and standard construction practices are included, consistent with the scope of the work.
371. Overall, operational and construction noise and vibration from the OBDA will be reasonable, consistent with s16 RMA, and will not result in adverse effects beyond those already characteristic of the Belmont Quarry environment. Effects on residential receivers will be less than minor, and effects on recreational users will be transient, low-frequency, and barely discernible. With recommended conditions in place, operational and construction noise and vibration emissions from the OBDA are considered acceptable.

B15.2.9 Archaeological Effects

372. Clough & Associates have prepared an archaeological assessment for the proposed OBDA, incorporating desktop research, review of historic plans, consultation of ArchSite records, and multiple field surveys across the OBDA footprint (see **Appendix B11**).
373. The Clough & Associates confirms that only one recorded archaeological site is present within the OBDA: R27/910, a collapsed 20th-century farm shed located within Stage 1 (noting the 20th century date range of this site is outside the date range of protection afforded under the New Zealand Heritage Pouhere Tonga Act). No 19th-century archaeological sites or Māori archaeological sites are recorded within or near the OBDA, and the nearest recorded 19th-century sites within Belmont Regional Park are located approximately 3–4 km to the west. This assessment concludes that the potential for unrecorded archaeological sites, particularly Māori occupation sites, is very low, noting that the steep hilly terrain would not have been attractive for settlement and that any historic trackways would likely leave little or no archaeological footprint.
374. As part of consultation, Hutt City Council and NZHPT have confirmed that there are no other listed heritage or archaeological sites within or adjacent to the OBDA. This aligns with Clough's findings that there are no historic heritage sites in proximity to the OBDA and no District Plan heritage overlays affecting the site.
375. Although the likelihood of encountering archaeological material is low, Clough recommend that an Archaeological Authority be obtained under the Heritage New Zealand Pouhere Taonga Act 2014 and approval is sought out of an abundance of caution. The Authority is proposed to cover the preliminary enabling works and Stages 1–2, with future authorities sought only if required for later stages. The Authority Application is included as Part D of the Application.
376. Implementation of the works will be undertaken in accordance with the Draft Archaeological Management Plan (AMP), submitted as part of this application as **Appendix D1 of Part D** which will set out procedures for site access, monitoring, communication protocols, and requirements for archaeological supervision where appropriate. The Draft AMP will also incorporate an Accidental Discovery Protocol (ADP) to ensure that any unexpected archaeological material (whether Māori or European) is identified, protected, and managed in accordance with statutory requirements. This includes immediate cessation of works, securing the area, notifying Heritage New Zealand Pouhere Taonga, Mana Whenua, and relevant authorities, and following direction on investigation or recovery. Conditions reflecting the implementation of the Draft AMP are proposed.
377. In addition, the applicant proposes draft conditions on the resource consents to provide for cultural oversight or monitoring where appropriate, and ongoing engagement with Mana Whenua will occur through the Archaeological Authority process. These processes ensure that any cultural or archaeological values are respected and appropriately managed.
378. Overall, the proposal does not impact any known archaeological or historic heritage sites, and the risk of encountering unrecorded sites is low. With this in mind, and subject to obtaining the Archaeological Authority, implementing the AMP, and adhering to the ADP and cultural monitoring requirements, any adverse effects are considered to be less than minor.

B15.2.10 Transportation Effects

379. The overburden disposal activity (OBDA) will not generate any additional traffic movements on the public road network. All vehicle movements associated with the transport of overburden occur entirely within the Belmont Quarry site, using the established internal haul road that connects the extraction area to the disposal area. No changes are proposed to the quarry's existing access arrangements, and no public roads are used for the movement of overburden.

B15.2.11 Effects on Cultural Values

380. An assessment of the cultural values identified by mana whenua in relation to the Project has been prepared by Wikaira Consulting. A copy of this Iwi Engagement Report is located at **Appendix A6 of Part A**. Mana whenua engagement for the Belmont Quarry Development has identified a set of cultural values, environmental concerns, and aspirations relating to the OBDA and the wider Belmont landscape. These values reflect deep ancestral connections to Pareraho/Pōkaimangumangu, Te Awa Kairangi and its tributaries, headwater environments, taonga species, and the mauri of the whenua and wai.
381. The cultural values raised through consultation are summarised below, followed by an outline of how the Project has responded to these matters.

Cultural Values Identified

a. Taranaki Whānui ki Te Upoko o Te Ika / Te Āti Awa

Taranaki Whānui prepared a Cultural Values Assessment (CVA). Key values and concerns include:

- i. The cultural significance of Pareraho / Pōkaimangumangu, its headwater streams, wetlands, and ecological systems.
- ii. Protection of mauri of the whenua and wai, including taonga species such as maire tawake, ramarama, and moko pirirākau.
- iii. Concern about long-term landscape change and cumulative effects over the quarry's extended life.
- iv. Strong emphasis on precautionary and adaptive management, long-term monitoring, and mana whenua involvement.
- v. Desire for ecological restoration that aligns with cultural values and supports indigenous biodiversity.

b. Ngāti Toa Rangatira

Ngāti Toa provided a detailed written response. Key values include:

- i. Recognition of the cultural significance of the Belmont Hills (Horokiwi, Puketiro, Pareraho) and their connection to Te Awa Kairangi.
- ii. Importance of ngahere, wetlands, and headwater streams as part of a ki uta ki tai (mountains-to-sea) system.
- iii. Concern about cumulative hydrological and ecological effects over the 35–40 year project duration.

- iv. Emphasis on climate resilience, long-term kaitiakitanga, and alignment with iwi aspirations for restoration.
- c. Muaūpoko
 - Muaūpoko sought:
 - v. Accurate recognition of their whakapapa, history, and customary associations with the wider region.
 - vi. Ongoing visibility of project development.
 - vii. No specific cultural effects were identified, but they requested continued information sharing.
 - d. Rangitāne o Wairarapa / Rangitāne o Tāmaki nui-ā-Rua
 - Rangitāne confirmed:
 - viii. The OBDA is outside their rohe, and they defer to mana whenua.
 - ix. No cultural or environmental effects were identified.

Project Response to Cultural Values

- 382. The Project has incorporated mana whenua values and feedback throughout design refinement, technical assessment, and management planning. In response to cultural concerns, the OBDA footprint was refined to avoid key areas of swamp maire habitat and reduce effects on sensitive ecological areas, and hydrological design was adjusted to maintain headwater stream function, protect downstream wetlands, and avoid changes to Te Awa Kairangi tributaries.
- 383. Taonga species protection has been integrated into the Ecological Offset Management Plan, Lizard Management Plan, and the Landscape and Ecology Management Plan, including salvage, translocation, and habitat enhancement. A substantial ecological offset package within Belmont Regional Park directly supports iwi aspirations for indigenous restoration, waterway health, climate resilience, and long-term ecological recovery.
- 384. The Project also includes a commitment to prepare a Cultural Management Plan to ensure ongoing iwi involvement in monitoring, adaptive management, and cultural oversight. Long-term restoration and rehabilitation measures have been shaped to align with iwi values relating to mouri, indigenous ecosystems, and landscape resilience, with iwi recommendations incorporated into sediment management, wetland reinstatement, species protection, and monitoring frameworks.
- 385. Engagement has remained ongoing through hui, site visits, technical workshops, and circulation of draft technical assessments, ensuring cultural values remain central to project development.

Conclusion

- 386. Mana whenua have identified cultural values relating to headwater environments, wetlands, taonga species, landscape resilience, and the mauri of the Belmont hills and Te Awa Kairangi tributaries. The Project has responded meaningfully to these values through design refinement, ecological and hydrological mitigation, taonga species protection, and a significant offset package that advances restoration outcomes within

Belmont Regional Park. The commitment to a Cultural Management Plan ensures continued partnership and cultural oversight. Overall, the Project appropriately recognises and responds to the cultural values identified through iwi engagement and provides a framework for ongoing kaitiakitanga, monitoring, and adaptive management throughout the life of the OBDA.

B15.2.12 Recreation effects

387. Potential effects on recreational users have largely been addressed through the land exchange application (**Part F**), which considered the implications of establishing the OBDA adjacent to Belmont Regional Park and assessed effects on park users at a strategic level. The Recreation Assessment prepared by Rob Greenaway & Associates (**Appendix B12**) confirms that any remaining recreation-related effects are limited to the management of noise, visual effects, and dust during OBDA construction and operation. As assessed above:

- a. Noise effects on recreational users are assessed as transient and limited in scale, occurring only during daytime operating hours and primarily during part of Stage 1 when works are closest to the Buchanan Road Tramping Track. Approximately 1.4 km of the Track (around 33% of its length) may experience noticeable noise during this period, but effects reduce to Low for all subsequent stages and are negligible at the Regional Park scale. For the remainder of the Park, noise emissions will blend with existing quarry and SH2 noise and will not exceed a reasonable level.
- b. Visual effects on recreational users are assessed as Low, with views toward the OBDA being intermittent, often filtered by vegetation or landform, and further reduced by the amenity bund during early stages. The Recreation Assessment confirms that visual effects on both the Buchanan Road Tramping Track and the Kaitangata Crescent walking track remain Low throughout the life of the Project.
- c. Dust effects are managed through the Dust Management Plan and are expected to be minor, given the separation distances, prevailing wind conditions, and the staged nature of works.

388. Overall, effects are short-duration, intermittent, and confined to limited sections of nearby tracks, with negligible effects at the wider Park scale. Overall, the Project's effects on recreational users are assessed as less than minor.

B15.2.13 Effects of Climate change

389. As a result of climate change, the OBDA area is expected to experience more frequent and intense extreme rainfall events. Given the steep ridgelines, rolling slopes, and incised gullies that characterise the site, the primary risks arising from climate change relate to erosion, increased runoff, and potential slope instability. These risks have been assessed through the hydrological and geotechnical investigations undertaken for the Project (see **Appendices B6 and B9**). The OBDA footprint and staging have been designed using Baseline Geotechnical to ensure that overburden is placed on suitable ground not subject to instability, and that long term stability can be maintained under future climate conditions. Hydrological design measures, including subsoil drainage, engineered flow paths, and erosion and sediment controls, have been incorporated to manage increased rainfall intensity and maintain downstream hydrological function. The site is elevated and inland, and therefore not affected by sea level rise. Overall,

the Project has been designed to remain resilient to the predicted effects of climate change and natural hazards, with geotechnical and hydrological assessments confirming that the OBDA can be constructed and operated safely under future climate conditions.

B15.2.14 Positive Effects

390. The positive effects of the Project are primarily economic and social effects that flow from the secure supply of aggregate. The economic assessment prepared by Market Economics (2026) confirms that granting consent for the Overburden Disposal Area (OBDA) will generate significant regional and national economic benefits (see **Appendix B13**).
391. Aggregate is a foundational input to Wellington's built environment, underpinning the construction of homes, roads, water infrastructure, commercial buildings, and civic facilities. As the Economic Assessment notes, Wellington's "built future is effectively reliant upon maintaining sustainable sources of aggregate," and Belmont Quarry is central to that supply, providing approximately 40% of all aggregate consumed in the region. The quarry has operated for around 120 years, supporting much of Wellington's historic and contemporary development. In recent years it has produced between 600,000 and 900,000 tonnes annually, with demand driven by major projects such as Transmission Gully, Riverlink, Seaview Wharf pipeline replacement, and ongoing Wellington Water upgrades. Overburden capacity is already exhausted, without a new OBDA the Quarry will have nowhere to dispose of its overburden and extraction will be restricted to already exposed areas, resulting in closure of the Quarry within five-ten years.
392. Granting consent for the OBDA enables efficient access to this regionally significant mineral resource by providing capacity for approximately 2.8 million cubic metres of overburden, extending the quarry's operational life by an estimated [REDACTED]. This continued supply is critical in a region already operating in an aggregate deficit, importing around 700,000 tonnes annually. Wellington's aggregate demand is projected to rise from 3.7 million tonnes to almost 4.2 million tonnes by 2043, requiring an additional 500,000 tonnes per year, effectively the equivalent of opening a new quarry. The Economic Assessment confirms that the remaining Wellington quarries cannot absorb Belmont's output if it were lost, and that aggregate sourced from further afield quickly becomes uneconomic due to transport costs, with the cost of a truckload doubling at around 30 km of travel. Avoiding these costs represents substantial regional and national benefits.
393. Continued operation of Belmont Quarry as a business is estimated to generate between \$370 million and \$401 million in nominal benefits over the 35-year time horizon (between \$94.5 million and \$277.2 million in present value terms). This comprises lower-cost aggregate for the Wellington market, increases in household incomes of up to [REDACTED] annually, and tax revenues to central government of up to [REDACTED] annually. The quarry and associated businesses currently support approximately 53 FTEs on site, with total employment (including flow-on effects) sustained at 180 FTEs each year.
394. In addition to those benefits, by avoiding reliance on longer-haul supply trucked in from the Manawātū region, the Project is estimated to avoid between \$328 million and \$991

million in discounted transport, social and environmental costs over 35 years (between \$1.36 billion and \$1.47 billion in nominal terms). These costs reflect the reality that aggregate is a low-value, high-mass commodity; at approximately 30 km of additional travel distance, the delivered cost of a truckload of aggregate effectively doubles. Sourcing aggregate close to where it is used is economically efficient; if it has to come from further afield then that places upward pressure on Wellington's construction, housing and infrastructure costs, and by extension the national economy.

395. Without the OBDA, Belmont Quarry would be forced to transport overburden off-site, incurring substantial costs. The Economic Assessment identifies:
 - a. \$21.3 million in transport costs for every 10 km travelled to dispose of overburden elsewhere
 - b. Additional disposal costs at the receiving site
 - c. Inefficiencies and environmental effects associated with heavy vehicle movements on public roads
396. Avoiding these costs represents a major economic benefit, improving the efficiency of aggregate supply and reducing cost pressures on infrastructure and housing projects across the region.
397. In addition, without consent for the OBDA, Belmont Quarry would reach a disposal constraint within the medium term and be forced to close. Closure would result in:
 - a. Loss of [REDACTED] in annual trade
 - b. Loss of 25–35 direct jobs, 25–30 contractor roles, and 37 associated jobs in asphalt and concrete production
 - c. Loss of [REDACTED] in direct GDP contribution, rising to [REDACTED] once flow-on effects are included
398. In contrast, continued operation sustains:
 - a. 53 direct FTEs
 - b. 25–30 contractors
 - c. 180 FTEs supported across the wider economy
 - d. [REDACTED] in annual household income
 - e. [REDACTED] in annual tax revenue
 - f. [REDACTED] in annual aggregate cost savings
399. Market Economics consider that over a 35-year consent period, that the economic benefits are substantial, ongoing, and regionally transformative. Within the Wellington Region, the Economic Assessment identifies that Belmont Quarry is essential to:
 - a. Major transport projects (Transmission Gully, Riverlink and Kāpiti Expressway)
 - b. Water infrastructure upgrades (Wellington Water's Tiaki Wai programme)
 - c. Port and ferry terminal redevelopment
 - d. Housing intensification and greenfield development across the region
400. The FTAA specifically recognises projects that enable the continued functioning of

regionally or nationally significant infrastructure and support development of natural resources, including minerals. The OBDA directly enables both.

401. In addition to economic and social benefits, the Project delivers significant positive environmental effects through a comprehensive ecological mitigation and offset package. The package includes 15 ha of indigenous vegetation reinstatement, 17 ha of legally protected forest restoration, wetland creation, stream reinstatement, targeted threatened flora management, and species-specific offsets for swamp maire and ramarama. These measures have been designed to ensure a net gain in biodiversity values, with ecological specialists confirming that the combination of avoidance, minimisation, restoration, offsetting, and long-term protection results in improved indigenous ecosystem extent, condition, and resilience relative to the existing environment. The ecological package also enhances hydrological function, supports climate resilience, and strengthens ecological connectivity within Belmont Regional Park.
402. Overall, granting consent for the OBDA will secure long-term access to a regionally and nationally significant aggregate resource, avoid substantial economic and environmental costs, prevent the closure of Wellington's largest quarry, and support the region's infrastructure, housing, and resilience needs. No adverse economic effects of any significance have been identified in the Economic Assessment, and the positive effects of the Project are significant at both the regional and national level.

B15.2.15 Conclusion

403. Overall, the OBDA is an essential component of Belmont Quarry's long-term functioning and is central to maintaining Wellington's aggregate supply. While the proposal involves staged land disturbance and associated environmental effects, these are well understood, limited in scale, and able to be effectively managed through established best-practice techniques and a comprehensive suite of management plans to appropriate levels. Ecological effects are addressed through avoidance and minimisation measures, full rehabilitation of the OBDA landform, and a robust offset package that delivers forest restoration, new wetland creation, threatened flora propagation, and stream enhancement if required. Hydrological, dust, stability, contamination, noise, vibration, archaeological, transportation, and cultural effects are similarly managed through targeted controls and monitoring frameworks. In this context, the OBDA represents a practical and necessary step to secure access to a regionally significant mineral resource, avoid substantial economic and environmental costs, and support Wellington's infrastructure and resilience needs, with any adverse effects appropriately managed and a long-term positive benefit delivered.

B15.3 Quarry Consent

404. Having regard to the above, the scope of the application and the consents required, it is considered that the following effects are relevant:
- a. Positive Effects
 - b. Amenity Effects
 - c. Ecological Effects

B15.3.1 Positive Effects

405. The enabling consent authorises approval to remove a portion of vegetation within the landscape buffer (required by Permitted Activity Standard 6D 2.1.1 (j)) along the northern boundary of the existing quarry to allow internal access between the existing quarry landholding and the newly created OBDA lot. This buffer strip between the quarry and Belmont Regional Park is no longer required, as following the land exchange and subdivision (which is logically follows), this boundary no longer represents a quarry-park interface. The land to the north will form part of the operational quarry footprint, and the buffer is no longer required or functional in this context.
406. Historic aerial imagery and previous consents indicate that vegetation within this buffer has been largely absent for an extended period (the buffer being a planning mechanism), and the extent of area to provide for the haul road is minimal in the context of the buffer area. Authorising this removal enables efficient internal access to the OBDA and supports the continued operation of the quarry within its expanded footprint. The enabling consent is therefore limited, logical, and consistent with the anticipated change in land use arising from the land exchange and OBDA design.

B15.3.2 Amenity Effects

407. Authorising the vegetation removal to enable the formation of the internal access will not result in any adverse amenity effects. The works occur entirely within the quarry landholding and do not alter public views, access, or the amenity of Belmont Regional Park. The buffer strip previously served as a functional separation between quarry operations and park land, but this function is no longer required given the land exchange and the incorporation of the DOC-Give land into the quarry footprint. The area of vegetation removal to be authorised is small in scale, located away from public views and visually absorbed into the operational context of the quarry. As such, the enabling consent will not have any adverse amenity effects beyond the site.

B15.3.3 Ecological effects

408. The vegetation removal associated with the enabling consent will not result in any adverse ecological effects. The landscape buffer along the former northern quarry boundary was not established for ecological purposes, but rather as a spatial separation between the quarry and Belmont Regional Park. Historic aerial imagery and previous consents confirm that this strip has been largely devoid of vegetation for an extended period, and any vegetation currently present is limited. Given the anticipated change in land use following the land exchange, and the absence of ecological function within the buffer, the authorised vegetation removal will have negligible ecological effects.

B15.3.4 Conclusion

409. Overall, the enabling consent is narrow in scope, operationally necessary, and generates no adverse environmental effects. It authorises the limited removal of vegetation within the former northern buffer strip and the formation of internal access between the quarry and the OBDA. These works are minimal and consistent with the change in land use that would already be established through the sequenced land exchange, subdivision, and consideration of the overburden disposal activities. Historic aerial imagery and previous consents confirm that vegetation in this area has been largely absent for an extended period, and the buffer itself is no longer required given the incorporation of the DOC-Give land into the quarry footprint. In this context, the

enabling consent is simply a practical step to allow efficient quarry access within the expanded operational area, with no resulting adverse effects.

B15.4 Offset works Consent

410. Having regard to the above, the scope of the application and the consents required, it is considered that the following effects are relevant:

- a. Earthworks Effects
- b. Positive Effects

B15.4.1 Earthworks Effects

411. Earthworks associated with the wetland offset are limited in scale and purpose, and are confined to the works necessary to establish the wetland and enable planting. These works include localised ground-lowering, construction of small bunds, and minor redirection of shallow tributaries to achieve stable wetland hydrology. While the earthworks occur in close proximity to an existing natural wetland, they are restricted to the offset footprint and are designed to avoid adverse effects on the adjacent wetland system.

412. The scale and nature of these works mean that standard earthworks management practices, consistent with the Wellington Regional Erosion and Sediment Control Guidelines, can be effectively applied. In addition, ecological best-practice measures set out in the EOMP, such as staged works, careful hydrological manipulation, and sensitive vegetation establishment, ensure that construction is undertaken appropriately and that effects are well managed. With these controls in place, earthworks effects are short-term, contained, and directly linked to the establishment of long-term ecological enhancement, and any adverse effects associated with these earthworks will be less than minor.

B15.4.2 Positive Effects

413. The wetland offset works will generate clear and measurable positive ecological effects within the offset site. The creation of 0.2 ha of new natural inland wetland will enhance indigenous biodiversity values by establishing a self-sustaining wetland system with diverse native vegetation, improved hydrological function, and increased habitat complexity. The works include targeted pest vegetation removal, weed control, and long-term pest management, which will improve ecological condition across the wider offset area and support the establishment of wetland and riparian species. The offset will also strengthen ecological connectivity within Belmont Regional Park by expanding wetland habitat adjacent to existing natural wetlands. Collectively, these measures deliver a net ecological benefit, increasing the extent, quality, and resilience of indigenous wetland and riparian ecosystems.

B15.4.3 Conclusion

414. Overall, the wetland offset works will deliver a clear ecological enhancement within Belmont Regional Park, increasing the extent, quality, and resilience of indigenous wetland habitat and supporting long-term biodiversity gains. The positive effects of wetland creation, pest vegetation removal, and improved hydrological function reflect the net ecological benefit for the Project. Earthworks associated with establishing the wetland are small-scale, confined to the offset footprint, and can be undertaken using

standard erosion and sediment control practices supported by ecological best-practice measures in the EOMP. With these controls in place, any adverse effects are short-term, well managed, and less than minor. Collectively, the wetland offset works form a robust component of the overall ecological package, ensuring that residual effects are addressed and long-term ecological outcomes are improved.

B16 CONDITIONS

B16.1.1 Proposed Conditions

415. This section is provided in accordance with clauses 5(1)(k) and 18 of Schedule 5 of the Fast-track Approvals Act 2024 (FTAA), which require that an application proposes conditions for the resource consent. In line with s83 of the FTAA, the conditions sought are no more onerous than necessary to address the reason for which each condition is imposed.
416. Winstone proposes a comprehensive suite of draft conditions, appended as **Appendix B14**, which implement the mitigation, offsetting, compensation, and monitoring measures identified in the technical assessments. These conditions are intended to support the conclusions of the specialist reports and provide certainty to the Panel that all environmental issues can be appropriately managed and that effects will be avoided, remedied, mitigated, offset, or compensated.
417. The conditions have been informed by consultation with GWRC, HCC, iwi, and Transpower, and have been structured to provide a clear, comprehensive, and enforceable framework for managing the Project throughout its implementation and operation. Collectively, the conditions ensure that environmental performance will be actively monitored and adaptively managed throughout the life of the Project.
418. The conditions are grouped into two packages:
- a. Package A: Conditions for the Subdivision consent (**Appendix B14A**), and
 - b. Package B: Conditions for the overburden disposal activity and to deliver the ecological offset works (**Appendix B14B**).
419. No specific conditions are considered necessary for the Consent for the Quarry Site component of the project.
420. A conditions logic map is included in each of the conditions packages.

B16.1.2 Subdivision conditions

421. These conditions address the matters necessary to give effect to the land exchange and ensure correct landholding and legal implementation:
- a. General Conditions: ensuring the subdivision is undertaken in accordance with the approved scheme plans, and addressing matters such as the lapse period and staging conditions.
 - b. Survey plan (s223) requirements to give effect to the land exchange pre-conditions: ensuring all easements, and covenanted areas are correctly shown/created. Enabling the vesting land in the Crown. Amalgamation conditions, requiring the Quarry and OBDA lots to be held together in one title, ensuring correct operational landholding.

- c. Section 224(c) requirements: including evidence of easement surrender, confirmation of new easements, and completion certificates for any required physical works.

B16.1.3 Conditions for the overburden disposal activity and to deliver the ecological offset works.

These conditions implement the mitigation and management measures identified in the technical assessments and ensure that the OBDA is constructed and operated in accordance with best practice. These conditions include the full suite of conditions necessary to deliver the ecological mitigation and offset requirements:

- a. General Conditions: Addressing matters such as reliance on information provided in support of the application, resolution of any inconsistencies, the lapse period, and a provision enabling the consent authority to undertake a review of conditions under section 128 of the RMA
- b. Management Plan Conditions: These conditions outline the full suite of management and monitoring plans required for the Project. The conditions establish a clear and consistent certification process, including submission timeframes, information requirements, and the matters the Relevant Manager (GWRC and/or HCC) must consider when certifying a plan. They also provide a structured and transparent pathway for amendments, distinguishing between material and minor changes, enabling partial certification where appropriate, and requiring version control and documentation of all updates. Together, these conditions ensure that each management plan contains the mandatory content needed to implement the mitigation, monitoring, offset, and rehabilitation measures identified in the technical assessments, and that the plans remain current and effective throughout the life of the Project.
- c. Annual Monitoring and complaints conditions: Addressing annual monitoring and reporting, ensuring ongoing verification that environmental performance standards are being met. A complaints management condition is also included to ensure transparent and responsive engagement with the community.
- d. Mana Whenua Conditions: reflecting the management of cultural values and relationships by Winstone with Mana Whenua.
- e. Specific conditions:
 - i. Earthworks and vegetation removal conditions: including conditions to reflect best practice management, and deliver on the ESCP. This section also includes contamination management and dust management conditions.
 - ii. Ecological Conditions: including conditions reflecting the envelope of works proposed, management and monitoring, and conditions to ensure works are carried out in accordance with the EOMP and LEMP.
 - iii. Operational Conditions: Including noise and vibration conditions, and rehabilitation conditions of the site in line with the LEMP.

B16.2 Monitoring and Mitigation Measures

422. Clause 6(1)(d) of Schedule 5 of the Act requires that an assessment of an activity's effects on the environment must include 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. Clause 6(1)(g) requires that monitoring be addressed.

- 423. This application is supported by a range of technical reports that have assessed the potential adverse impacts that may result from the Project, and these are addressed in assessments in section 16 above. These recommendations have directly informed the suite of conditions appended to this application.
- 424. All management plans are to be prepared by appropriately qualified and experienced persons and be certified (along with any amendments) by GWRC and/or HCC as the relevant regulatory authority to ensure that the relevant standards will be achieved. Ongoing monitoring and compliance will confirm that these standards continue to be met/achieved throughout the life of the Project.
- 425. To assist the Panel in understanding how the recommended mitigation measures, management plans, and monitoring requirements integrate to ensure that environmental effects are appropriately managed, the following conditions logic map illustrates the relationship between project activities, identified effects, and the resulting consent conditions.

B16.3 Conclusion

- 426. The proposed conditions appropriately manage adverse effects, provide for monitoring as required by Schedule 5, and give effect to the matters the Panel must consider under s81(2)(a) of the FTAA. The conditions are no more onerous than necessary under s83 and meet the requirements of the FTAA. The Panel may therefore grant resource consent subject to these conditions in accordance with s81(1)(a).

B17 STATUTORY ASSESSMENT UNDER THE RMA

B17.1 Statutory matters – RMA

B17.1.1 Section 104(1)(a) – Actual and Potential Effects on the Environment

- 427. The Project involves a suite of activities associated with the subdivision required for the land exchange, the establishment and operation of the Overburden Disposal Area (OBDA), and the enabling consent required to authorise consequential infringements within the existing quarry. These activities occur across the subdivision of land, and both the construction and operational phases of the Project and give rise to actual and potential effects on the environment that require consideration under section 104 of the RMA.
- 428. For the purposes of the section 104 assessment, the identification and evaluation of relevant effects, including those associated with earthworks, vegetation clearance, stream and wetland reclamation, stability, discharges, noise, vibration, dust, and ecological values, are comprehensively addressed in Section 16 of this AEE. Section 16 also outlines the monitoring, mitigation, offset, and compensation measures proposed to ensure that these effects are appropriately avoided, remedied, mitigated, offset, or compensated.
- 429. Overall, the assessments confirm that the actual and potential adverse effects of the Project will be no more than minor once the proposed mitigation, monitoring, restoration and offset measures are implemented. The Project will also deliver

significant positive effects, including securing long-term access to a regionally significant aggregate resource, substantial economic benefits at both the regional and national scale, and meaningful ecological gains through restoration, offsetting and their long-term protection.

B17.1.2 Section 104(1)(ab) of the RMA – Measures proposed for ensuring positive effects on the environment to offset and compensate for any adverse effects on the environment

430. Under section 104(1)(ab) of RMA, a decision maker must consider the positive effects on the environment to offset or compensate for any adverse effects on the environment that will result from the proposed activity.
431. The application includes a comprehensive ecological offset package as described in the Ecological Assessment (**Appendix B5A**), EMOP (**Appendix B5B**) and LEMP (**Appendix B5C**) and assessed in section 15 of this application. The range of actions proposed to address ecological effects includes:
- a. Restoration of the OBDA site, including progressive rehabilitation of approximately 15 ha of indigenous vegetation through natural regeneration, active planting, and enrichment planting to reinstate ecological structure, hydrological function, and long-term habitat values.
 - b. Reinstatement of intermittent streams within the final landform, with reconstructed channels, riparian planting, and performance requirements ensuring SEV scores equal to or greater than existing tributaries, supported by a 4.3:1 offset ratio if full reinstatement cannot be achieved.
 - c. Creation of new ecological features, including a 0.2 ha natural inland wetland to offset the 0.07 ha wetland loss, and 17 ha of indigenous forest restoration suitable for lizard habitat in the Heffernan Block within the Belmont Regional Park long-term pest control.
 - d. Comprehensive threatened flora management, including salvage, translocation, seedling and cutting propagation, and precautionary offsets to ensure no net loss and likely net gain in swamp maire, ramarama, *Coprosma rubra*, and regionally uncommon sedges.
432. The Project has applied the Effects Management Hierarchy, avoiding high-value areas where practicable, minimising disturbance through staged works, remedying effects through on-site rehabilitation, and addressing residual effects through targeted offsetting. The ecological package achieves the NPS-FM requirement for no net loss of wetland values, has avoided the loss of river extent and values to the extent practicable, and delivers the NPS-IB outcome of a net gain in indigenous biodiversity through forest restoration, wetland creation, species translocation, and long-term pest management.
433. Subject to the proposed comprehensive ecological management approach and conditions, all adverse ecological effects can be avoided, remedied, minimised, or offset, and the overall ecological outcome of the OBDA is a long-term net ecological benefit.

B17.2 Statutory matters - FTAA

434. This section of the application is provided in accordance with clauses 5(1)(h), 5(2) and 5(3) of Schedule 5 of the FTAA. The FTAA requires that applications must include an

assessment of the activity against the relevant provisions and requirements of those documents listed in clause 5(2) being:

- a. a national environmental standard;
- b. other regulations made under the RMA;
- c. a national policy statement;
- d. a New Zealand coastal policy statement;
- e. a regional policy statement or proposed regional policy statement;
- f. a plan or proposed plan; and
- g. a planning document recognised by a relevant iwi authority and lodged with a local authority.

435. The following statutory assessment addresses the Project as a whole, consistent with these requirements. The assessment identifies whether a matter relates specifically to the subdivision, the disposal of overburden activities, or applies to both. This structure ensures clarity for the Panel while recognising that the Project is integrated and the statutory considerations apply across all components of the proposal.
436. Under clause 17 (1) (b), Schedule 5 of the FTAA where resource consent is required as a non-complying activity, it is not subject to a s104D RMA gateway assessment.

B17.3 National Environmental Standards

437. As outlined in section 13.1 the following national environmental standards apply to the project.

B17.3.1 National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health

This NES applies to both the subdivision and the disposal of overburden activities.

438. The Resource Management Act (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (NES-CS) came into effect in 2012. The NES-CS applies to assessing and managing the actual or potential adverse effects of contaminants in soil on human health from five activities, two of which are relevant to this proposal, being the disturbance of soil, and the subdivision of land.
439. As outlined above, two contamination reports were prepared, one for the quarry site, being the overburden source area, and one for the OBDA. Whilst these reports define where the NES-CS applies across the site, from a consenting perspective, the NES-CS are relevant to both the subdivision of land and the disposal or overburden activities within the OBDA.
440. In this regard, both the subdivision of land and the disturbance of soil are a restricted discretionary activity in accordance with Regulation 10 because:
- a. A DSI for the piece of land exists.
 - b. The DSI states that the soil contamination exceeds the applicable standard in regulation 7
 - c. The consent authority has that PSI/DSI (attached as **Appendix B3A and B3B**).

d. The conditions required under Regulation 10(3) can be met as follows:

- i. The PSI/DSI for the OBDA (and PSI for the overburden source area) have been prepared by a Suitably Qualified and Experienced Practitioner (SQEP) for Contaminated Land and are in accordance with the MfE Contaminated Land Management Guidelines No.1 – Guidelines for Reporting on Contaminated Sites in New Zealand (MfE, 2021) and certifying statements are included in Appendix A of each of those documents.
- ii. As outlined in section 15, given the amount and kind of contamination, the piece of land is suitable for subdivision, and for the activities associated with the disposal of overburden
- iii. A Remedial Action Plan (RAP) has been prepared, and as outlined in section 15 above is considered appropriate to manage the risks and mitigation associated with the contaminants on human health.
- iv. Conditions have been proposed to reflect the completion of the proposed site validation reporting following implementation of the RAP.
- v. The nature of contamination and works required do not necessitate any conditions of a financial bond.
- vi. The nature of contamination and works required do not necessitate any review of conditions.
- vii. The works are short term in nature and managed as part of the s9 land disturbance works, and no specific duration is required.
- viii. Details of the transport, disposal, and tracking of soil and other materials taken away in the course of the activity are addressed in the RAP

441. The PSI/DSI and RAP demonstrate that the subdivision of the contaminated land poses no issue given the limited extent and location, and that contamination within the OBDA can be appropriately managed through the overburden disposal activities, with risks to human health avoided or mitigated through established contaminated land management practices.

442. The subdivision and overburden disposal activities meet the requirements of Regulation 10, and the proposed conditions ensure compliance with the NES-CS. On this basis, the Project is consistent with the NES-CS, and all actual and potential effects on human health can be appropriately managed.

B17.3.2 NES-F

This NES applies to the disposal of overburden activities and consents for the ecological offset works

443. The Resource Management (National Environmental Standards for Freshwater) Regulations 2020 (NES-FW) set nationally consistent rules and standards for activities that may affect freshwater bodies, including natural wetlands, rivers, streams, and fish passage.

444. The NES-FW applies to the OBDA because the proposal involves the permanent loss of a small natural inland wetland, reclamation and reinstatement of intermittent streams, and land disturbance within headwater catchments that drain to high-value downstream wetlands. It also applies to the Ecological Offset works with respect of the translocation of swamp mārie, and the works to create the wetland offset areas.

Regulation 38

445. Regulation 38 applies because the Project includes the translocation of swamp mārie, ramarama and coprosma rubra from the OBDA footprint to suitable wetland and gully environments within Belmont Regional Park. Although the primary purpose of the works is the management of threatened flora management, the activity potentially involves the removal and disturbance of wetland vegetation for the purpose of ecological enhancement and restoration, which is expressly provided for under Regulation 38.
446. As outlined above, under Regulation 38, the activity is a permitted activity if undertaken in accordance with the conditions relating to ecological purpose, minimisation of adverse effects, and compliance with best-practice methods. In this case:
- a. The translocation of swamp mārie (and other species) is undertaken for the purpose of wetland restoration and indigenous biodiversity enhancement, consistent with Regulation 38(1)(a).
 - b. The activity is carried out under the Ecological Management Plans (EOMP and LEMP), prepared by qualified ecologists, ensuring compliance with Regulation 38(2) requirements for ecological oversight and best-practice handling.
 - c. The works form part of the offset package, ensuring no net loss and likely net gain in swamp mārie and other threatened flora.
447. On this basis, the translocation of swamp mārie is consistent with Regulation 38 and is appropriately provided for within the NES-FW framework.

Regulation 45A

448. As the proposed overburden disposal meets the definition of quarrying activities (as given the National Planning Standards 2019), regulation 45A is relevant to the proposal.
449. Under the NES-F, the proposal is considered to be a discretionary activity under Regulation 45A as the proposal includes:
- (1) Vegetation clearance within, or within a 10 m setback from, a natural inland wetland is a discretionary activity if it is for the purpose of quarrying activities.*
 - (2) Earthworks or land disturbance within, or within a 10 m setback from, a natural inland wetland is a discretionary activity if it is for the purpose of quarrying activities.*
 - (3) Earthworks or land disturbance outside a 10 m, but within a 100 m, setback from a natural inland wetland is a discretionary activity if it—*
 - (a) is for the purpose of quarrying activities; and*
 - (b) results, or is likely to result, in the complete or partial drainage of all or part of the wetland.*
 - (4) The taking, use, damming, or diversion of water within, or within a 100 m setback from, a natural inland wetland is a discretionary activity if—*

- (a) the activity is for the purpose of quarrying activities; and*
 - (b) there is a hydrological connection between the taking, use, damming, or diversion and the wetland; and*
 - (c) the taking, use, damming, or diversion will change, or is likely to change, the water level range or hydrological function of the wetland.*
450. With respect to these discretionary consents, Regulation 45A (6) outlines that:
- A resource consent for a discretionary activity under this regulation must not be granted unless the consent authority has first—*
- (a) satisfied itself that the quarrying activity will provide significant national or regional benefits; and*
 - (b) satisfied itself that there is a functional need or an operational need for the quarrying activity in that location; and*
 - (c) applied the effects management hierarchy.*
451. In this case, the Project meets all of the requirements, and resource consent can be granted as:
- a. The Project will have significant national and regional benefits as demonstrated in the Economics Assessment (Appendix B13) and Schedule 2 listing of the project as discussed above. Quarrying (of which overburden disposal is a subset as per the National Planning Standards definition) has an inherent functional need to occur where the greywacke resource exists. Stripping of overburden is necessary to access the aggregate below. Belmont Quarry cannot relocate, and has both a functional and operational need to remove the overburden in order to extract the aggregate below. There is a functional and operational need to dispose of overburden S overburden adjacent to the extraction area as it is essential to maintaining safe, and efficient operations. The concept of functional need must be interpreted in a realistic way, an overburden (fill) area needs to locate in an environment where the topography is suitable to receiving structured fill (i.e. valleys and gullies) where the presence of wetlands and small streams are likely. As noted in the resource report it is not possible to avoid all of these streams or wetland features in the OBDA design In this case the OBDA provides the only practicable long-term solution for overburden disposal, enabling continued quarry operation.
 - b. As outlined in the assessment by BlueGreen, the effects management hierarchy has been applied to the proposal and a comprehensive ecological package prepared. This package applies the effects management hierarchy as follows:
 - i. Avoidance: The OBDA footprint was refined to avoid the central western swamp maire gully, the pukatea forest, and most natural wetlands.
 - ii. Minimisation: Staged earthworks, strict erosion and sediment controls, hydrological monitoring, lizard salvage, and pre-clearance bird surveys minimise ecological and freshwater effects.
 - iii. Remedy: The OBDA will be fully rehabilitated to 15 ha of indigenous

forest, including reinstatement of intermittent streams within the final landform.

iv. Offset:

- Permanent wetland loss (0.07 ha) is offset through creation of a new 0.2 ha natural inland wetland.
- The BOAM-based package provides 17 ha of legally protected indigenous forest restoration, long-term pest control, and threatened flora propagation and translocation, ensuring no net loss and likely net gain for swamp mārie, ramarama, *Coprosma rubra*, and regionally uncommon sedges.
- A 4.3:1 stream offset ratio is provided for if reinstated intermittent streams cannot meet ecological performance standards.

Regulation 54

452. Regulation 54 applies to the earthworks required to establish the new 0.2 ha natural inland wetland within the offset site. These works are not quarrying activities and are not otherwise provided for under Regulations 45A–45C. As such, they fall under Regulation 54, which classifies earthworks in or near natural wetlands as a discretionary activity when not captured by other regulations.
453. The wetland-creation earthworks meet the discretionary activity criteria because:
- a. The works occur within 100 m of an existing natural wetland, and involve ground-lowering, construction of small bunds, and minor redirection of shallow tributaries to establish stable wetland hydrology.
 - b. The works are limited in scale and purpose, confined to the offset footprint, and undertaken solely to create new wetland habitat that offsets the loss of the 0.07 ha wetland within the OBDA.
 - c. The works can be managed using standard erosion and sediment control practices (Wellington Guidelines) and ecological best-practice measures in the EOMP, ensuring effects are less than minor.
454. Under Regulation 54, the consent authority must apply the effects management hierarchy. In this case:
- a. Avoidance: Works avoid the existing natural wetland and are confined to the offset footprint.
 - b. Minimisation: Strict erosion and sediment controls, hydrological monitoring, and staged works minimise construction effects.
 - c. Remedy: Disturbed areas are immediately stabilised and planted.
 - d. Offset: The works directly establish the 0.2 ha wetland offset, delivering a net ecological benefit.
455. Accordingly, the wetland-creation earthworks satisfy Regulation 54 and are appropriately addressed through the ecological offset package.

Regulation 57

456. Under the NES-F, the proposal is considered to be a discretionary activity under Regulation 57 (1) as the proposal includes the reclamation of the bed of a river. Regulation 57 (2) outlines that:

A resource consent for a discretionary activity under this regulation must not be granted unless the consent authority has first—

(a) satisfied itself that there is a functional need for the reclamation of the river bed in that location; and

(b) applied the effects management hierarchy.

457. In this case, the Project meets all of the requirements, and resource consent can be granted as:

- a. Quarrying has an inherent functional need to occur where the greywacke resource exists. Belmont Quarry cannot relocate, and storing overburden adjacent to the extraction area is essential to maintaining safe, and efficient operations. The OBDA provides the only practicable long-term solution for overburden disposal, enabling continued quarry operation. The concept of functional need must be interpreted against the reality that a cleanfill or overburden disposal area will in most if not all cases need to be located in an environment where the presence of small streams are highly likely. There is therefore a functional need for the reclamation of the stream in the proposed location.
- b. As outlined in the assessment by BlueGreen, the effects management hierarchy has been applied to the proposal and a comprehensive ecological package prepared. This package applies the effects management hierarchy with respect to stream loss as follows:
 - i. Avoidance: The OBDA footprint was refined to avoid high-value downstream wetlands, perennial reaches, and sensitive gully systems. Only intermittent headwater streams of low to moderate value are affected.
 - ii. Minimisation: Staged construction, strict erosion and sediment controls, and hydrological design minimise sediment discharge and maintain downstream hydrological stability. Landscape Dynamics confirm that the OBDA's location on the catchment divide ensures downstream hydrology remains unchanged.
 - iii. Remedy: Intermittent streams will be fully reinstated within the final OBDA landform. Reinstatement includes reconstruction of channel form, installation of appropriate substrate, re-establishment of hydrological pathways, and riparian planting to support ecological function. BlueGreen confirm that reinstatement is expected to fully remedy the effects of stream reclamation.
 - iv. Offset: If reinstatement cannot be achieved to the required ecological standard, the Project includes a contingent offset at a 4.3:1 stream offset ratio, delivered through enhancement of Speedy's Stream headwaters within the Heffernan Block. This ensures that any residual effects on stream values are appropriately offset or compensated to satisfy the Effects Management Hierarchy and ensuring that loss of

stream extent or values is avoided to the extent practicable.

458. In the alternative, if the Panel were to conclude that the requirements of Reg 57(2) were not met, then that would not provide an automatic basis to decline to grant resource consent. Section 85(4) of the FTAA notes that a panel “may not form the view that an adverse impact meets the threshold in subsection 3(b) solely on the basis that the adverse impact is inconsistent with or contrary to a provision of a specified Act or other document that a panel must take into account or otherwise consider in complying with section 81(2)”. The panel would need to consider the adverse impacts associated with the stream reclamation not being able to meet the requirements of Reg 57(2), and assess whether those are out of proportion to the Project’s regional or national benefits and the set of conditions that are proposed to avoid, remedy, mitigate, offset and compensate for those adverse impacts. As demonstrated by the package above, the proposal has avoided adverse environmental impacts on stream values and extent.

Conclusion:

459. Overall, the proposal satisfies all relevant requirements of the Resource Management (National Environmental Standards for Freshwater) Regulations 2020. The Project meets the activity-specific tests under Regulations 38, 45A, 54, and 57, and the consent authority can be satisfied that:
- a. the quarrying activity provides significant regional and national benefits
 - b. there is a functional and operational need for the OBDA and associated works in this location
 - c. the Effects Management Hierarchy has been applied , with avoidance, minimisation, remedy, and offset measures appropriately implemented
 - d. all residual effects on wetlands, streams, and threatened flora are addressed through a comprehensive offset package that achieves no net loss of wetland and stream values and delivers a net gain in indigenous biodiversity
460. The wetland-creation earthworks required under Regulation 54 are small-scale, purpose-built, and undertaken using standard erosion and sediment controls and ecological best practice. The translocation of swamp maire is consistent with Regulation 38 and contributes directly to threatened flora enhancement. Stream reclamation under Regulation 57 is fully remedied through reinstatement, with a contingent offset available if performance standards are not met.
461. Taken together, the proposal is fully consistent with the NES-FW framework, and the freshwater-related effects of the OBDA and offset works are appropriately managed and capable of being granted consent.

B17.3.3 National Environmental Standard for Air Quality

This NES only applies to the disposal of overburden activities.

462. The National Environmental Standard for Air Quality (NES-AQ) came into effect in June 2011. The NES-AQ sets out the ambient air quality standards for a number of contaminants for the protection of human health.
463. As outlined in the PDP Air Quality Assessment, Belmont Quarry and the OBDA are not located within a polluted airshed under the NES-AQ. While a fraction of dust generated

by quarrying activities is classified as PM₁₀, the NES-AQ requirements relating to PM₁₀ do not apply in this case because the site is outside any polluted airshed.

464. Furthermore, the PDP assessment notes that PM₁₀ emissions associated with quarrying activities typically occur only within a few hundred metres of the processing plant, which is located within the existing quarry footprint and not within the OBDA. As such, the disposal of overburden activities does not trigger NES-AQ any consents under the NES-AQ, and no further assessment under the NES-AQ is necessary.

B17.3.4 NES-ETA

This NES applies to both the subdivision and the disposal of overburden activities.

465. The National Environmental Standard for Electricity Transmission Activities (NES-ETA) came into effect in January 2010. The NES-ETA establishes nationally consistent requirements for activities that may affect the operation, maintenance, upgrading, or protection of the electricity transmission network.
466. In the context of this Project, the design for the OBDA has specifically considered the feedback of Transpower, and been designed to remain outside the minimum separation distances required under NZECP 34, ensuring that no works encroach into transmission line hazard zones. In addition, provision is made for access by Transpower to their assets. As outlined in the Consultation Report (**Appendix A4**), consultation has been undertaken with Transpower to confirm the required clearances and to ensure the OBDA layout reflects their asset protection requirements. As a result, no activities are proposed that would trigger any NES-ETA consents, and no further assessment under the NES-ETA is necessary.

B17.4 Other Regulations under the RMA

467. As outlined in section B12 above there are no Other Regulations under the RMA that are relevant to the consideration of the project.

B17.5 National Policy Statements

468. As outlined in section B12 above the following national policy statements are relevant to the consideration of the project. These NPS are assessed on a project wide basis.

B17.5.1 National Policy Statement for Infrastructure (2025)

469. The National Policy Statement on Infrastructure (NPS-I) came into effect in 2025 and provides national direction for the protection, operation, and development of infrastructure that is essential to the wellbeing of communities and the functioning of the economy. The NPS-I recognises that infrastructure, both physical assets and the activities that support them, must be enabled, protected from incompatible land uses, and planned for in a way that ensures long-term resilience and efficiency.

Objectives and Policies:

470. In this case, of relevance are the following objective and policy of the NPS-I:

2.1 Objective:

(1) The objective of this National Policy Statement is to:

(a) ensure the national, regional and local benefits of infrastructure are provided for;

(b) enable infrastructure to support the social, economic and cultural wellbeing of people and communities and their health and safety;

(c) enable infrastructure to support the development and change of urban and rural environments to meet the diverse and changing needs of present and future generations;

(d) ensure infrastructure is well-functioning, resilient and compatible, as far as practicable, with other activities; and

(e) ensure infrastructure is delivered in a timely and efficient manner while managing adverse effects from or on infrastructure.

Policy 5: Recognising and providing for infrastructure supporting activities

(1) Decision-makers must recognise and provide for the role of infrastructure supporting activities, including by:

(a) recognising the importance of infrastructure supporting activities to enable the benefits of infrastructure activities to be realised;

(b) recognising the operational need or functional need of some infrastructure supporting activities, including supporting quarrying activities to operate in, be located in, or traverse particular environments and locations; and

(c) enabling the timely delivery of infrastructure supporting activities.

Comment

471. Quarrying is explicitly recognised by the NPS-I as an infrastructure-supporting activity, given its functional and operational need to be located where aggregate resources exist and its critical role in supplying materials for infrastructure construction and maintenance.
472. Belmont Quarry is a regionally significant source of aggregate for the Wellington Region. The Project, through establishing long-term overburden disposal capacity, directly supports the continued operation of this infrastructure-supporting activity and ensures that aggregate supply remains reliable for the delivery of housing, transport networks, three-waters systems, and other public and private infrastructure.
473. The OBDA provides the only practicable long-term solution for overburden disposal, enabling the existing quarry to continue operating as essential infrastructure-supporting activity. Without long-term overburden capacity, quarry operations would be significantly constrained, undermining the region's ability to deliver essential infrastructure.
474. For completeness, as an infrastructure supporting activity, the Project provides support for the enabling provisions in both Policy 1 Providing for the benefits of infrastructure, and Policy 4: Enabling the efficient and timely operation and delivery of infrastructure activities.
475. Overall, the Project is strongly aligned with the NPS-I. It enables and protects an essential infrastructure-supporting activity, responds directly to the functional and operational needs of Belmont Quarry, and ensures that aggregate supply, critical to the delivery of housing, transport, and three-waters infrastructure remains reliable and resilient. By securing long-term overburden disposal capacity, the Project gives effect

to the NPS-I and supports the national direction to enable and protect infrastructure and infrastructure-supporting activities.

B17.5.2 NPS-FM

476. The National Policy Statement for Freshwater Management 2020 (amended 2025) provides national direction for the protection, management, and improvement of freshwater bodies and ecosystems. The NPS-FM is centred on Te Mana o te Wai, which establishes a hierarchy prioritising first the health and well-being of water bodies and freshwater ecosystems, second the health needs of people, and third the ability of communities to provide for their social, economic, and cultural well-being.
477. It is noted that the hierarchy of obligations within Te Mana o te Wai in clause 1.3(5) and 2.1 of the NPS-FM must not be had regard to, pursuant to s 104(2F) of the RMA.
478. The NPS-FM is relevant to this Project because the OBDA affects intermittent headwater streams, a small natural inland wetland, and downstream high-value wetlands and perennial reaches. The assessment below identifies the specific objectives and policies engaged and evaluates the Project against them.

Objectives and Policies:

479. In this case, of relevance are the following policies of the NPS-FM

Policies

Policy 1: Freshwater is managed in a way that gives effect to Te Mana o te Wai.

Policy 2: Tangata whenua are actively involved in freshwater management (including decision making processes), and Māori freshwater values are identified and provided for.

Policy 3: Freshwater is managed in an integrated way that considers the effects of the use and development of land on a whole-of-catchment basis, including the effects on receiving environments.

Policy 6: There is no further loss of extent of natural inland wetlands, their values are protected, and their restoration is promoted.

Policy 7: The loss of river extent and values is avoided to the extent practicable.

Policy 9: The habitats of indigenous freshwater species are protected.

Comment

480. Overall, the Project is consistent with the NPS-FM. The OBDA has been designed and assessed in a way that gives effect to Te Mana o te Wai by protecting the health and well-being of freshwater ecosystems, avoiding high-value downstream wetlands, and maintaining hydrological processes across the catchment.
481. The proposal meets the relevant NPS-FM policies, including Policy 3 (integrated catchment management) through hydrological design that preserves downstream flows, Policy 5 (maintaining and improving ecosystem health) through reinstatement of intermittent streams and long-term indigenous restoration and restoration activities, Policy 6 (no further loss of natural inland wetland extent their values protected, their restoration is promoted) through offsetting the 0.07 ha wetland loss with a new 0.2 ha natural inland wetland, and Policy 7 (avoiding loss of river extent and values to the

extent practicable) through full stream reinstatement and provision for 4.3:1 offsetting if required.

482. BlueGreen confirm that freshwater effects within the OBDA footprint are low, with intermittent streams containing no fish and downstream wetlands protected through comprehensive erosion and sediment controls and hydrological monitoring. The Project also satisfies the requirements of Regulation 57 of the NES-F, with stream reclamation fully remedied through reinstatement and a contingent offset available if ecological performance standards cannot be met.
483. Mana whenua have been engaged through the Project's development, consistent with Policy 2, ensuring Māori freshwater values and perspectives are appropriately recognised and as per Policy 15 granting approvals would enable communities to provide for their social, economic and cultural wellbeing in a manner consistent with the NPS-FM.
484. Collectively, these measures demonstrate that the health and well-being of freshwater bodies are maintained and, in places, enhanced, and that the Project meets the relevant objectives and policies of the NPS-FM.

B17.5.3 NPS-IB

485. The National Policy Statement for Indigenous Biodiversity (NPS-IB) provides national direction for maintaining indigenous biodiversity across Aotearoa New Zealand. It requires that indigenous biodiversity be protected, restored where necessary, and managed in a way that ensures no overall loss of biodiversity while recognising tangata whenua as kaitiaki and enabling people and communities to provide for their social, economic, and cultural wellbeing.
486. The NPS-IB applies to indigenous vegetation, habitats of indigenous fauna, natural inland wetlands, and ecosystems outside Significant Natural Areas (SNAs), all of which are relevant to the Project.

Objectives and Policies:

487. In this case, of relevance are the following objective and policy of the

2.1 Objective

(1) The objective of this National Policy Statement is:

(a) to maintain indigenous biodiversity across Aotearoa New Zealand so that there is at least no overall loss in indigenous biodiversity after the commencement date; and

(b) to achieve this:

(i) through recognising the mana of tangata whenua as kaitiaki of indigenous biodiversity; and

(ii) by recognising people and communities, including landowners, as stewards of indigenous biodiversity; and

(iii) by protecting and restoring indigenous biodiversity as necessary to achieve the overall maintenance of indigenous biodiversity; and

(iv) while providing for the social, economic, and cultural wellbeing of

people and communities now and in the future.

Policies

Policy 1: Indigenous biodiversity is managed in a way that gives effect to the decision making principles and takes into account the principles of the Treaty of Waitangi.

Policy 2: Tangata whenua exercise kaitiakitanga for indigenous biodiversity in their rohe, including through:

- (a) managing indigenous biodiversity on their land; and*
- (b) identifying and protecting indigenous species, populations and ecosystems that are taonga; and*
- (c) actively participating in other decision-making about indigenous biodiversity.*

Policy 3: A precautionary approach is adopted when considering adverse effects on indigenous biodiversity.

Policy 4: Indigenous biodiversity is managed to promote resilience to the effects of climate change.

Policy 5: Indigenous biodiversity is managed in an integrated way, within and across administrative boundaries.

Policy 7: SNAs are protected by avoiding or managing adverse effects from new subdivision, use and development.

Policy 8: The importance of maintaining indigenous biodiversity outside SNAs is recognised and provided for.

Policy 10: Activities that contribute to New Zealand's social, economic, cultural, and environmental wellbeing are recognised and provided for as set out in this National Policy Statement.

Policy 13: Restoration of indigenous biodiversity is promoted and provided for.

Comment

- 488. BlueGreen confirm that no SNAs are identified within the OBDA footprint or wider Belmont Quarry landholdings. Accordingly, the Project is assessed under Policy 8, which requires maintaining indigenous biodiversity outside SNAs, and under the effects management hierarchy in clause 1.6.
- 489. BlueGreen confirm that the OBDA footprint contains a mosaic of seral broadleaf forest, manuka/kanuka scrub, tree fern gully systems, and a small natural inland wetland, with overall ecological values assessed as low to moderate, elevated by the presence of threatened flora. High-value ecosystems, including the central western swamp maire gully, pukatea forest, and downstream wetlands, were avoided through refinement of the OBDA footprint, consistent with Policies 5, 7, and 8.
- 490. The Project applies the effects management hierarchy as required by the NPS-IB in full:
 - a. Avoidance: High-value gullies, wetlands, and threatened flora populations outside the OBDA footprint were avoided.

- b. Minimisation: Staged vegetation clearance, erosion and sediment controls, lizard salvage, and bird nesting surveys minimise ecological effects.
 - c. Remedy: Approximately 15 ha of indigenous forest will be reinstated within the OBDA, including riparian planting and stream reinstatement.
 - d. Offset:
 - i. A new 0.2 ha natural inland wetland offsets the 0.07 ha wetland loss.
 - ii. 17 ha of indigenous forest restoration in the Heffernan Block provides long-term ecological gain supported by pest control.
 - iii. Threatened flora propagation and translocation ensure no net loss and likely net gain for swamp maire, ramarama, *Coprosma rubra*, and regionally uncommon sedges.
 - iv. A 4.3:1 stream offset ratio is provided if reinstated intermittent streams cannot meet ecological performance standards.
491. All residual effects are addressed through offsetting, consistent with the NPS-IB and NES-FW frameworks.
492. Mana whenua have been engaged in the development of the Project, consistent with Policies 1–3, which require giving effect to decision-making principles, recognising tangata whenua as kaitiaki, and forming strong and effective partnerships.
493. Policy 10 is also directly relevant. Quarrying is explicitly recognised in the NPS-IB definition of “quarrying activities,” and the OBDA enables the continued operation of Belmont Quarry, which contributes significantly to regional social, economic, cultural, and environmental wellbeing through aggregate supply for housing, transport, and three-waters infrastructure. The Project therefore aligns with Policy 10 by enabling an activity that is nationally and regionally important, while ensuring indigenous biodiversity is maintained and enhanced.
494. Overall, the Project is strongly aligned with the NPS-IB. No SNAs are present within the OBDA footprint, and the Project maintains indigenous biodiversity by avoiding high-value ecosystems, applying the effects management hierarchy, reinstating and restoring indigenous vegetation and stream habitats, and delivering a comprehensive offset package that ensures no overall loss of indigenous biodiversity and achieved a net gain in indigenous biodiversity. The Project recognises tangata whenua as kaitiaki, provides for long-term restoration, and supports regional ecological resilience. On this basis, the Project gives effect to the NPS-IB and appropriately manages all actual and potential effects on indigenous biodiversity.

B17.5.4 NPS-UD

495. The National Policy Statement on Urban Development (NPS-UD) came into effect in 2023, and directs local authorities to provide for well-functioning urban environments, ensure sufficient development capacity for housing and business land, and enable growth in a manner that supports the social, economic, and cultural wellbeing of communities.
496. Although the NPS-UD does not directly regulate quarrying activities, the continued operation of Belmont Quarry is integral to achieving several of its core outcomes, with

aggregate a critical input for urban development, including housing construction, transport networks, three-waters infrastructure, commercial development, and public facilities.

- 497. The NPS-UD identifies Wellington as a Tier 1 urban environment and anticipates significant growth within the Wellington Region, including intensification and redevelopment within existing urban areas. The ability to deliver this growth efficiently depends on access to reliable, locally sourced construction materials. Without secure aggregate supply, development capacity enabled through the NPS-UD cannot be realised in practice.
- 498. The Project extends the operational life of Belmont Quarry by approximately 35–40 years, thereby ensuring continuity of aggregate supply to support the region's long-term urban development needs. This directly contributes to the NPS-UD's requirement for local authorities to provide development capacity that is "infrastructure-ready" and supported by feasible, efficient delivery pathways.
- 499. The Project actively supports the outcomes sought by the NPS-UD. While quarrying is not an urban activity, the continued operation of Belmont Quarry is essential to enabling the urban development outcomes anticipated under the NPS-UD. The Project therefore contributes positively to the achievement of well-functioning urban environments, supports infrastructure readiness, and ensures that development capacity enabled through planning instruments can be realised.

B17.6 Regional Policy Statement, Regional Plan, and Proposed Regional Plan

- 500. As outlined in section B12 the following RPS, Regional Plan, and proposed regional plans are relevant to the consideration of the project.
- 501. The RPS is assessed on a project wide basis, whilst the Regional Plan and Proposed Regional Plan are relevant to the overburden disposal activities.

B17.6.1 Regional Policy Statement

- 502. The RPS became operative on 24 April 2013. The RPS sets out the framework and priorities for resource management in the Wellington Region. It identifies the regionally significant resource management issues for the Wellington Region, and sets out objectives, policies and methods intended to achieve the integrated management of natural and physical resources.
- 503. The RPS is currently subject to PC1, which seeks to give effect to new national direction and to address issues in the Wellington Region. In particular, the plan change seeks to implement and support the NPSUD and NPSFM, and address issues related to climate change, indigenous biodiversity and high natural character. Plan Change 1 (PC1) to the Regional Policy Statement does not directly amend the Natural Resources Plan (NRP), but it requires significant future changes to the NRP to give effect to updated regional direction.
- 504. The objectives in the RPS cover a broad range of topics that are relevant to the proposed works, noting that many policies relate to actions by GWRC and local authorities in the Wellington Region. As such the following focuses on the objectives and direction they set for the management of significant resource management issues for the Wellington Region.

505. The following table provides an assessment of the relevant objectives and policies of the RPS (Proposed Change 1 and Variation 1 - Appeals Version (Sep 2025)) that are relevant to the Project. PC1 provisions are underlined, and provisions subject to appeal are indicated with an *. Any provisions that are directed at regional or district planning processes are not included in this assessment. a number of appealed provisions have recently become operative as a result of Environment Court consent orders; we have included that updated wording as part of the assessment. It is noted that the biodiversity provisions of RPS-PC1 (Policy 47, Policy IE.2A, IE.4 and Policies 23, 24, 24A, 24B, 24C, 24CC and 24DD and associated appendices) are the subject of multiple unresolved appeals to the Environment Court (including by Winstone); therefore as a result, it is considered that those objectives and policies (to the extent that they can be said to be relevant) should be afforded very little weight and in that instance it is necessary to apply greater weight to the operative version of those operative RPS objectives and policies.

Table 5 RPS (PC1 and Variation1 – Appeals Version (Sep 2025) Assessment

Integrated Management	
Objective	Policy
<u>Integrated Management Objective A: Integrated management of the region's natural and physical resources:</u> <u>a) is guided by Te Ao Māori; and</u> <u>b) incorporates mātauranga Māori in partnership with mana whenua / tangata whenua; and</u> <u>c) recognises and provides for ki uta ki tai – the holistic nature and interconnectedness of all parts of the natural environment; and</u> <u>d) recognises and provides for the relationship of mana whenua / tangata whenua with te taiao and protects and enhances mana whenua / tangata whenua values, in particular mahinga kai; and</u> <u>e) is informed by the input of communities; and</u> <u>f) protects and enhances the life-supporting capacity of ecosystems; and</u>	<i>Policy IM.1: Integrated management – ki uta ki tai - consideration</i> <i>When considering an application for a resource consent, notice of requirement, or a change, variation or review of a regional or district plan, local authorities shall adopt an integrated approach to the management of the region's natural and physical resources, including by:</i> <i>a) partnering with mana whenua / tangata whenua to provide for mana whenua / tangata whenua involvement in resource management and decision making; and</i> <i>b) recognising the interconnectedness between air, freshwater, land, coastal marine areas, ecosystems and all living things – ki uta ki tai; and</i> <i>c) recognising that the effects of activities may extend beyond immediate and directly adjacent area, and beyond organisational or administrative boundaries; and</i> <i>d) recognising the interrelationship between natural and physical resources; and</i> <i>e) making decisions based on the best available information, improvements in</i>

<u>g) recognises the dependence of humans on a healthy natural environment; and</u> <u>h) recognises the role of the resource management and planning system in reducing gross greenhouse gas emissions; and</u> <u>i) recognises the role of both natural and physical resources, including highly productive land and regionally significant infrastructure, in providing for well- functioning urban and rural areas and improving the resilience of communities to climate change; and</u> <u>j) recognises the benefits of protecting and utilising the region's significant mineral resources; and</u> <u>k) responds effectively to the current and future effects of climate change, population growth, and development pressures and opportunities.</u>	<i>f) technology, science, and mātauranga Māori; and</i> <i>f) requiring Māori data and mātauranga Māori to be interpreted within Te Ao Māori while upholding Māori data sovereignty.</i>
Comment: The OBDA enables the continued operation of Belmont Quarry, a regionally significant mineral resource, directly aligning with Objective A(j) and Objective 10, which recognise the benefits of protecting and utilising mineral resources that support regionally significant infrastructure. The Project has been designed to avoid effects on the National Grid and is consistent with Policy 39 in protecting existing infrastructure. The Project adopts an integrated management approach consistent with Objective A and Policy IM.1, recognising ki uta ki tai through the BlueGreen ecological assessment, hydrological design, and application of the effects management hierarchy (implemented through the LEMP and EOMP). Mana whenua have been engaged throughout, aligning with Objectives 12, 16B, and 22(b), which require partnership, recognition of mātauranga Māori, and support for kaitiakitanga.	
Climate Change	
Objective	Policy
<u>Objective CC.1 The Wellington Region is a low-emission and climate resilient region, where climate change mitigation and</u>	<i>Note - this is the consent order version:</i> <i>Policy CC.9: Transport Mode shift– consideration</i> <i>When considering an application for a resource consent, notice of requirement, or a change,</i>

<u>climate change adaptation are an integral part of:</u> <u>a) sustainable air, land, freshwater, and coastal management; and</u> <u>b) well-functioning urban areas and rural areas; and</u> <u>c) the planning and delivery of infrastructure (including regionally significant infrastructure).</u> <u>Objective CC.5: By 2030, there is an increase in the area and health of permanent forest, preferably indigenous forest, in the Wellington Region, maximising benefits for carbon sequestration, indigenous biodiversity, land stability, water quality, and social, cultural and economic wellbeing.</u> <u>*Objective CC.7: People and businesses understand the current and predicted future effects of climate change, how these may impact them, how to respond to the challenges of climate change, and are actively involved in appropriate climate change mitigation and climate change adaptation responses.</u> <i>Note: Appeal unresolved for CC.7</i>	<i>variation or review of a regional or district plan, particular regard shall be given to whether a subdivision, use or development (excluding use or development captured by a regional or district plan provision that implements Policy CC.1) has been planned in a way that enables transport mode shift to public transport, active modes and/or low and zero-carbon modes.</i> <i>Note: the other policies for these objectives relate to plan making (Policies CC.4, CC4A, CC.14, and CC14A), or are not relevant (Policies 55, 56, *57, FW.8). Policy IM.1 is relevant and is assessed above.</i>
Comment: The Project aligns with the climate change direction in RPS-PC1 by reducing transport-related emissions, supporting climate-resilient infrastructure delivery, and reinstating permanent indigenous forest. The OBDA enables the continued operation of Belmont Quarry, avoiding the substantial greenhouse gas emissions that would arise from long-haul transport of aggregate and overburden from the Manawātū region, consistent with Objective CC.1, which seeks a low-emission and climate-resilient region. The ecological package directly supports Objective CC.5, which seeks increased permanent forest cover to maximise carbon sequestration, land stability, water quality, and biodiversity benefits. With respect to Policy CC.9, the Project contributes to reducing greenhouse gas emissions by minimising heavy-vehicle kilometres travelled and supporting efficient regional infrastructure delivery. Overall, the Project is consistent with the intended climate-change direction of RPS-PC1, notwithstanding the limited	

weight that can presently be afforded to the appealed provisions.	
Air Quality	
Objectives	Policies
<i>Objective 1 Discharges of odour, smoke and dust to air do not adversely affect amenity values and people's wellbeing.</i> <i>Objective 2 Human health is protected from unacceptable levels of fine particulate matter.</i>	<i>Note: the relevant policies for these objectives relate to plan making (Policy 1 and 2).</i>
Comment: The Project aligns with the air quality direction in the RPS by ensuring that discharges of dust are appropriately managed and do not adversely affect amenity values or people's wellbeing, consistent with Objective 1. The Air Quality Assessment confirms that standard quarry dust management measures, including water suppression, staged earthworks, surface stabilisation, and monitoring, are effective and appropriate for the OBDA. These measures ensure that dust emissions remain well within accepted guideline levels and avoid unacceptable particulate concentrations, supporting Objective 2, which seeks to protect human health from fine particulate matter. Overall, the assessment demonstrates that dust can be effectively managed using established best-practice controls, and that the Project is consistent with the air quality outcomes sought by the RPS.	
Energy, Infrastructure and Waste	
Objectives	Policies
<i>Objective 10: The social, economic, cultural and environmental benefits of regionally significant infrastructure are recognised and protected.</i>	<i>Note: the relevant policies for this objective relate to plan making (Policy 7* and Policy 8).</i>
Comment: The Project aligns with Objective 10, which recognises and protects the social, economic, cultural, and environmental benefits of regionally significant infrastructure. Belmont Quarry is a regionally significant mineral resource that directly supports the construction sector, transport network, three waters infrastructure, and regional housing development. The OBDA provides essential long-term overburden capacity, enabling continued aggregate supply close to areas of demand and reducing transport emissions associated with longer-haul aggregate sourcing. The Project has also been designed to ensure no adverse effects on the National Grid, with all works located outside transmission corridors and no changes proposed that would compromise grid resilience or operation. In this way, the Project supports and protects regionally significant infrastructure consistent with the intent of Objective 10	

Freshwater	
Objectives	Policies
<i>Objective 12</i> <i>The mana of the Region's waterbodies and freshwater ecosystems is restored and protected by ongoing management of land and water that:</i> <i>a) returns the Region's water bodies and freshwater ecosystems to, and thereafter maintains them, in a state of tūhauora/good health; and</i> <i>b) improves the health and wellbeing of the Region's degraded waterbodies and freshwater ecosystems; and</i> <i>c) applies the Te Mana o te Wai hierarchy of obligations by prioritising:</i> <i>(i) first, the health and wellbeing of waterbodies and freshwater ecosystems,</i> <i>(ii) second, the health needs of people</i> <i>(iii) third, the ability of people and communities to provide for their social, economic, and cultural well-being, now and in the future; and</i> <i>d) recognises and provides for the individual natural characteristics and processes of waterbodies including their natural form, and their associated ecosystems; and</i> <i>e) incorporates and protects mātauranga Māori and acknowledges and provides for the connections and relationships of mana whenua / tangata whenua with freshwater; and</i> <i>f) provides for the ability of mana whenua / tangata whenua to safely</i>	<i>Policy 40: Maintaining and improving the health and well-being of water bodies and freshwater ecosystems – consideration</i> <i>When considering an application for a regional resource consent, the regional council must have regard to:</i> <i>a) managing water quality, flows and water levels and aquatic habitats of water bodies in a way that improves the health and well-being of degraded waterbodies and freshwater ecosystems, and at least maintains the health and wellbeing of all other water bodies and freshwater ecosystems; and</i> <i>b) managing water quality in the coastal marine area in a way that maintains and, where degraded, protects and enhances the health and well-being of coastal waterbodies and the health and wellbeing of marine; and</i> <i>c) providing for mana whenua / tangata whenua values, including mahinga kai; and</i> <i>d) partnering with mana whenua / tangata whenua; and</i> <i>e) maintaining or enhancing the ecological functions of riparian margins; and</i> <i>f) minimising the effect of proposals such as gravel extraction, exploratory drillings, flood protection and works in the beds of lakes and rivers on groundwater recharge areas that are connected to surface water bodies; and</i> <i>g) maintaining or enhancing the amenity and recreational values of rivers and lakes, including those with significant values listed in Table 15 of Appendix 1; and h) protecting the values of rivers and lakes that have significant indigenous ecosystems and habitats with significant indigenous biodiversity values as identified</i>

<i>undertake their cultural and spiritual practices associated with freshwater, including mahinga kai; and</i> <i>g) actively involves mana whenua / tangata whenua in decision-making in relation to the Region's waterbodies; and</i> <i>h) includes engagement with communities, stakeholders, and territorial authorities; and</i> <i>i) supports the wellbeing and safety of the community, by providing for the ability to carry out recreational activities, in and around freshwater environments; and</i> <i>j) supports and protects an abundance and diversity of freshwater habitats for indigenous freshwater species and, where appropriate, the habitat of trout and salmon; and</i> <i>k) supports the reasonable, sustainable and efficient use of water for activities that benefit the Region's economy, including primary production activities, innovation and tourism.</i> Objective 13 <i>The region's rivers, lakes and wetlands support healthy functioning ecosystems.</i>	<i>in Table 16 of Appendix 1; and</i> <i>i) maintaining natural flow regimes required to support aquatic ecosystem health; and</i> <i>j) maintaining or enhancing space for rivers to undertake their natural processes; and</i> <i>k) maintaining fish passage except when this conflicts with clause (o); and</i> <i>l) protecting and reinstating riparian habitat, in particular riparian habitat that is important for fish spawning; and m) restricting stock access to estuaries rivers, lakes and wetlands; and</i> <i>n) avoiding the removal or destruction of indigenous wetland plants in wetlands; and</i> <i>o) protecting the habitat of indigenous freshwater species; and</i> <i>p) protecting the habitat of trout and salmon, insofar as this is consistent with clause (o).</i> Policy 40A: Loss of extent and values of natural inland wetlands – consideration <i>When considering an application for a regional resource consent for use and development within natural inland wetlands the regional council must not grant consent unless:</i> <i>a) there will be no loss of extent of natural inland wetlands and their values will be protected; or</i> <i>b) any loss of extent or values, arises from any of the following:</i> <i>(i) the customary harvest of food or resources undertaken in accordance with tikanga Māori</i> <i>(ii) wetland maintenance, restoration, or biosecurity (as defined in the National Policy Statement for Freshwater</i>
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	Management 2020) (iii) scientific research (iv) the sustainable harvest of sphagnum moss (v) the construction or maintenance of wetland utility structures (as defined in the Resource Management (National Environmental Standards for Freshwater) Regulations 2020) (vi) the maintenance or operation of specified infrastructure, or other infrastructure (as defined in the Resource Management (National Environmental Standards for Freshwater) Regulations 2020) (vii) natural hazard works (as defined in the Resource Management (National Environmental Standards for Freshwater) Regulations 2020); or c) any loss of extent or values is a result of use and development within natural inland wetlands that: (i) is necessary for the purpose of the construction or upgrade of specified infrastructure that will provide significant national or regional benefits; or (ii) is necessary for the purpose of urban development that contributes to a well-functioning urban environment (as defined in the National Policy Statement on Urban Development 2020), and: a. the urban development will provide significant national, regional or district benefits; and b. the activity occurs on land that is identified for urban development in operative provisions of a regional or district plan; and c. the activity does not occur on land that is zoned in a district plan as general rural, rural production, or rural lifestyle; and d. there is no practicable alternative location for the activity within the area of the development, or every other
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	<i>practicable location in the area of the development would have equal or greater adverse effects on a natural inland wetland; or</i> <i>(iii) is necessary for the purpose of quarrying activities and the extraction of the aggregate will provide significant national or regional benefits; or</i> <i>(iv) is for the purpose of the extraction of minerals (other than coal) and ancillary activities and the extraction of the mineral will provide significant national or regional benefits; or</i> <i>(v) is necessary for the purpose of constructing or operating a new or existing landfill or cleanfill area and the landfill or cleanfill area:</i> <i>a. will provide significant national or regional benefits; or</i> <i>b. is required to support urban development; or</i> <i>c. is required to support the extraction of aggregates as referred to in clause, (c)(iii); or d. is required to support the extraction of minerals as referred to in clause (c)(iv); and e. there is either no practicable alternative location in the Wellington Region, or every other practicable alternative location in the Wellington Region would have equal or greater adverse effects on a natural inland wetland; and (vi) in relation to clauses (c)(i), (c)(iii), and (c)(iv) there is a functional need for the activity to be done in that location; and (vii) in all cases, the effects of the activity will be managed through applying the effects management hierarchy; and</i> <i>d) for any activity listed in clauses (b)-(c), other than sub-clause (b)(i), the council is satisfied that:</i> <i>(i) the applicant has demonstrated how each step of the effects management hierarchy will be applied to any loss of</i>
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	<i>extent or values of the wetland (including cumulative effects and loss of potential value), particularly (without limitation) in relation to the values of ecosystem health, indigenous biodiversity, hydrological functioning, Māori freshwater values, and amenity values; and</i> <i>(ii) where aquatic offsetting or aquatic compensation is applied, the applicant has complied with principles 1 to 6 in Appendix 6 and 7 of the National Policy Statement for Freshwater Management 2020, and has had regard to the remaining principles in Appendix 6 and 7, as appropriate; and</i> <i>(iii) there are methods or measures that will ensure that the offsetting or compensation will be maintained and managed over time to achieve the conservation outcomes; and</i> <i>(iv) suitable conditions will be applied to the consent (if granted) that apply the effects management hierarchy, require the monitoring of the wetland at a scale commensurate with the risk of the loss of extent or values of the wetland, and specify how the requirements in clause (d)(iii) will be achieved.</i> <i>Policy 40B: Loss of river extent and values</i> <i>When considering an application for a regional resource consent for use and development within rivers the regional council must not grant consent unless:</i> <i>a) there will be no loss of river extent and values; or</i> <i>b) there is a functional need for the activity in that location; and</i> <i>c) the activity will be managed by applying the effects management hierarchy; and</i> <i>d) the applicant has demonstrated how each step in the effects management hierarchy will be applied to any loss of</i>
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	<i>extent or values of the river (including cumulative effects and loss of potential value), particularly (without limitation) in relation to the values of: ecosystem health, indigenous biodiversity, hydrological functioning, Māori freshwater values, and amenity; and</i> <i>e) if aquatic offsetting or aquatic compensation is applied, the applicant has complied with principles 1 to 6 in Appendix 6 and 7 of the National Policy Statement for Freshwater Management 2020, and has had regard to the remaining principles in Appendix 6 and 7, as appropriate; and</i> <i>f) there are methods or measures that will ensure that the offsetting or compensation will be maintained and managed over time to achieve conservation outcomes; and g) suitable will be applied to the consent (if granted) that:</i> <i>(i) apply the effects management hierarchy</i> <i>(ii) specify how the requirements in clause (f) will be achieved.</i> <i>Policy 41: Managing the effects of earthworks and vegetation clearance—consideration</i> <i>When considering an application for a regional resource consent for earthworks or vegetation clearance, have regard to:</i> <i>a) the extent to which the activity minimises erosion; and</i> <i>b) in the absence of environmental outcomes, target attribute states, or limits for suspended sediment for the relevant Freshwater Management Unit or part-Freshwater Management Unit, the extent to which silt and sediment runoff into water, or onto or into land that may enter water, will be minimised; and</i>
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c) the extent to which the activity results in adverse effects on aquatic ecosystem health, indigenous biodiversity in water bodies and receiving environments.

Policy FWXXB: Mana whenua / tangata whenua and Te Mana o te Wai – consideration

When considering an application that relates to freshwater for:

a) resource consent, have regard to; or

b) a notice of requirement, have particular regard to

c) the mana whenua / tangata whenua Te Mana o te Wai Statements contained in Appendix 5, as applicable to the territorial authority area shown in Table X

Mana whenua / tangata whenua statement	Territorial authority area(s)	Whaitua
Rangitāne o Wairarapa	Masterton District Carterton District South Wairarapa District	Ruamāhanga
Kahungunu ki Wairarapa	Masterton District Carterton District South Wairarapa District	Ruamāhanga
Taranaki Whānui	Wellington City Hutt City Upper Hutt City	Te Whanganui-a-Tara

Note: the other policies for these objectives relate to plan making (Policies 12, FW.3, 14, 15, 18, 18A, 18B, and FWXXA), or are not relevant (Policies FW.6, FW.7, 16, 17, 42, FW.X and 64).

Comment:

Freshwater values are protected and enhanced through stream reinstatement, erosion and sediment controls, riparian restoration, and contingent offsetting. These measures ensure healthy functioning ecosystems consistent with Objectives 12 and 13, and apply the effects management hierarchy required under Policies 40 and 40B. The Project supports Te Mana o te Wai by prioritising ecosystem health and enabling mana whenua involvement.

Indigenous Ecosystems	
Objectives	Policies
<i>Operative Version:</i> <i>Objective 16 Indigenous ecosystems and habitats with significant biodiversity values, are maintained and restored to a healthy functioning state.</i> <i>Amended Version and proposed Objectives:</i> <i>*Objective 16 Indigenous ecosystems and habitats with significant <u>indigenous</u> biodiversity values, <u>other significant habitats of indigenous fauna, and the ecosystem processes that support these ecosystems and habitats</u>, are <u>maintained protected and, where appropriate, enhanced and restored to a healthy functioning state.</u></i> <i><u>Objective 16A The region's indigenous biodiversity is maintained and, where appropriate, enhanced and restored to a healthy functioning state, improving its resilience to increasing environmental pressures, particularly climate change.</u></i> <i><u>Objective 16B Mana whenua / tangata whenua values relating to indigenous biodiversity, particularly taonga species, and the important relationship between indigenous ecosystem health and well-being, are given effect to in decisionmaking, and mana whenua / tangata whenua are supported to exercise their kaitiakitanga for indigenous biodiversity.</u></i> <i><u>Objective 16C Landowner and community values in relation to</u></i>	<i>Operative Version:</i> <i>Policy 47: Managing effects on indigenous ecosystems and habitats with significant indigenous biodiversity values – consideration</i> <i>When considering an application for a resource consent, notice of requirement, or a change, variation or review of a district or regional plan, a determination shall be made as to whether an activity may affect indigenous ecosystems and habitats with significant indigenous biodiversity values, and in determining whether the proposed activity is inappropriate particular regard shall be given to:</i> <i>(a) maintaining connections within, or corridors between, habitats of indigenous flora and fauna, and/or enhancing the connectivity between fragmented indigenous habitats;</i> <i>(b) providing adequate buffering around areas of significant indigenous ecosystems and habitats from other land uses;</i> <i>(c) managing wetlands for the purpose of aquatic ecosystem health;</i> <i>(d) avoiding the cumulative adverse effects of the incremental loss of indigenous ecosystems and habitats;</i> <i>(e) providing seasonal or core habitat for indigenous species;</i> <i>(f) protecting the life supporting capacity of indigenous ecosystems and habitats;</i> <i>(g) remedying or mitigating adverse effects on the indigenous biodiversity values where avoiding adverse effects is not practicably achievable; and</i> <i>(h) the need for a precautionary approach when assessing the potential for adverse effects on indigenous ecosystems and habitats.</i> <i>Amended Version and proposed Policies:</i> <i>*Policy 47: Managing effects on indigenous</i>

indigenous biodiversity are recognised and provided for and their roles as stewards are supported.

ecosystems and habitats with significant indigenous biodiversity values and other significant habitats of indigenous fauna – consideration

When considering an application for a resource consent, notice of requirement, or a change, variation or review of a district or regional plan, a determination shall be made as to whether an activity may affect indigenous ecosystems and habitats with significant indigenous biodiversity values, other significant habitats of indigenous fauna, and the ecosystem processes that support these ecosystems and habitats, and in determining whether the proposed activity is inappropriate particular regard shall be given to:

a) maintaining connections within, or corridors between, habitats of indigenous flora and fauna and/or enhancing the connectivity between fragmented indigenous habitats; and

b) providing adequate buffering around areas of significant indigenous ecosystems and habitats from other land uses; and

c) managing natural wetlands for the purpose of aquatic ecosystem health, recognising the wider benefits, such as for indigenous biodiversity, water quality and holding water in the landscape; and

d) avoiding the cumulative adverse effects of the incremental loss of indigenous ecosystems and habitats; and

e) providing seasonal or core habitat for indigenous species; and

f) protecting the life supporting capacity of indigenous ecosystems and habitats; and

g) ~~remedying or mitigating~~ minimising or remedying adverse effects on the indigenous biodiversity values where avoiding adverse effects is not practicably achievable except where Clause (i) and (j) apply; and

h) the need for a precautionary approach to be adopted when assessing and managing the potential for adverse effects on indigenous ecosystems and habitats, where;

	<u>(i) the effects on indigenous biodiversity are uncertain, unknown, or little understood; and</u> <u>(ii) those effects could cause significant or irreversible damage to indigenous biodiversity; and</u> <u>i) the provisions to protect significant biodiversity values in Policy 24B, and Policy 24C and the principles for biodiversity offsetting and biodiversity compensation in Policy 24A, except that Policy 24A and Policy 24B do not apply to REG activities and ET activities; and</u> <u>j) the provisions to manage the adverse effects of REG activities and ET activities on significant biodiversity values in Policy 24D; and</u> <u>k) protecting indigenous biodiversity values of significance to mana whenua / tangata whenua, including those associated with a significant site for mana whenua / tangata whenua identified in a regional or district plan; and</u> <u>l) enabling established activities affecting significant biodiversity values in the terrestrial environment to continue, where the effects of the activities:</u> <u>(i) are no greater in intensity, scale and character; and</u> <u>(ii) do not result in loss of extent, or degradation of ecological integrity, of any significant biodiversity values; and</u> <u>m) ensuring that the adverse effects of plantation forestry activities on significant indigenous biodiversity values in the terrestrial environment are managed in a way that:</u> <u>(i) maintains significant indigenous biodiversity values as far as practicable, while enabling plantation forestry activities to continue; and</u> <u>(ii) where significant biodiversity values are within an existing plantation forest, maintains the long-term populations of any Threatened or At Risk (declining) species present in the area over the course of consecutive rotations of production.</u> <u>*Policy IE.2: Giving effect to mana whenua /</u>
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	<u>tangata whenua roles and values when managing indigenous biodiversity – consideration</u> <u>When considering an application for a resource consent, notice of requirement, or a plan change, variation or review of a district plan for subdivision, use or development that may impact on indigenous biodiversity, recognise and provide for mana whenua / tangata whenua values and relationships associated with indigenous biodiversity, including by, but not restricted to:</u> <u>a) giving effect to the decision-making principles for indigenous biodiversity and, once they are established, the local expressions of the decision-making principles for indigenous biodiversity developed through Method IE.1; and</u> <u>b) enabling mana whenua / tangata whenua to exercise their roles as kaitiaki; and</u> <u>c) incorporating the use of mātauranga Māori in the management and</u> <u>d) monitoring of indigenous biodiversity; and</u> <u>e) supporting mana whenua / tangata whenua to access and exercise sustainable customary use of indigenous biodiversity, including for mahinga kai and taonga, in accordance with tikanga.</u> <u>*Policy IE.2A: Maintaining indigenous biodiversity in the terrestrial environment – consideration</u> <u>When considering an application for a resource consent, notice of requirement, or a plan change, variation or review of a district plan or regional plan, indigenous biodiversity in the terrestrial environment that does not have significant indigenous biodiversity values as identified under Policy 23 and is not on Māori land, shall be maintained by:</u> <u>a) avoiding, remedying or mitigating the adverse effects of REG activities and ET activities to the extent practicable; and</u> <u>b) managing any significant adverse effects on indigenous biodiversity from any other proposed</u>
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	<u>activity by applying the effects management hierarchy; and</u> <u>c) managing all other adverse effects on indigenous biodiversity to achieve at least no overall loss in indigenous biodiversity within the Wellington Region or district as applicable.</u> <u>Policy IE.4: Recognising the roles and values of landowners and communities in the management of indigenous biodiversity – non-regulatory</u> <u>Recognise and provide for the values of landowners and communities as stewards of the indigenous biodiversity of the Wellington Region, by:</u> <u>a) involving communities in the identification of targets and priorities for protecting, enhancing and restoring indigenous biodiversity; and</u> <u>b) supporting landowner and community restoration of indigenous ecosystems.</u> <i>Notes:</i> - <i>the other policies for these objectives relate to plan making (Policies 23*, 24*, 24A*, 24B*, 24C*, 24CC*, 24D*, 1E.1*, and IE.3), or are not relevant (Policies 64).</i> - <i>Whilst Policy 23, is primarily relevant to plan making, it sets out the criteria for identifying indigenous ecosystems and habitats with significant biodiversity values, and has relevance to the identification and mapping of these areas. The criteria of Policy 23 is also used as a guide when considering whether an activity may affect significant indigenous biodiversity. As outlined in the Ecological Values, Effects and their Management Report (Appendix B5A), these criteria are similar to the NPS-IB, and that assessment is guided by those criteria.</i> -
Comment: The RPS-PC1 Decisions Version provisions relevant to indigenous biodiversity—Policy 47, IE.2, IE.2A and Policies 23, 24, 24A, 24B, 24C, 24CC, 24D, IE.1 and IE.3, together with associated tables and appendices, are subject to multiple unresolved appeals before the Environment	

Court. To the extent that these provisions can be said to be applicable, they should be afforded very little weight. Accordingly, greater weight should be given to the operative RPS provisions.

Under the operative RPS, the relevant provisions are Objective 16 and Policy 47. Objective 16 seeks that indigenous ecosystems and habitats with significant biodiversity values are maintained and restored to a healthy functioning state. Policy 47 requires particular regard to matters including maintaining or enhancing ecological connectivity; providing adequate buffering; managing wetlands for aquatic ecosystem health; avoiding cumulative loss; providing seasonal or core habitat; protecting life-supporting capacity; remedying or mitigating adverse effects where avoidance is not practicably achievable; and adopting a precautionary approach. The Project is consistent with these operative provisions. The OBDA design avoids the highest-value ecosystems, including the central western swamp maire gully and natural inland wetlands. Adequate buffering is retained around significant vegetation, and hydrological inputs to downstream wetlands and intermittent streams are maintained through engineered flow paths and subsurface drainage. The ecological package provides for reinstatement of approximately 15 ha of indigenous vegetation, creation of a new 0.2 ha natural inland wetland, 17 ha of legally protected forest restoration, stream reinstatement or offsetting, and targeted protection of threatened flora. These measures remedy and mitigate residual effects where avoidance is not practicable, enhance ecological connectivity within Belmont Regional Park, and result in a net gain in indigenous ecosystem extent, condition, and resilience. Collectively, the Project gives effect to Objective 16 and satisfies the considerations in Policy 47.

To the limited extent that the RPS-PC1 Decisions Version can be given weight, the Project aligns with its strengthened biodiversity direction by avoiding high-value ecosystems, protecting taonga flora, reinstating indigenous vegetation, enhancing ecological connectivity, and delivering long-term restoration outcomes. The effects management hierarchy has been applied and that the package achieves no net loss and a clear net gain in biodiversity values.

Overall, the Project is consistent with the operative RPS biodiversity framework, and to the extent relevant, aligns with the intended direction of RPS-PC1 notwithstanding the limited weight that can presently be given to its appealed provisions.

Landscape

Objective	Policies
<i>Objective 18 The region's special amenity landscapes are identified and those landscape values that contribute to amenity and the quality of the environment are maintained or enhanced.</i>	<i>Note: the policies for this objective relate to plan making (Policy 27 and Policy 28).</i>

Comment:

Landscape and amenity effects are managed in accordance with Objective 18, with Boffa Miskell confirming Low to Moderate effects during early stages and Low or Very Low effects thereafter. The amenity bund further reduces visibility of works from recreational tracks.

Natural Hazards	
Objective	Policies
<i>Note: this is the consent order version:</i> <i>Objective 19 The risks to people, communities, business, property, and infrastructure from natural hazards and the effects of climate change are avoided, minimised or otherwise managed in a way that is proportionate to the risk.</i>	<i>Note: this is the consent order version:</i> <i>Policy 51: Avoiding, minimising or not increasing the risks and consequences of natural hazards-consideration</i> <i>When considering an application for a resource consent, notice of requirement, or a change, variation or review to a district or regional plan, the risk and consequences of natural hazards on people, communities, their property and infrastructure shall be avoided, minimised or not increased. In determining whether an activity is appropriate particular regard shall be given to:</i> <i>1. the likelihood and consequences of the range of natural hazards that may adversely affect the subdivision, use or development, including those that may be exacerbated by climate change and sea level rise; and</i> <i>2. ensuring the response to the risk from the natural hazard avoids, minimises, or does not increase the risk to the subdivision use or development by:</i> <i>(a) avoiding subdivision, use and development for hazard sensitive activities where the hazards or risks from natural hazards are assessed as high or greater; and</i> <i>(b) otherwise avoiding, minimising, or not increasing the risks from natural hazards in a way that is proportionate to the risk or hazard.</i> <i>Unless one of the following exceptions applies:</i> <i>(c) in areas where the hazards or risks are assessed as high or greater, the subdivision, use or development either reduces or does not increase the existing risk on a site; or</i> <i>(d) outside the coastal marine area where there is an operational or functional need for the subdivision, use or development to occur, the risk from natural hazards shall be minimised; or</i> <i>(e) in the coastal marine area for use or development undertaken by, or on behalf of, a</i>

	<i>local authority for a public good need, or for other use or development where there is a functional need to locate in the coastal marine area, the risk from natural hazards shall be minimised; or</i> <i>(f) the subdivision, use or development is for regionally significant infrastructure, and where there are ancillary hazard sensitive activities, the risk to those activities shall be minimised; or</i> <i>(g) in relation to coastal hazards, the subdivision, use or development is for regionally significant infrastructure, in which case the risk as a result of the activity beyond the regionally significant infrastructure shall be minimised or not increased; or</i> <i>(h) the subdivision, use or development is within regionally or nationally significant commercial or industrial zoned land, or a similar special purpose zone, in which case the risk from natural hazards shall be minimised.</i> <i>3. whether the location of the subdivision, use or development will foreseeably require hazard mitigation works in the future; and</i> <i>4. the potential for injury or loss of life, social and economic disruption and civil defence emergency management implications – such as access routes to and from the site; and</i> <i>5. whether the subdivision, use or development would cause any change in the risks and consequences from natural hazards in areas beyond the application site; and</i> <i>6. minimising effects of the subdivision, use or development on any natural features that may act as a buffer to reduce the impacts from natural hazards; and</i> <i>7. the allowance for floodwater conveyancing in identified overland flow paths and stream corridors; and</i> <i>8. the need to locate floor levels of habitable buildings and buildings used as places of employment above the 1% annual exceedance</i>
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	<i>probability (1:100 year) flood level, in identified flood hazard areas; and</i> <i>9. whether Te Ao Māori or mātauranga Māori provides a broader understanding of the hazards and risk management options.</i> <i>This Policy applies:</i> <i>1. until the district plan or regional plan has given effect to Policy 29, and</i> <i>2. where, after Policy 29 has been given effect to:</i> <i>a. new or updated natural hazard information, that is held and considered to be relevant by the local authority, is available, or</i> <i>b. to new plan changes implementing Policy 29.</i> <i>Note: the other policy for this objective relates to plan making (Policy 29*).</i>
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Comment:

Natural hazard resilience is addressed through geotechnical design, staged earthworks, erosion controls, and long-term stability measures, consistent with Objective 19 and Policy 51. The OBDA avoids hazard-prone areas and incorporates climate-responsive design, aligning with Objective CC.1.

Regional Form, Design and Function

Objective	Policies
<i>Note - this is the consent order version:</i> <i>Objective 22 - A compact, well-designed, regional form where:</i> <i>(aaa) urban development contributes to the characteristics of well-functioning urban environments; and</i> <i>(aa) centres are viable and vibrant; and</i> <i>(a) there is sufficient residential, commercial and industrial development capacity to meet the</i>	<i>Note: the policies for these objectives relate to plan making (Policies 30, 31, 32, UD.1, CC.4, CC4A, 33), are not relevant (Policies UD2. CC.14, CC.14A, UD.3, UD.4, UD.5*, 56*, 57*, 58*54, 55, FW.7, and 67), or are addressed in other sections (FW.3, 42, 60, and CC.9)</i>

<i>needs of current and future generations, and</i> <i>(ab) there is a diversity of housing typologies which enable choice; and</i> <i>(b) Māori are able to express their culture and traditions, and the relationship of mana whenua / tangata whenua with their culture, ancestral land, water, sites, wāhi tapu and other taonga is provided for; and</i> <i>(c) Te Mana o te Wai is given effect to; and</i> <i>(d) intensification occurs in appropriate places; and</i> <i>(e) people are able to travel efficiently between housing, jobs, community services, centres, green space, and/or open space via a variety of modes; and</i> <i>(f) changes to regional form result in the efficient use of existing infrastructure capacity and/or aligns with the provision of upgraded or new infrastructure; and</i> <i>(g) the productive capacity of highly productive agricultural land is protected from inappropriate subdivision, use and development; and</i> <i>(h) regionally significant infrastructure is protected from potential reverse sensitivity effects and its operation, maintenance, upgrading, and development is not compromised.</i>	
Comment: The Project supports Objective 22 by enabling a well-functioning rural environment, efficient use of existing infrastructure, and climate-resilient development.	

Resource Management with Tangata Whenua	
Objective	Policies
<i>Objective 28 The cultural relationship of Māori with their ancestral lands, water, sites, wāhi tapu and other taonga is maintained.</i>	<i>Policy 49: Recognising and providing for matters of significance to tangata whenua – consideration</i> <i>When preparing a change, variation or review of a district or regional plan, the following matters shall be recognised and provided for:</i> <i>a) the exercise of kaitiakitanga;</i> <i>b) mauri, particularly in relation to fresh and coastal waters;</i> <i>c) mahinga kai and areas of natural resources used for customary purposes; and</i> <i>d) places, sites and areas with significant spiritual or cultural historic heritage value to tangata whenua.</i>
Comment: The Project aligns strongly with the RPS-PC1 direction for tangata whenua involvement and Te Ao Māori-based integrated management. Consistent with Integrated Management Objective A(a–d) and Policy IM.1, the Project has been developed through early and ongoing engagement with mana whenua, incorporates mātauranga Māori in ecological and freshwater design, and recognises ki uta ki tai through the integrated BlueGreen assessment and effects management hierarchy. The Project supports mana whenua values and kaitiakitanga consistent with Objectives 12 and 16B, including protection of freshwater health, indigenous biodiversity, and mahinga kai values. The Project also aligns with Objective 22(b) by enabling mana whenua to express their relationship with ancestral lands and taonga species. In accordance with Policy FWXXB, mana whenua Te Mana o te Wai statements have informed freshwater design, prioritising ecosystem health and enabling mana whenua involvement in decision-making. Overall, the Project is consistent with the RPS-PC1 direction to recognise, provide for, and partner with mana whenua in resource management.	
Soils and Minerals	
Objectives	Policies
<i>Objective 29 Land management practices do not accelerate soil erosion.</i> <i>Objective 31 The demand for mineral resources is met from resources located in close proximity to the areas of demand.</i>	<i>Policy 60: Utilising the region's mineral resources – consideration</i> <i>When considering an application for a resource consent, notice of requirement, or a change, variation or review of a district or regional plan, particular regard shall be given to:</i> a) the social, economic, and environmental benefits from utilising mineral resources within the region; and b) protecting significant mineral resources from incompatible or inappropriate land uses alongside.

Comment:

Land management practices avoid accelerating erosion, and the OBDA enables mineral resources to be sourced close to areas of demand, supporting sustainable land use consistent with Objectives 29 and 31.

506. Overall, the Project is strongly aligned with the RPS. It enables and protects regionally significant mineral resources, maintains and enhances indigenous biodiversity, protects freshwater health, manages natural hazard risk, supports climate-responsive development, and recognises mana whenua values. The Project adopts an integrated management approach consistent with the RPS and delivers environmental outcomes that meet the updated regional direction. On this basis, the Project is considered consistent with the RPS and its objectives.

B17.6.2 Regional Plan and Change 1

507. The NRP became operative on 28 July 2023 and is an integration and replacement of five regional plans for soil, fresh water, air, discharges to land and the coastal marine area. The purpose of the NRP is to promote the sustainable and integrated management of land and water within the Wellington Region. To achieve this, the NRP has objectives, policies and methods to address issues of use, development and protection of land and freshwater resources
508. it is important note that neither NRP and NRP-PC1 give full effect to updated national directions (due to the timing of these plans) so need to be read in conjunction with the amended version of National Directions (including but not limited to the NPS-I, NPS-FM, NES-F and NPS-IB updates January 2025).
509. The relevant provisions of the NRP relate to:
- a. Ki uta ki tai and Integrated Catchment Management
 - b. Beneficial use and development
 - c. Māori Relationships
 - d. Natural Character, Form and Function
 - e. Natural hazards
 - f. Water Quality
 - g. Biodiversity, aquatic ecosystem health and mahinga kai
 - h. Air Quality
 - i. Soil
 - j. Land use
 - k. Discharge to land and water
510. The following comments are made with respect to the relevant objectives and policies of these sections of the NRP:

Ki uta ki tai and Integrated Catchment Management

511. The relevant objectives and policies emphasise integrated catchment management, recognising the connected nature of air, land, water, and ecosystems from the

mountains to the sea (ki uta ki tai). The objectives require that natural resources be managed in a way that supports the social, economic, cultural, and environmental wellbeing of communities, sustains mauri, and safeguards the life-supporting capacity of air, water, soil, and ecosystems.

512. The policies reinforce this direction by requiring coordinated, adaptive, and precautionary management based on best available information, consideration of cross-boundary effects, and alignment of consent conditions to support integrated catchment outcomes.

513. The following objectives and policies are of relevance:

Objective O1

Air, land, fresh water bodies and the coastal marine area are managed as integrated and connected resources; ki uta ki tai – mountains to the sea.

Objective O2

The importance and contribution of air, land, water and ecosystems to the social, economic and cultural well-being and health of people and the community are recognised in the management of those resources.

Objective O3

Mauri particularly the mauri of fresh and coastal waters is sustained and, where it has been depleted, natural resources and processes are enhanced to replenish mauri.

Objective O4

The intrinsic values of fresh water and marine ecosystems are recognised and the life supporting capacity of air, water, soil and ecosystems is safeguarded.

Policy P1:

Ki uta ki tai and integrated catchment management Air, land, fresh water bodies and the coastal marine area will be managed recognising ki uta ki tai by using the principles of integrated catchment management. These principles include:

- (a) decision-making using the catchment as the spatial unit, and*
- (b) applying an adaptive management approach to take into account the dynamic nature and processes of catchments, and*
- (c) coordinated management, with decisions based on best available information and improvements in technology and science, and*
- (d) taking into account the connected nature of resources and natural processes within a catchment, and*
- (e) recognising links between environmental, social, cultural and economic sustainability of the catchment.*

Policy P2: Cross-boundary matters

The effects of use and development across jurisdictional boundaries shall be managed by having particular regard to any relevant provisions contained in any bordering territorial authorities' proposed and/or operative district plan when

assessing a resource consent for an activity and/or the effects of an activity that spans mean high water springs or other jurisdictional boundaries, including the beds of lakes and rivers.

Policy P3: Precautionary approach

Use and development shall be managed with a precautionary approach where there is limited information regarding the effects and any adverse effects are potentially significant.

Policy P4: Review of existing consents

The conditions of existing resource consents to discharge contaminants to fresh water or coastal water, and to take and use water, may be reviewed pursuant to section 128 of the RMA:

(a) at any time or times specified for in the consent, or

(b) when a rule in a plan change with maximum or minimum levels or flows, or rates of use of water, or minimum standards of water quality becomes operative, and the review is appropriate, such as when the exercise of the resource consent impedes the ability to implement an integrated approach to manage water quality, quantity or habitat within that whaitua or sub-catchment.

Comment

- 514. The Belmont Quarry Project is consistent with the direction of the Natural Resources Plan, as it manages land, water, air, and ecological values in an integrated ki uta ki tai manner and recognises their contribution to community wellbeing. The OBDA design, including erosion and sediment management, ecological management and rehabilitation programme collectively safeguard the life-supporting capacity of natural resources and sustain mauri, while enabling an infrastructure supporting activity essential to regional economic and social outcomes.
- 515. The Project reflects the principles of integrated catchment management through coordinated technical inputs and it appropriately considers cross-boundary matters between regional and district jurisdictions.
- 516. The Project has been informed by comprehensive technical assessments, and the effects of the project are well understood, and therefore a precautionary approach is not required due to limited information regarding effects. Furthermore, engagement with mana whenua, has ensured that mauri-related values and cultural considerations are understood and reflected in ongoing management.
- 517. For completeness, it is noted that Policy 4 is not directly relevant, however a s128 Condition is offered by the applicant.
- 518. Overall, the Project is generally consistent with the direction of the NRP with respect to recognising the connected nature of air, land, water, and ecosystems from the mountains to the sea (ki uta ki tai).

Beneficial Use and Development

- 519. The relevant objectives and policies seek to recognise that natural resources provide important social, economic, cultural, and environmental benefits, and seeks to enable their reasonable and efficient use where this can occur without undermining

environmental limits. It supports activities that contribute to community wellbeing, including regionally significant infrastructure, mineral extraction, recreation, and water use, provided adverse effects are appropriately managed.

520. The following objectives and policies (and clauses of those policies) are of relevance:

Objective O11

Significant mineral resources and the ongoing operation, maintenance and upgrade of Regionally Significant Infrastructure and renewable energy generation activities are protected from incompatible use and development occurring under, over, or adjacent to the infrastructure or activity.

Policy P12: Benefits of mineral resource utilisation

When considering proposals that relate to the use of the Region's mineral resources, particular regard will be given to the benefits from the utilisation of those resources.

Policy P14: The National Grid

(a) Recognise and provide for the benefits of the National Grid.

(b) Enable the operation, maintenance or upgrade of existing National Grid assets.

...

Comment

521. The overburden disposal activities at Belmont Quarry align with this direction: they support the ongoing utilisation of a significant mineral resource and the continued operation of regionally significant infrastructure associated with the quarry.
522. The OBDA works can be undertaken in a way that does not compromise the National Grid, consistent with Objective O11 and Policy P14. The design avoids encroachment into required NZECP 34 separation distances, and the activity will not affect the safe operation, maintenance, or upgrade of transmission assets. Policy P12 is also met, as the OBDA enables continued quarrying operations and therefore contributes to the recognised benefits of mineral resource utilisation.
523. Overall, the overburden disposal activity is consistent with the Regional Plan's beneficial use and development direction, enabling the efficient use of mineral resources while ensuring that adverse effect, particularly those relating to the National Grid, are appropriately avoided or managed.

Māori Relationships

524. The NRP emphasises the protection and enhancement of mauri, mahinga kai, and mana whenua relationships with land and water. It requires that Māori cultural values, customary practices, and sites of significance be recognised and provided for, and that mana whenua are actively involved in resource management processes. Sustaining the mauri of freshwater and coastal environments is a core outcome.
525. The following objectives and policies (and clauses of those policies) are of relevance:

Objectives:

Objective O12

The relationships of Māori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga are recognised and provided for, including:

- (a) maintaining and improving opportunities for Māori customary use of the coastal marine area, rivers, lakes and their margins and natural wetlands, and*
- (b) maintaining and improving the availability of mahinga kai species, in terms of quantity, quality and diversity, to support Māori customary harvest, and*
- (c) providing for the relationship of mana whenua with Ngā Taonga Nui a Kiwa, including by maintaining or improving Ngā Taonga Nui a Kiwa so that the huanga identified in Schedule B are provided for, and*
- (d) protecting sites with significant mana whenua values from use and development that will adversely affect their values and restoring those sites to a state where their characteristics and qualities sustain the identified values.*

Objective O13

Kaitiakitanga is recognised and mana whenua actively participate in planning and decision-making in relation to the use, development and protection of natural and physical resources.

Policies

Policy P18: Mauri

The mauri of fresh and coastal waters shall be recognised as being important to Māori and is sustained and enhanced, including by:

- (a) managing the individual and cumulative adverse effects of activities that may impact on mauri in the manner set out in the rest of the Plan, and*
- (b) providing for those activities that sustain and enhance mauri, and*
- (c) recognising and providing for the role of kaitiaki in sustaining mauri.*

Policy P19: Mana whenua relationships with Ngā Taonga Nui a Kiwa

The relationships between mana whenua and Ngā Huanga o Ngā Taonga Nui a Kiwa identified in Schedule B (Ngā Taonga Nui a Kiwa) will be recognised and provided for by:

- (a) having particular regard to the values and Ngā Taonga Nui a Kiwa huanga identified in Schedule B (Ngā Taonga Nui a Kiwa) when applying for, and making decisions on resource consent applications, and developing Whaitua Implementation Programmes, and*
- (b) informing iwi authorities of relevant resource consents relating to Ngā Taonga Nui a Kiwa, and*
- (c) recognising the relevant iwi authority/ies as an affected party under RMA s95E where activities risk having a minor or more than minor adverse effect on Ngā Huanga o Ngā Taonga Nui a Kiwa or on the significant values of a Schedule C site which is located downstream, and*
- (d) working with mana whenua, landowners, and other interested parties as*

appropriate, to develop and implement restoration initiatives within Ngā Taonga Nui a Kiwa, and

(e) the Wellington Regional Council and iwi authorities implementing kaupapa Māori monitoring of Ngā Taonga Nui a Kiwa.

Policy P20: Māori values

The cultural relationship of Māori with air, land and water shall be recognised and the adverse effects on this relationship and their values shall be minimised.

Policy P21: Exercise of kaitiakitanga

Kaitiakitanga shall be recognised and provided for by involving mana whenua in the assessment and decision-making processes associated with use and development of natural and physical resources including;

(a) managing activities in sites with significant mana whenua values listed in Schedule C (mana whenua) in accordance with tikanga and kaupapa Māori as exercised by mana whenua, and

(b) the identification and inclusion of mana whenua attributes and values in the kaitiaki information and monitoring strategy in accordance with Method M2, and

(c) identification of mana whenua values and attributes and their application through tikanga and kaupapa Māori in the maintenance and enhancement of mana whenua relationships with Ngā Taonga Nui a Kiwa.

Policy P22: Statutory acknowledgements

Wellington Regional Council will:

...

(b) have regard to any relevant statutory acknowledgment in Schedule D (statutory acknowledgements) when processing resource consent applications.

Comment

526. The applicant has engaged with mana whenua throughout the Project, as documented in the Engagement Report (**Appendix A7**). This engagement has informed the assessment of effects, the identification of cultural values, and the development of proposed conditions. The outcomes of this process, ensure that mana whenua perspectives are appropriately reflected in the Project design and management approach.
527. The OBDA works can be undertaken in a manner that does not adversely affect mauri, mahinga kai, or mana whenua relationships with land and water. Effects on freshwater, land stability, and downstream environments are appropriately managed, consistent with Policies P18–P20. The Project also recognises and provides for kaitiakitanga by involving mana whenua in the assessment process and embedding their input into conditions, consistent with Policy P21.
528. Overall, the Project is consistent with the Māori Relationships policy direction of the Regional Plan. Engagement has been meaningful, and the ongoing relationship between the Applicant and Mana Whenua demonstrate that cultural values have been recognised and provided for, and the proposed conditions ensure that mana whenua

interests continue to be reflected in the ongoing management of the OBDA activities.

Natural Character, Form and Function

529. Management of rivers, lakes, wetlands, and the coastal environment is directed by the NRP toward maintaining and, where appropriate, enhancing natural character, form, and function. Development must avoid inappropriate modification of natural features and processes, particularly in areas with outstanding natural character.
530. The following objective and policy (and clauses of that policy) are of relevance:

Objective O14

The natural character of the coastal marine area, natural wetlands, and rivers, lakes and their margins is preserved and protected from inappropriate use and development.

Policy P24: Preserving and protecting natural character from inappropriate use and development

To preserve natural character and protect it from inappropriate use and development by:

...

(c) outside the coastal environment, avoiding and, where avoidance is not practicable, remedying or mitigating adverse effects of activities on the natural character of wetlands, rivers, lakes and their margins that have outstanding natural character, provided that the outstanding natural character of the area taken as a whole is retained, and

(d) outside the coastal environment, avoiding and, where avoidance is not practicable, remedying or mitigating significant adverse effects of activities on the natural character of wetlands, rivers, lakes and their margins that have high natural character, provided that the high natural character of the area taken as a whole is retained, and

(e) outside the coastal environment, avoiding, remedying or mitigating other adverse effects of activities on the natural character of wetlands, rivers, lakes and their margins that are not addressed under (c) or (d) of Policy P24.

Comment

531. While the Project involves the temporary removal of streams, these effects are appropriately managed during the overburden disposal activities, and the reinstatement of stream channels forms a core part of the site's rehabilitation and is supported by both the ecological and hydrological assessments. These assessments confirm that the reinstated streams will maintain or enhance natural character and function over time, consistent with Policy P24(e).
532. Similarly, although the removal of a wetland cannot be avoided, a comprehensive offset package is proposed, consistent with the effects-management hierarchy and the assessments outlined above. The offset measures ensure that the natural character and ecological values of wetlands within the wider environment are maintained or improved, meeting the intent of Policy P24(c)–(e).
533. Overall, the OBDA works are consistent with the Regional Plan's natural character

direction, with temporary effects appropriately remedied or mitigated, and long-term outcomes designed to sustain and enhance the natural form and function of freshwater environments.

Natural hazards

534. The objectives and policies of the NRP promotes resilient communities and infrastructure by requiring natural hazard risks to be identified and managed. It discourages development in high-hazard areas, supports risk-based decision-making, and encourages the use of natural buffers and adaptive approaches that account for long-term hazard dynamics and climate change.

535. The following objective is of relevance:

Objective O15

The hazard risk and residual hazard risk, from natural hazards and adverse effects of climate change, on people, the community, the environment and infrastructure are acceptable.

Comment

536. The OBDA land is not located within a high hazard area, and the geotechnical assessment confirms that the overburden disposal activities can be undertaken without creating or exacerbating natural hazard risks, including slope instability.
537. The design of the OBDA, the staging of works, and the proposed engineering controls ensure that land stability is maintained and that risks to people, property, and the environment remain acceptable, consistent with Objective O15. The proposed conditions further secure these outcomes.
538. Overall, the overburden disposal activities are consistent with the Regional Plan's natural hazard direction, with risks appropriately understood, avoided, and managed.

Water Quality

539. The NRP directs that water quality be maintained or improved to support ecosystem health, human health, recreation, and Māori customary use. It requires that discharges, land use, and stormwater systems be managed to reduce contaminants, sediment, and pathogens, and to achieve the freshwater objectives and limits set for each whaitua.

540. The following objectives are of relevance:

Objective O17

The quality of groundwater, water in surface water bodies, and the coastal marine area is maintained or improved.

Objective O18

Rivers, lakes, natural wetlands and coastal water are suitable for contact recreation and Māori customary use, including by:

(a) maintaining water quality, or

(b) improving water quality in:

(i) significant contact recreation fresh water bodies and sites with significant mana whenua values identified in Schedule C and Ngā Taonga Nui a Kiwa identified

in Schedule B to meet, as a minimum and within reasonable timeframes, the primary contact recreation objectives in Table 3.1, and (ii) coastal water and sites with significant mana whenua values identified in Schedule C and Ngā Taonga Nui a Kiwa identified in Schedule B to meet, as a minimum and within reasonable timeframes, the contact recreation objectives in Table 3.3, and

(iii) all other rivers and lakes and natural wetlands to meet, as a minimum and within reasonable timeframes, the secondary contact recreation objectives in Table 3.2.

Note

For the purposes of this objective 'a reasonable timeframe' is a date for the applicable water body or coastal marine area inserted into this Plan through the plan change/s required by the RMA to implement the NPS-FM 2020, or 2050 if no other date is specified by 31 December 2026.

Comment

541. The disposal of overburden can be undertaken in a way that maintains water quality beyond the site boundary, consistent with Objectives O17 and O18. A comprehensive suite of erosion and sediment controls is proposed, consistent with Greater Wellington's *Erosion and Sediment Control Guidelines for the Wellington Region*, and detailed in the ESCP (**Appendix B4**). These measures ensure that sediment, contaminants, and effects associated with surface water runoff are effectively managed during operations.
542. Although the Project involves the temporary removal of streams, these will be reinstated as part of site rehabilitation, with design and implementation supported by both ecological and hydrological assessments. This reinstatement ensures that long-term water quality and freshwater values are maintained.
543. Overall, the OBDA works are consistent with the Regional Plan's water quality direction, with robust controls in place to avoid off-site effects and a rehabilitation approach that restores natural freshwater function once the activity is complete.

Biodiversity, aquatic ecosystem health and mahinga kai

544. The Plan prioritises the protection and restoration of indigenous biodiversity, aquatic ecosystem health, and mahinga kai. It requires safeguarding habitat diversity, hydrological processes, fish passage, and riparian margins, and directs that degraded ecosystems be improved over time. Effects on significant biodiversity values must be avoided, minimised, or offset using a clear effects-management hierarchy.
545. The following objectives and policies (and clauses of those policies) are of relevance:

Objectives

Objective O19

Biodiversity, aquatic ecosystem health and mahinga kai in fresh water bodies and the coastal marine area are safeguarded such that:

- (a) water quality, flows, water levels and aquatic and coastal habitats are managed to maintain biodiversity aquatic ecosystem health and mahinga kai, and*
- (b) where an objective in Tables 3.4, 3.5, 3.6, 3.7 or 3.8 is not met, a fresh water*

body or coastal marine area is meaningfully improved so that the objective is met within a reasonable timeframe, and

(c) restoration of aquatic ecosystem health and mahinga kai is encouraged.

Note

For the purposes of this objective 'a reasonable timeframe' is a date for the applicable water body or coastal marine area inserted into this Plan through the plan change/s required by the RMA to implement the NPS-FM 2020, or 2050 if no other date is specified by 31 December 2026.

Objective O21

Vegetated riparian margins are established, maintained or restored to enhance water quality, aquatic ecosystem health, mahinga kai and indigenous biodiversity of rivers, lakes, natural wetlands and the coastal marine area.

Objective O22

The extent of natural wetlands is maintained or increased, their values are protected, and their condition is restored. Where the values relate to biodiversity, aquatic ecosystem health and mahinga kai, restoration is to a healthy functioning state as defined by Table 3.7.

Objective O23

The passage of fish and kōura is maintained, or is improved, by instream structures, except where it is desirable to prevent the passage of some fish species in order to protect desired fish species, their life stages or their habitats.

Policies

Policy P30: Biodiversity, aquatic ecosystem health and mahinga kai

Manage the adverse effects of use and development on biodiversity, aquatic ecosystem health and mahinga kai to:

Hydrology

(a) maintain or where practicable restore natural flow characteristics and hydrodynamic processes and the natural pattern and range of water level fluctuations in rivers, lakes and natural wetlands, and

Water quality

(b) maintain or improve water quality including to assist with achieving the objectives in Tables 3.4, 3.5, 3.6, 3.7 and 3.8 of Objective O19, and Aquatic habitat diversity and quality

(c) maintain or where practicable restore aquatic habitat diversity and quality, including:

(i) the form, frequency and pattern of pools, runs, and riffles in rivers, and

(ii) the natural form of rivers, lakes, natural wetlands and the coastal marine area, and

(d) where practicable restore the connections between fragmented aquatic habitats, and

(e) maintain or where practicable restore habitats that are important to the life cycle and survival of indigenous aquatic species and the habitats of indigenous birds in the coastal marine area, natural wetlands and the beds of lakes and rivers and their margins that are used for breeding, roosting, feeding, and migration, and Critical life cycle periods

(f) avoid, minimise or remedy adverse effects on aquatic species at times which will most affect the breeding, spawning, and dispersal or migration of those species, including timing the activity, or the adverse effects of the activity, to avoid times of the year when adverse effects may be more significant, and Riparian habitats

(g) maintain or where practicable restore riparian habitats, and Pests

(h) avoid the introduction, and restrict the spread, of aquatic pest plants and animals.

Policy P31: Adverse effects on biodiversity, aquatic ecosystem health, and mahinga kai

Adverse effects on biodiversity, aquatic ecosystem health and mahinga kai shall be managed by:

(a) in the first instance, activities that risk causing adverse effects on the values of a Schedule F ecosystem or habitat, other than activities carried out in accordance with a wetland restoration management plan, shall avoid these ecosystems and habitats. If the ecosystem or habitat cannot be avoided, the adverse effects of activities shall be managed by (b) to (g) below.

(b) avoiding adverse effects where practicable, and (c) where adverse effects cannot be avoided, minimising them where practicable, and

(d) where adverse effects cannot be minimised, they are remedied, except as provided for in (a) to (g), and (e) where more than minor residual adverse effects cannot be avoided, minimised, or remedied, biodiversity offsetting is provided where possible, and

(f) if biodiversity offsetting of more than minor residual adverse effects is not possible, biodiversity compensation is provided, and (g) the activity itself is avoided if biodiversity compensation cannot be undertaken in a way that is appropriate as set out in Schedule G3, including Clause 2 of that Schedule.

In relation to activities within the beds of lakes, rivers and natural wetlands, (e) to (g) only apply to activities which meet the exceptions in Policy P110.

A precautionary approach shall be used when assessing the potential for adverse effects on ecosystems and habitats with significant indigenous biodiversity values identified in Schedule F.

Policy P34: Values of wetlands

Activities in and adjacent to natural wetlands shall be managed to maintain and, where appropriate, restore their condition and their values including:

(a) as habitat for indigenous flora and fauna, and

(b) for their significance to mana whenua, and

- (c) for their role in the hydrological cycle including flood protection, and*
- (d) for nutrient attenuation and sediment trapping, and*
- (e) as a fisheries resource, and*
- (f) for recreation, and*
- (g) for education and scientific research.*

Policy P35: Restoration of wetlands

The restoration of natural wetlands and the construction of artificial wetlands to meet the water quality, aquatic ecosystem health and mahinga kai objectives set out in Tables 3.7 and 3.8, to provide habitat for indigenous flora and fauna, to carry out the physical and ecological functions of natural wetlands, and to provide for amenity values where this aligns with restoration appropriate to the area and wetland type shall be encouraged and supported.

Comment

- 546. The Regional Plan prioritises safeguarding and restoring indigenous biodiversity, aquatic ecosystem health, and mahinga kai, and requires that effects on freshwater habitats be managed through a clear effects-management hierarchy. As outlined in the assessments above, the OBDA works have been designed and assessed in a manner that aligns with this direction.
- 547. A comprehensive ecological assessment has been undertaken, supported by hydrological analysis, to identify potential effects on streams, wetlands, riparian margins, and aquatic species. The Project applies the effects-management hierarchy: avoiding effects where practicable, minimising and remedying effects through design and staging, and providing biodiversity offsets where residual adverse effects cannot be avoided, particularly in relation to the unavoidable loss of the wetland. As outlined in the assessments above, the offset package is robust and consistent with the Regional Plan's requirements and the principles in Schedules G1–G3.
- 548. Although the OBDA works involve temporary removal of streams, these will be reinstated as part of rehabilitation, with design supported by ecological and hydrological assessments to ensure that natural flow characteristics, habitat diversity, the provision of fish passage (currently not available in the existing environment), and riparian margins are restored or improved over time. The rehabilitation package also includes riparian planting and habitat enhancement measures that contribute to long-term ecosystem health and mahinga kai values.
- 549. Overall, the Project meets the Regional Plan's biodiversity and aquatic ecosystem direction, with effects appropriately managed, residual effects offset, and long-term restoration outcomes embedded into the rehabilitation strategy.

Air Quality

- 550. Air quality is to be maintained or improved to protect human health, amenity, and environmental values. Dust, emissions, and discharges to air must be managed using best-practice methods to avoid adverse effects on sensitive receptors and ensure compliance with air quality standards.
- 551. The following objectives and policies (and clauses of those policies) are of relevance:

Objectives:

Objective O30

Ambient air quality is maintained or improved to the acceptable category or better in Schedule L1 (ambient air).

Objective O31

Human health, property, and the environment are protected from the adverse effects of point source discharges of air pollutants.

Objective O32

The adverse effects of odour, smoke and dust on amenity values and people's well-being are minimised.

Policies

Policy P55: Managing ambient air quality

Ambient air quality shall be managed to protect human health and safety by:

- (a) maintaining the acceptable category or better identified in Schedule L1 (ambient air) for the specific contaminants, and*
- (b) improving unacceptable or poor ambient air quality to at least the acceptable category or better identified in Schedule L1 (ambient air), and*
- (c) managing the discharge of other contaminants so that the adverse effects on human health, including cumulative adverse effects, are minimised.*

Policy P58: Managing air amenity

Air quality amenity in urban, rural and the coastal marine areas shall be managed to minimise offensive or objectionable odour, smoke and dust, particulate matter, fumes, ash and visible emissions.

Comment:

- 552. The Regional Plan requires that ambient air quality be maintained or improved, and that dust and other discharges to air be managed to protect human health, amenity, and environmental values. The overburden disposal activities at Belmont Quarry have been assessed in detail through the comprehensive Air Quality Assessment (**Appendix B7**) and are supported by the Dust Management Plan, which together demonstrate that dust emissions can be effectively managed in accordance with best practice and the permitted activity framework.
- 553. The assessment confirms that the OBDA works will not degrade ambient air quality beyond the site boundary, consistent with Objectives O30–O32. Dust generation can be controlled through a robust suite of operational measures, including surface stabilisation, water application, weather-based triggers, and active monitoring. These measures align with best practice guidance and ensure that adverse effects on sensitive receptors are avoided or minimised, consistent with Policies P55 and P58.
- 554. Overall, the OBDA activities are consistent with the Regional Plan's air quality direction, with effects appropriately understood, managed, and controlled through the Dust Management Plan and the conditions proposed.

Soil

555. Soil resources must remain healthy, stable, and productive. The direction in the NRP emphasises minimising erosion and sediment loss, managing land disturbance carefully, and ensuring long-term landform stability and resilience.

556. The following objective is of relevance:

Objective O33

Soils are healthy, and productive to support a range of uses, life supporting capacity is safeguarded and accelerated soil erosion is minimised.

Comment

557. The overburden disposal works have been designed and assessed to meet this direction, with land disturbance managed in accordance with best-practice land management, as demonstrated through the ESCP (**Appendix B4**). A comprehensive suite of erosion and sediment controls reflecting this management ensures that accelerated soil erosion is minimised, landform stability is maintained, and long-term resilience is achieved through rehabilitation.

558. Overall, the OBDA works are consistent with Objective O33, with soil resources appropriately protected and managed.

Land use

559. Land use activities are to be managed under the NRP so they do not compromise soil health, water quality, ecosystem integrity, or downstream environments. Good management practices, appropriate siting of activities, and controls on earthworks, vegetation clearance, and livestock access are central to this direction.

560. The following objective is of relevance:

Objective O34

The adverse effects on soil and water from land use activities are minimised, including to assist with achieving the outcomes and indicators of desired environmental states for water in Tables 3.1 to 3.8.

Comment

561. As with the assessment above with respect to Soil, the overburden disposal works have been designed and assessed to meet this direction, with the land disturbance associated with the overburden disposal activity managed in accordance with best-practice land management. This is demonstrated through the ESCP (**Appendix B4**), and proposed conditions.

562. Overall, the OBDA works are consistent with Objective O34, with land use activities appropriately managed so they do not compromise soil health, water quality, ecosystem integrity, or down stream environments.

Discharge to land and water / Land and Water Quality

563. Discharges must be managed to avoid, remedy, or mitigate adverse effects on water quality, ecosystem health, and human health. The Plan promotes source control, treatment, and best-practice design, and prefers discharges to land over direct discharges to water where feasible, with strong controls on stormwater, wastewater,

and contaminated land discharges.

564. The related policies are contained within the Land and water quality section, and include relevant policies relating to:
- a. Land and Water Quality
 - b. Contaminated Land, hazardous substances and Landfills
 - c. Activities in beds of lakes and rivers.
565. The following comments are made with respect to the relevant objectives and policies of each of these sections these sections of the NRP:

Objectives:

Objective O36

The runoff or leaching of contaminants to water from discharges to land is minimised, including to assist with achieving the outcomes and indicators of desired environmental states for water in Tables 3.1 to 3.8.

Objective O37

The amount of sediment-laden runoff entering water is minimised, including to assist with achieving the outcomes and indicators of desired environmental states for water in Tables 3.1 to 3.8.

Objective O42

Contaminated land is identified and the discharges of contaminants are managed to protect the environment.

Land and Water Quality

Policies

Discharges to land and water

Policy P65: National Policy Statement for Freshwater Management requirements for discharge consents

When considering any application for a discharge the consent authority shall have regard to the following matters:

- (a) the extent to which the discharge would avoid contamination that will have an adverse effect on the life-supporting capacity of fresh water including on any ecosystem associated with fresh water, and*
- (b) the extent to which it is feasible and dependable that any more than minor adverse effects on fresh water, and on any ecosystem associated with fresh water, resulting from the discharge would be avoided, and*
- (c) the extent to which the discharge would avoid contamination that will have an adverse effect on the health of people and communities as affected by their contact with fresh water, and*
- (d) the extent to which it is feasible and dependable that any more than minor adverse effects on the health of people and communities as affected by their contact with fresh water resulting from the discharge would be*

avoided.

This policy applies to the following discharges (including a diffuse discharge by any person or animal):

- (a) a new discharge, or*
- (b) a change or increase in any discharge of any contaminant into fresh water, or onto or into land in circumstances that may result in that contaminant (or, as a result of any natural process from the discharge of that contaminant, any other contaminant) entering fresh water.*

Policy P66: Minimising discharges to water or land

Discharges of contaminants to water or land will be minimised through the following hierarchy:

- (a) avoiding the production of the contaminant,*
- (b) reducing the amount of contaminants, including by reusing, recovering or recycling contaminants,*
- (c) minimising the volume or amount of the discharge,*
- (d) discharging to land is promoted over discharging direct to water, including using land-based treatment, constructed wetlands or other systems to treat contaminants prior to discharge.*

Note

In determining if it is appropriate to discharge to land as required by clause (d), consideration must be given to the requirements of Policy P68.

Policy P68: Discharges to land

The discharge of contaminants to land shall be managed to:

- (a) minimise adverse effects on the life-supporting capacity of soil,*
- (b) avoid creating contaminated land,*
- (c) not exceed the capacity of the soil to treat, use or remove the contaminant,*
- (d) not exceed the available capacity of the soil to absorb the discharge,*
- (e) avoid significant adverse effects on public health and amenity,*
- (f) not result in a discharge to water that causes more than a minor adverse effects, and*
- (g) avoid, remedy or mitigate adverse effects on mana whenua values when considering applications for discharges to land which may adversely affect statutory acknowledgement areas, sites of significance, or Heritage New Zealand Pouhere Taonga sites, identified in this Plan, any relevant district plan, or in a planning document*

Contaminated land, hazardous substances and landfills

Policy P99: Discharges from contaminated land

The discharge of hazardous substances from contaminated land is managed so that

significant adverse effects on fresh water, including groundwater, coastal water, and air are avoided, remedied or mitigated to the extent practicable

Activities in beds of lakes and rivers

Policy P110: Loss of extent and values of the beds of lakes and rivers, and natural wetlands

The loss of extent and values of the beds of lakes and rivers and natural wetlands, including as a result of reclamation and drainage, is avoided, except where:

(a) in a natural inland wetland (as defined in the National Policy Statement for Freshwater Management 2020):

(i) the loss of extent or values arises from any of the following:

- 1. the customary harvest of food or resources undertaken in accordance with tikanga Māori, or*
- 2. wetland maintenance, restoration, or biosecurity (as defined in the National Policy Statement for Freshwater Management 2020), or*
- 3. scientific research, or*
- 4. the sustainable harvest of sphagnum moss, or*
- 5. the construction or maintenance of wetland utility structures, or*
- 6. the maintenance or operation of specified infrastructure, or other infrastructure, or*
- 7. natural hazard works, or*

...

(iv) for quarrying activities:

- 1. the activity is necessary for the purpose of quarrying activities, and*
- 2. the extraction of the aggregate will provide significant national or regional benefits, and*
- 3. there is a functional need for the activity to be done in that location, and*
- 4. the effects of the activity are managed through applying the effects management hierarchy (as defined in the National Policy Statement for Freshwater Management 2020), or*

(v) for the extraction of minerals:

- 1. the activity is necessary for the purpose of:*
 - A. The extraction of minerals (other than coal) and ancillary activities, or*
 - B. the extraction of coal and ancillary activities as part of the operation or extension of an existing coal mine, and*
- 2. the extraction of the mineral will provide significant national or regional benefits, and*

3. there is a functional need for the activity to be done in that location, and

4. the effects of the activity are managed through applying the effects management hierarchy (as defined in the National Policy Statement for Freshwater Management 2020), or

NOTE: clauses (iv) and (v) give effect to the version of NPS-FM prior to the amendments in December 2025 which introduced an operational need gateway test with respect to quarrying and mineral extraction (in addition to the functional need test in clauses (iv).3 and (v).3. Regional councils are required to include wording to that effect in the regional plan.

...

(b) in a river:

(i) there is a functional need for the activity in that location; and

(ii) any reclamation or drainage is:

...

5. associated with the extraction of significant mineral resources from existing quarries, or

...

7. in respect of (1) to (6) there are no other practicable alternative methods of providing for the activity.

Comment

Land & Water Quality

566. The Regional Plan requires that discharges be managed to avoid, remedy, or mitigate adverse effects on water quality, ecosystem health, and human health. The OBDA works have been designed to meet this direction. The ESCP sets out a comprehensive suite of erosion and sediment controls that minimise sediment-laden runoff and contaminant discharge, consistent with Objectives O36 and O37 and Policies P65–P68. Source control, treatment, and best-practice land disturbance methods ensure that discharges to land do not compromise soil health or result in more than minor effects on downstream water bodies. As outlined in the assessments above, the proposal aligns with the freshwater outcomes in Tables 3.1–3.8 and is consistent with the NPS-FM and NES-FW requirements.

Contamination

567. The Regional Plan requires contaminated land to be identified and managed so that discharges of hazardous substances do not adversely affect freshwater, groundwater, coastal water, or air. The contamination reporting for the OBDA has identified areas of contamination, and a RAP has been prepared to ensure these areas are managed in accordance with best practice and the direction of Objective O42 and Policy P99.
568. The RAP sets out procedures for excavation, handling, and placement of contaminated soils, and integrates with the ESCP and proposed conditions to ensure that any

discharges are avoided, remedied, or mitigated to the extent practicable. As a result, the OBDA works can be undertaken without creating unacceptable risks to soil or water quality.

Wetlands and Streams

569. The Regional Plan directs that the loss of extent and values of riverbeds and natural wetlands be avoided except in limited circumstances, including quarrying activities where there is a functional need and the effects-management hierarchy is applied. There is a functional need for the overburden disposal area to be located in an environment where the topography is suitable to receiving structured fill and where the presence of wetlands and streams is likely. As outlined in the ecological assessments above, the OBDA works involve temporary stream loss and unavoidable wetland loss. These effects have been addressed through a comprehensive ecological assessment, application of the effects-management hierarchy, and a rehabilitation and offset package that restores stream form and function and provides wetland offsets consistent with Policy P110. To the extent there is any inconsistency with aspects of Policy 110, the recent amendments to the NPS-FM (which regional councils must implement) support the granting of consent. The reinstatement of streams and riparian margins, combined with offset measures, ensures that long-term aquatic ecosystem health and freshwater values are maintained or improved. The loss of river extent and values is to be avoided to the extent practicable, consistent with Policy 7 of the NPS-FM. Any adverse impacts of the stream reclamation will not be out of proportion to that project's significant benefits.

Overall

570. The OBDA works are broadly consistent with the Regional Plan's discharge, land and water quality, contamination, and freshwater habitat policy direction. Effects are well understood, managed through best-practice controls, and addressed through rehabilitation and offsetting in accordance with the effects-management hierarchy.

B17.6.3 PC1 to the NRP Assessment

571. PC1 NRP was notified on 30 October 2023 by GWRC. PC1 to the NRP is, in part, a freshwater planning instrument and is subject to the freshwater planning process under the RMA. The non-freshwater related planning provisions are being progressed through the standard process under Part 1 of Schedule 1 of the RMA. Submissions closed on 15 December 2023, and further submissions closed on 8 March 2024. The hearings on submissions began in November 2024, however, due to national direction consultation documents released in May 2025, the Independent Hearings Panel have placed the hearings on hold until 2026.
572. The PC1 NRP rules have immediate legal effect. The objectives and policies have yet to go through any statutory decision-making process, therefore those provisions should be given limited weighting.

NRP PC1

573. NRP-PC1 strengthens several operative NRP objectives and policies assessed above, particularly those relating to freshwater (O1–O4, O17–O18), indigenous biodiversity (O19, O21–O23), wetlands (O22), mana whenua relationships (O12–O13), natural hazards (O15), and regionally significant infrastructure (O11). NRP-PC1 also introduces

new direction aligned with Te Mana o te Wai, the NPS-IB, climate-responsive development, and mātauranga Māori.

574. PC1 requires the NRP to fully implement Te Mana o te Wai, incorporate more robust provisions for ecosystem health, mahinga kai, wetlands, hydrological processes, stormwater contaminants, and earthworks, and embed Te Ao Māori, mātauranga Māori, ki uta ki tai, and partnership with mana whenua across land, water, biodiversity, and hazard management. PC1 also introduces new indigenous biodiversity objectives aligned with the NPS-IB, requiring identification and protection of Significant Natural Areas (SNAs), application of the effects management hierarchy, recognition of taonga species, and support for regional restoration targets. Climate change and natural hazard provisions are strengthened to require climate-responsive development, nature-based solutions, updated hazard overlays, and long-term resilience planning. Finally, PC1 reinforces the importance of regionally significant infrastructure and mineral resources, requiring the NRP to recognise and protect infrastructure-supporting activities such as quarrying.
575. These strengthened provisions are directly engaged by the OBDA Project, and the Project has been designed in a manner that anticipates and aligns with the updated PC1 direction. The Project already aligns with the strengthened freshwater direction through stream reinstatement, wetland creation, erosion and sediment controls, and prioritisation of ecosystem health consistent with Te Mana o te Wai. The Project's biodiversity outcomes, include avoidance of high-value ecosystems, threatened flora management, 15 ha of indigenous reinstatement, and 17 ha of legally protected restoration, and anticipate and meet the strengthened NPS-IB-aligned requirements introduced through PC1. The Project incorporates climate-responsive design, staged earthworks, and long-term stability measures consistent with PC1's natural hazard and climate resilience direction. Importantly, the OBDA supports the continued operation of Belmont Quarry, a regionally significant mineral resource located close to areas of demand, directly aligning with PC1's reinforced recognition of mineral resources and infrastructure-supporting activities. The Project also reflects PC1's integrated management and mana whenua partnership requirements through engagement with mana whenua, incorporation of mātauranga Māori, and application of ki uta ki tai principles in ecological and freshwater design.
576. Although PC1 strengthens the relevant provisions of the NRP, the direction remains aligned and when the project is considered against the PC1 framework, the outcome is unchanged, and as such no weighting between the operative NRP and PC1 is required. In summary, with respect to the relevant provisions, PC1:
- a. Ki uta ki tai and Integrated Catchment Management: PC1 strengthens the integrated management framework by embedding Te Mana o te Wai, mātauranga Māori, ki uta ki tai, and climate-responsive catchment management. The Project manages land, water, air, and ecosystems in an integrated manner, safeguards mauri, and applies coordinated, adaptive, and precautionary management consistent with both the operative NRP and the strengthened PC1 direction. (Objectives O1–O4; Policies P1–P4)
 - b. Beneficial Use and Development: PC1 reinforces the importance of regionally significant infrastructure and mineral resources. The OBDA enables continued utilisation of a significant mineral resource and protects the National Grid,

aligning with the operative NRP and PC1's strengthened recognition of infrastructure-supporting activities. (Objective O11; Policies P12, P14)

- c. Māori Relationships: PC1 strengthens requirements relating to Te Ao Māori, mātauranga Māori, and partnership with mana whenua. Engagement with mana whenua has informed design, assessment, and conditions. The Project sustains mauri, supports mahinga kai, and provides for kaitiakitanga, consistent with both the operative NRP and PC1's strengthened Māori relationship direction. (Objectives O12–O13; Policies P18–P22)
- d. Natural Character: PC1 strengthens wetland protection and the effects management hierarchy. Temporary effects on streams and wetlands are managed through reinstatement and offsetting, meeting the NRP's natural character requirements and PC1's strengthened wetland protection hierarchy. (Objective O14; Policy P24)
- e. Natural Hazards: PC1 strengthens natural hazard provisions by requiring climate-responsive development, nature-based solutions, and long-term resilience planning. The OBDA avoids hazard-prone areas and incorporates geotechnical design and stability measures consistent with both the operative NRP and PC1's strengthened climate-resilient development direction. (Objective O15).
- f. Water Quality: PC1 strengthens freshwater management to fully implement Te Mana o te Wai, including hydrological processes, sediment management, and mahinga kai outcomes. Erosion and sediment controls maintain water quality, and stream reinstatement ensures long-term freshwater health, aligning with the operative NRP and PC1's strengthened Te Mana o te Wai requirements. (Objectives O17–O18).
- g. Biodiversity, Aquatic Ecosystem Health and Mahinga Kai: PC1 introduces new indigenous biodiversity objectives aligned with the NPS-IB and strengthens policies relating to SNAs, taonga species, and the effects management hierarchy. The Project applies the effects management hierarchy, reinstates aquatic habitats, restores riparian margins, and provides biodiversity offsets consistent with both the operative NRP and PC1's strengthened biodiversity direction. (Objectives O19, O21–O23; Policies P30–P35)

577. Overall, the Project is consistent with both the operative NRP and the strengthened direction introduced through PC1. It adopts an integrated ki uta ki tai approach, supports regionally significant infrastructure, protects freshwater health, maintains and enhances indigenous biodiversity, recognises mana whenua values, and incorporates climate-responsive design. The Project meets the updated regional direction and is considered consistent with the NRP and PC1.

B17.7 District Plan, and Proposed District Plan

578. As outlined in section B12 above the following District Plan and Proposed District Plan are relevant to the consideration of the project. These Plans are assessed on a project wide basis.

- a. The HCC Operative District Plan, being the LHDP
- b. The HCC Proposed District Plan, being the P-LHDP

B17.7.1 Operative District Plan – LHDP

579. With respect to the Project, the operative District Plan is relevant to the subdivision consent and to the consents required for the overburden disposal activities, as it contains the zoning provisions, district-wide rules, and activity-specific standards that apply to both components of the Project. The topics of relevance are discussed in further detail below and include:
- a. Chapter 1.10 Area wide Issues
 - i. 1.10.5 Mineral Extraction Resources
 - ii. 1.10.6 Recreation and Open Space
 - iii. 1.10.9 Significant Natural, Cultural and Archaeological Resources
 - b. Chapter 6D Extraction Area
 - c. Chapter 7A General Recreation Area
 - d. Chapter 8B General Rural Activity Area.
 - e. Chapter 11 Subdivision
 - f. Chapter 13 Network Utilities, including the National Grid
 - g. Chapter 14 General Rules:
 - i. Chapter 14C Noise
 - ii. Chapter 14E Significant Natural, Cultural and Archaeological Resources
 - iii. Chapter 14H Natural Hazards
 - iv. Chapter 14I Earthworks
580. The following comments are made with respect to the relevant objectives and policies of the LHDP:

Chapter 1.10 Area wide issues

581. Chapter 1 of the LHDP sets out the area wide issues for the city, and identifies the objectives and policies related to the essential elements of a sustainable city. In particular, the following Area Wide issues are relevant:

1.10.5 Aggregate Mineral Resources

Objective

To ensure the Region's needs for aggregate material can continue to be met, while managing the adverse effects of hard rock extraction activities on the receiving environment and amenity values of the area and surrounding areas.

Policy

- a. *That the naturally occurring aggregate resources in the City are able to continue to meet the Region's demand for such material by maintaining reasonable accessibility and availability to the resource.*
- b. *That adverse effects of hard rock extraction activities on the receiving environment are avoided or mitigated by the provisions of the Extraction*

Activity Area.

- c. That adverse effects generated by hard rock extraction activities be managed to enhance the amenity values of the area by the provisions of the Extraction Activity Area.*
- d. That reverse sensitivity is taken into account in managing land use in the area surrounding hard rock quarries.*

Comment:

582. The District Plan recognises that mineral resources such as greywacke are locationally constrained and must be protected from becoming “locked-up” or unavailable for future extraction. To give effect to this, the Plan establishes two dedicated extraction areas, Belmont Quarry and Dry Creek Quarry, collectively forming the Extraction Activity Area. These areas are identified as containing sufficient resource capacity to meet foreseeable aggregate demand for at least the life of the Plan, signalling the strategic importance of continued quarrying at Belmont.
583. The Plan also acknowledges that extraction activities inherently generate adverse environmental effects, including noise, vibration, dust, vegetation disturbance, landscape modification, and large-scale earthworks. To manage these effects, the Plan relies on specific conditions implemented through a Quarry Management Plan, including buffer strips and Areas of Special Amenity. These mechanisms are intended to ensure that effects are appropriately avoided, remedied, or mitigated while enabling ongoing extraction.
584. Importantly, the Plan explicitly addresses reverse sensitivity, noting that surrounding land uses are currently not intensive and therefore should not impose unreasonable constraints on quarry operations, provided the quarry complies with the Extraction Activity Area provisions. This reinforces the Plan’s intent to enable quarrying as a long-term, regionally significant activity, supported by appropriate environmental management rather than constrained by incompatible neighbouring development.
585. For the Belmont Quarry FTAA Project, these provisions are directly relevant to the subdivision consent associated with the OBDA works and to the consents required for overburden disposal, as they establish the planning framework that enables quarrying within the Extraction Activity Area while managing associated environmental effects.

1.10.6 Recreation and Open Space

Objective

To provide and maintain a diverse range of open space and recreation facilities for the enjoyment of residents and visitors which meet the needs of different sectors of the community.

Policy

- a. To ensure the adequate provision of open space for the passive recreational needs of the community.*
- b. To ensure adequate provision of larger open space areas for active and passive recreation.*
- c. To ensure the protection and enhancement of areas of special recreation*

amenity.

- d. To ensure the conservation of natural and heritage features and landscapes.*
- e. To restrict the development of buildings and structures to ensure the open space characteristics and amenity values of land within the Recreation and Open Space Activity Areas are maintained and enhanced.*

Comment

- 586. The District Plan's Open Space provisions seek to ensure that open space and recreational facilities are conveniently located and equitably distributed across the city.
- 587. The Plan also aims to protect areas that contribute to the city's amenity values from inappropriate use, development, or subdivision. In particular, the Plan restricts the development of buildings and structures within sensitive open space environments such as the River Recreation Activity Area, the Eastern Hills, Stokes Valley, and the Wainuiomata Hills. These provisions reflect the Plan's intent to maintain landscape character, natural features, and recreational values within identified open space areas.
- 588. The OBDA site is currently zoned Open Space, and the proposed overburden disposal activities do not align with the intended purpose of the Open Space Activity Area as expressed in the operative District Plan. However, the Project includes the proposed land exchange, and the sequencing of the delivery of the project is on the basis that this is approved.

1.10.9 Significant Natural, Cultural and Archaeological Resources

Objective

To protect significant natural, cultural and archaeological resources from inappropriate subdivision, use and development.

Policy

- a. To identify resources that are considered to be of significance.*
- b. To protect identified areas of significance from inappropriate subdivision, use and development by ensuring activities in these areas are managed.*

Comment

- 589. The District Plan gives effect to the Resource Management Act 1991, the New Zealand Coastal Policy Statement, and the Regional Policy Statement by requiring that significant natural, cultural, and archaeological resources are protected from inappropriate subdivision, use, and development. These provisions collectively aim to maintain ecological values, protect landscape and cultural features, and ensure that subdivision and development occur in a manner that avoids inappropriate effects on significant resources.
- 590. The OBDA land is currently within public ownership, meaning the above provisions technically apply at present. However, as the Project includes the land exchange and subdivision that will transfer the OBDA into private ownership, at which point the District Plan's significant resource rules will no longer apply to the site. As a result, while the operative zoning framework identifies methods for protecting significant natural and

cultural resources, these provisions will not create any practical constraint for the overburden disposal activities once the land exchange is completed.

Chapter 6D Extraction Area

591. Chapter 6D sets out the direction for managing mineral extraction activities within the city, and applies to the quarry land.

Objective

To ensure that the adverse effects of extraction activities on the receiving environment and local amenity values are avoided, remedied or mitigated.

Policy

- a. That adverse effects of extraction activities on the receiving environment are avoided or mitigated, including through specific conditions and a quarry management plan.*
- b. That adverse effects generated by extraction activities be managed to maintain and enhance the amenity values of the area.*
- c. That buffer strips be provided to reduce any adverse effects of extraction activities on the nearest residential activity areas.*
- d. That industrial activities allied to extraction activities be accommodated in the Extraction Activity Area provided that they are managed to avoid or mitigate adverse effects on the receiving environment and amenity values of the area.*

Comment

592. The proposed subdivision is consistent with the purpose and policy direction of the Extraction Activity Area. It creates lots that align with and support ongoing quarry operations, including the OBDA, and reflects the long-term operational structure of the Belmont Quarry in an area long set aside and associated with quarrying. The subdivision therefore reinforces the intended land-use pattern anticipated by Chapter 6D.
593. Although the overburden disposal activities occur outside the Extraction Activity Area zoning, they are wholly compatible with quarry operations and do not conflict with the policy intent of Chapter 6D. The OBDA forms an integral part of the quarry's operational footprint, and the overburden placement is functionally and operationally linked to extraction activities. As such, while not located within the Extraction Activity Area, the OBDA activities are consistent with the outcomes sought by the extraction zone, particularly in terms of managing effects through established quarry management processes and maintaining appropriate buffers to surrounding land uses.
594. Importantly, the Project enables the continued disposal of overburden, which is essential to maintaining extraction capacity and operational efficiency. In doing so, the Project extends the operational life of the quarry, ensuring that the region's greywacke resource remains available and efficiently utilised over the long term. This outcome is directly aligned with the strategic intent of Chapter 6D, which anticipates and supports sustained quarrying activity subject to appropriate environmental management.

Chapter 7A General Recreation Area

595. Chapter 7A sets out the direction for managing the General Recreation Activity area

open space within the city, and includes both public and private owned recreation space, and includes reserves as identified under the Reserves Act 1977. This zoning applies to the OBDA.

Objective

To ensure that recreation activities have adverse effects, which are no more than minor on adjoining residential activity areas.

Policy

- a. To ensure that recreation activities are of a scale and character that amenity values of adjoining residential activity areas are not affected adversely.*
- b. To ensure that adverse effects, such as noise, glare, light spill and odour, generated by activities in the General Recreation Activity Area, are managed to ensure that residential amenity values are maintained.*

Objective

To recognise the Belmont Regional Park and East Harbour Regional Park.

Policy

- a. To provide for a range of recreational opportunities that meet the needs of the City and region, and provide for activities that are appropriate for the Belmont and East Harbour Regional Parks.*
- b. To control activities that are likely to have adverse effects on the surrounding roading network.*
- c. To ensure that activities within the Parks have effects which are no more than minor on the visual amenity values of the Parks.*

Comment

- 596. The proposed subdivision is consistent with the policy direction of the General Recreation Activity Area. It forms part of the land exchange process, enabling the transfer of land that will no longer function as part of Belmont Regional Park for the OBDA, and create the parcels of the DOC-Give Lots.
- 597. While the overburden disposal activities are not in keeping with the recreational policy direction, this policy framework will no longer apply once the land exchange and subdivision are completed.
- 598. As outlined in the Recreation Assessment Report (**Appendix B12**), the OBDA activities will only commence once the land is within Winstone ownership, post exchange and will not generate any unreasonable effects on the ongoing recreational use of the adjacent Belmont Regional Park. The operational footprint is separated from key recreational tracks and viewpoints, and effects on park users are assessed as being appropriately managed and limited in extent.
- 599. In addition, the removal of the landscape buffer within the quarry lot required by the permitted standards of the Extraction Activity Area is not anticipated to generate adverse effects, as the land is subject to an anticipated change of use through the land exchange. The buffer no longer serves a functional purpose in separating quarry

operations from park land, and its removal is consistent with the future operational context of the site.

Chapter 8B General Rural Activity Area

600. Chapter 8B sets out the direction for the management of the General Rural Area, where more extensive rural activities are anticipated.

Objective

To maintain and enhance the open character and amenity values which are prevalent in rural areas.

Policy

- a. To allow for those activities which are appropriate in rural areas and which maintain and enhance the open character and amenity values of rural areas together with the intrinsic values of ecosystems.*
- b. To ensure that sites are of a size that the open space character and amenity values of rural areas are maintained and enhanced.*
- c. The preservation of the natural character of wetlands, lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use, and development.*

Comment

601. The proposed subdivision is consistent with the policy direction of the General Rural Activity Area. The subdivision forms part of the land exchange process, and reflects the subdivision of the Parent Lots around the DoC Get sites. Although the new lot does not meet the minimum allotment size, the subdivision does not involve any physical works, land use change, or new development. The land retains its existing rural character, vegetation cover, and amenity values. The subdivision does not affect wetlands, streams, or their margins, and therefore does not compromise natural character. It is noted that the overburden disposal activities are not proposed to occur in the general rural activity area.

Chapter 11 Subdivision

602. The Subdivision Chapter sets out the District Plan's framework for managing subdivision activities across all activity areas.

Objective

To ensure that land which is subdivided can be used for the proposed use or development.

Policy

- a. To ensure that allotments in the Hill Residential Activity Area, Landscape Protection Residential Activity and rural zones have minimum design standards such as, minimum size, shape and frontage, which are suitable for the proposed use or development.*
- b. To provide flexibility in lot size, shape and frontage within Commercial, Mixed Use, Medium Density Residential and High Density Residential Activity Areas to enable diversity of commercial and residential*

development size and density.

Objective

To ensure that utilities provided to service the subdivision protect the environment and that there are no adverse effects on the health and safety of residents and occupiers.

Policy

- a. To ensure that utilities provided comply with specified performance standards relating to such matters as access, street lighting, stormwater, water supply, wastewater, gas, telephone, electricity and earthworks.*
- b. Use engineering practices to maintain the ecological values of Speedy's Stream and the onsite wetland from stormwater runoff resulting from the subdivision of the land identified in Appendix Subdivision 7.*
- c. The engineering practices maintain or improve the ecological values of the onsite streams and the downstream receiving environments from stormwater runoff resulting from the subdivision of the land identified in Appendix Subdivision 8.*
- d. To restrict access and avoid increased traffic volumes from land identified in Appendix Subdivision 8 to Liverton Road, to maintain traffic safety and efficiency.*

Comment

- 603. The proposed subdivision is a logical and efficient mechanism to implement the proposed land exchange between Winstone Aggregates and the Crown. It creates lots that reflect the intended long-term land use pattern, with the creation of the DOC-Get parcels that will form part of the conservation estate, and the creation of the OBDA land, which will form part of the quarry's operational footprint for overburden disposal.
- 604. In this context, the subdivision is consistent with the purpose of the Subdivision Chapter, as it facilitates an outcome that is to be approved and established through the land exchange process and does not introduce any inappropriate development potential or land-use conflicts, or inappropriate allotment sizes.
- 605. Although services and utilities are not provided to the newly created lots other than with respect to the ROW to the Southern Gully Block (required as part of the Land Exchange), this does not give rise to adverse effects. The DOC-Get lots are intended to be incorporated into the conservation estate, where servicing is neither required nor anticipated. Similarly, the OBDA lot will be used for overburden disposal, an activity that does not rely on reticulated services and is operationally integrated with the existing quarry infrastructure. In both cases, the absence of servicing is appropriate to the intended use of the land.

Chapter 13 Network Utilities, including the National Grid

- 606. The relevant provisions in this chapter relate to the National Grid Corridor, located within the north-eastern corner of the OBDA lot. This chapter gives effect to the direction of the NPS-ET.

Objective

To recognise and protect the benefits of regionally significant network utilities.

Policy

- a. To identify regionally significant network utilities within the City on Council planning maps, as practicable.*
- b. To recognise the national, regional and local benefits of regionally significant network utilities.*

Objective

To ensure the operation, maintenance, upgrading and development of regionally significant network utilities is not compromised by other activities.

Policy

- a. To avoid, or as appropriate, remedy or mitigate, the potential for any adverse effects, including reverse sensitivity effects on regionally significant network utilities from incompatible new subdivision, use and development occurring under, over, or adjacent to regionally significant network utilities.*
- b. To ensure the safe and efficient maintenance, operation, upgrade and development of the National Grid by avoiding the incompatible establishment of or changes to sensitive activities and incompatible buildings and structures within a defined National Grid Yard.*

Objective

To recognise and provide for the sustainable, secure and efficient use, operation and development of network utilities within the City.

Policy

- a. To recognise and provide for the:*
 - i. need for new and the maintenance and upgrading of existing network utilities;*
 - ii. technical and operational requirements and constraints of network utilities in assessing their location, design, development, construction and appearance; and*
- b. benefits that network utilities provide to the economic, social and cultural functioning of the City.*
- c. To enable the efficient construction, installation, operation, upgrading and maintenance of network utilities.*
- d. To ensure that the provision and operation of utilities that cross jurisdictional boundaries is managed in an integrated manner.*
- e. To encourage the appropriate use of designations for new network utilities and extensions to existing network utilities that are not designated.*

Comment

607. The National Grid Corridor traverses part of the OBDA and subdivision area, and its location has been explicitly considered in the design of both components of the Project. The subdivision layout makes provision of the transmission lines, whilst the OBDA design similarly avoids encroachment into the minimum separation distances required under NZECP 34, ensuring that the safe operation and maintenance of the transmission network is not compromised. No buildings or structures are proposed within the corridor.
608. Consultation has been undertaken with Transpower, and conditions are proposed to manage vegetation clearance, earthworks, and access requirements within proximity to the transmission assets. These measures ensure that the Project aligns with Transpower's operational needs and asset protection requirements.
609. As a result, the Project is fully consistent with the policy direction for network utilities. It recognises and provides for the operational constraints of the National Grid, enables its ongoing safe and efficient functioning, and ensures that no adverse effects arise from the subdivision or the OBDA works.

Chapter 14 General Rules:

610. Chapter 14 of the LHDP captures a number of general topics that have common issues, objectives and policies. The following General rules are relevant to the project:

Chapter 14C Noise

611. This chapter sets out the District Plan's framework for managing noise across activity areas.

Objective

To maintain or enhance the amenity value of all activity areas by ensuring that the adverse effects of excessive noise on the environment are avoided or mitigated.

Policy

- a. To recognise that background noise levels are markedly different throughout the City.*
- b. To recognise that acceptable noise levels will vary according to the nature of the principal activities occurring within activity areas.*
- c. To ensure that residential activity areas are protected by establishing appropriate noise levels at the interface between residential activity areas and non residential activity areas.*
- d. That maximum noise levels are established within each activity area to ensure that amenity values are protected.*
- e. To make provision for those situations where there has already been considerable history to the establishment of specified noise conditions.*
- f. To recognise that noise levels may be different through a construction phase.*
- g. To recognise that Noise Management Plans may be appropriate to manage matters beyond those addressed in this District Plan.*

Comment

612. There are no operative noise provisions that apply to the Open Space Activity Area, meaning the OBDA land is not subject to specific District Plan noise limits. Notwithstanding this, as outlined above the noise effects associated with the OBDA and subdivision activities have been assessed by Styles Group (**Appendix B10**). Their assessment concludes that the noise generated by the proposed activities is not unreasonable, and is acceptable in the context of the scale, nature, and location of the activity.
613. The OBDA is situated within an environment already influenced by quarry operations, where background noise levels and land-use expectations differ from residential or sensitive activity areas. The predicted noise levels remain well within what is appropriate for a rural-open space interface and do not give rise to adverse amenity effects. No residential activity areas are located in proximity to the OBDA, and the operational noise will not affect any sensitive receivers.
614. With respect to construction noise and vibration, the operative District Plan includes permitted construction noise limits that apply across all activity areas. Styles Group's modelling confirms that construction noise associated with the OBDA will comply with these limits by a significant margin, due to the substantial separation distance between the works and the nearest receivers. Construction noise will be similar in character to existing quarry activities and will be largely indistinguishable within the current acoustic environment. No blasting or high-vibration activities are proposed. Construction noise and vibration effects are therefore assessed as acceptable and less than minor.
615. Overall, the Project is consistent with the intent of the Noise Chapter, as noise effects are appropriately managed, are appropriate for the activities proposed, remain within an acceptable range for the receiving environment, and do not result in adverse effects on amenity values.

Chapter 14E Significant Natural , Cultural and Archaeological Resources

616. This chapter recognises the City's significant natural, cultural, and archaeological resources. Of relevance to the proposal are the significant natural resources mapped on the OBDA site (noting that where any SNR is mapped on the quarry land, these no longer have legal effect).

Objective

To identify and protect significant natural, cultural and archaeological resources in the City from inappropriate subdivision, use and development.

Policy

- a. That a schedule of significant natural, cultural and archaeological resources within the City be compiled.*
- b. That it be recognised that new significant natural, cultural and archaeological resources may be discovered, and added to the schedule of significant resources.*
- c. That any activity or site development shall not modify, damage or destroy a significant natural, cultural or archaeological resource.*

- d. *That any activity or site development shall not compromise the natural character or visual amenity values of a significant natural, cultural or archaeological resource.*
- e. *All buildings, structures and activities shall preserve the natural character, visual amenity values and landscape values of the significant natural, cultural or archaeological resources including the identified coastal environment.*
- f. *The scale, height, location and design of all buildings and structures shall protect the amenity values, especially landscape values, of the identified coastal environment.*
- g. *That any activity or site development will take into account new findings of significant natural, cultural and archaeological resources.*
- h. *That the cultural significance of these natural resources be recognised and protected.*
- i. *That any activity or site development shall not modify, damage or destroy the intrinsic values of the ecosystems of a significant natural, cultural or archaeological resource.*

Comment

- 617. The OBDA site contains mapped Significant Natural Resources (SNRs) under the operative District Plan. In isolation, the overburden disposal activities would not be consistent with the policy direction to protect these resources, as they involve vegetation clearance and landform modification within the mapped SNR area.
- 618. However, the SNR rules only apply to land in public ownership. As the Project includes a land exchange and subdivision, the OBDA land will be transferred into private ownership before overburden placement occurs. At that point, the SNR provisions will no longer apply to the OBDA land, and the operative plan's protection framework will not govern the activity. This reflects the intended sequencing of the Project with the OBDA approvals being contingent upon a successful exchange outcome
- 619. Notwithstanding the change in ownership and that these provisions would not apply at the time the overburden consents are implemented, the Project has comprehensively identified the ecological and biodiversity values present within the OBDA footprint through detailed Ecological Assessment (**Appendix B5A**). These values have informed the design of a robust offset and rehabilitation package, including riparian restoration, wetland creation, indigenous revegetation, and long-term ecological management measures. This package ensures that the ecological effects associated with the disposal of overburden within the OBDA are appropriately addressed and that biodiversity values are maintained and enhanced over time.
- 620. Overall, while the OBDA activities are not aligned with the SNR protection policies in isolation, the change in land ownership means the SNR rules will not apply at the time the works occur. The Project nonetheless responds to the ecological values of the site through a comprehensive offset and rehabilitation programme, ensuring that effects are appropriately managed and the site rehabilitated.

Chapter 14H Natural hazards

621. The Natural Hazards Chapter sets out the District Plan's framework for managing natural and coastal hazards that present the greatest risk to people, property, and infrastructure. The overarching objective is to avoid, reduce, or not increase natural hazard risk.

Objective 14H 1.1 Risk from Natural Hazards

To avoid, reduce or not increase the risk to people, property, and infrastructure from natural hazards and coastal hazards.

Policy 14H 1.1 Levels of Risk

- a. Subdivision, use and development avoid, reduce or do not increase the risk to people, property and infrastructure by:*
- b. Enabling subdivision, use and development that have low occupancy or small scale within low, medium and high hazard areas within Natural Hazard Overlays and Coastal Hazard Overlays;*
- c. Requiring subdivision, use and development to mitigate the impacts from natural hazards to people, property and infrastructure in the low hazard and medium hazard areas within the Natural Hazard Overlays and Coastal Hazard Overlays; and*
- d. Avoiding subdivision, use and development within high hazard areas within Natural Hazard Overlays and Coastal Hazard Overlays, unless there is an exceptional reason for the subdivision, use and development to be located in this area and the activity mitigates the impacts from natural hazards to people, property and infrastructure.*

Comment

622. The OBDA site is not located within any mapped Natural Hazard Overlay or Coastal Hazard Overlay, and therefore the specific policy requirements relating to low, medium, or high hazard areas do not apply.
623. Of particular relevance to the Project is that the Geotechnical Assessment (**Appendix B9**) confirms that slope stability for the OBDA can be appropriately managed through established engineering controls. The proposed overburden placement has been designed to ensure that stability risks are avoided or reduced to acceptable levels, consistent with the intent of the Natural Hazards Chapter.
624. In addition, the Project does not increase any flood risks beyond the site.
625. Given the absence of mapped hazards and the ability to manage stability effects through engineering design, the Project does not increase natural hazard risk to people, property, or infrastructure. The subdivision is of a nature that it does not introduce new exposure to natural hazards.
626. Overall, the Project is consistent with the purpose and policy direction of the Natural Hazards Chapter, as it avoids hazard-prone land, manages stability effects appropriately, and does not increase risk within the receiving environment.

Chapter 14I Earthworks

627. This section of the Plan deals with the adverse effects of earthworks, upon the visual amenity values and natural topography of the City. The City bylaws and provisions in the Subdivision Chapter ensures appropriate engineering considerations are taken into consideration to manage adverse effects upon land stability, erosion, sedimentation and drainage.

Objective

To ensure that earthworks are designed to maintain the natural features that contribute to the City's landscape.

Policy

- a. *To ensure that earthworks are designed to be sympathetic to the natural topography.*
- b. *To protect significant escarpments, steep hillside areas, and the coastal area by ensuring that earthworks are designed to retain the existing topography, protect natural features, and prevent erosion and slips.*

Objective

To ensure earthworks do not affect adversely the visual amenity values, cultural values or historical significance of an area, natural feature or site.

Policy

- a. *To protect the visual amenity values of land which provides a visual backdrop to the City.*
- b. *That rehabilitation measures be undertaken to mitigate adverse effects of earthworks upon the visual amenity values.*
- c. *To protect any sites with historical significance from inappropriate earthworks.*
- d. *To recognise the importance of cultural and spiritual values to the mana whenua associated with any cultural material that may be disinterred through earthworks and to ensure that these values are protected from inappropriate earthworks.*

Comment

628. The visual amenity effects of the OBDA have been assessed in detail in the Landscaper and Visual Assessment (**Appendix B8**). In the context of the existing Belmont Quarry environment, the staged progression of the OBDA works, and the comprehensive rehabilitation package proposed following completion, the earthworks associated with the Project are considered consistent with the direction of the Earthworks Chapter.
629. The OBDA sits within a landscape already modified by quarry operations, and the staged approach ensures that earthworks are undertaken progressively, limiting exposed areas at any one time and allowing rehabilitation to occur in parallel with operational activities. The rehabilitation package includes extensive indigenous revegetation, contouring to integrate with surrounding landform, and long-term ecological restoration measures. These outcomes directly align with Policy 2(b), which requires rehabilitation

to mitigate adverse visual effects.

630. The OBDA does not affect any significant escarpments, steep hillside areas, or coastal environments, and does not impact any sites of historical or cultural significance. The earthworks have been designed to maintain stability and avoid erosion risks, consistent with the engineering requirements embedded in the Subdivision Chapter and City Bylaws.
631. Overall, the Project's earthworks are appropriate for the receiving environment, maintain landscape values through staged implementation and rehabilitation, and are consistent with the intent of the Earthworks Chapter.

Operative District Plan – Conclusion

632. Overall, the Project is generally consistent with the direction of the Operative District Plan, with subdivision, earthworks, network utilities, natural hazards, and noise all appropriately managed in accordance with the relevant objectives and policies. Where the proposal does not align, specifically in relation to servicing requirements for the subdivision, this is acceptable given the intended use of the lots. Similarly, while overburden disposal is not consistent with the Open Space zoning provisions, which is unsurprising given the sites current status as recreation reserve, the practical environment that will exist following the land exchange means the land-use outcomes are appropriate, and the Project has demonstrated that any adverse effects can be effectively managed or mitigated through the methods proposed.

B17.7.2 Proposed District Plan – P-LHDP

633. The P-LHDP is still progressing through public hearings and commissioner deliberations and no decision reports have been issued; however, its objectives, policies, and rules provide useful guidance on the future planning intent for the City.
634. The weight afforded to P-LHDP provisions varies depending on the extent to which submission streams have been resolved and whether corresponding operative provisions remain contested. Of particular relevance to the Project is that the Applicant has made broad submissions on the P-LHDP which is in the process of being heard ,
635. Limited weighting should be given the P-LHDP provisions. Nevertheless, the P-LHDP provides a clear indication of Council's future land-use direction, including updated zoning and environmental management frameworks relevant to both the subdivision and the OBDA.
636. The topics of relevance are discussed in further detail below and include:
- a. Strategic Direction
 - b. CL- Contaminated Land
 - c. PINF – Protection of Infrastructure
 - d. NH – Natural Hazards
 - e. SUB – Subdivision
 - f. EW – Earthworks
 - g. NOISE - Noise
 - h. QUARZ – Quarry Zone

i. NOSZ – Natural Open Space Zone

637. The following comments are made with respect to the relevant objectives and policies of the P-LHDP:

Strategic Direction

638. This chapter provides the overarching direction for the District Plan, including for developing the other chapters in the District Plan, and for its subsequent implementation and interpretation.

CCSD-02 Natural Hazards

The risk to people, communities, and property from natural hazards, and from the potential effects of climate change on natural hazards, is avoided or minimised to acceptable levels.

TWSD-01 – Role of Tangata Whenua

The role of tangata whenua as kaitiaki in the protection and management of the natural and physical resources of an area is acknowledged and provided for.

TWSD-02 Active Participation

Enable the active participation of tangata whenua in the implementation of the District Plan.

UDSD0014 – Industrial and Business Activities

Industrial and business activities contribute to the economic, cultural, social and environmental wellbeing and prosperity of the community.

Comment

639. The Strategic Direction chapter of the P-LHDP provides a high-level framework that is broadly supportive of the Project. The Project:
- a. avoids natural hazard risk and manages stability appropriately,
 - b. recognises and provides for tangata whenua values,
 - c. supports a regionally significant business activity that contributes to community wellbeing,
 - d. and aligns with the P-LHDP's intent to manage land use in a safe, efficient, and culturally responsive manner.
640. Accordingly, the Project is consistent with the overarching strategic outcomes sought by the Proposed District Plan.

PINF – Protection of Infrastructure

641. Of relevance to the Project is that this chapter includes provisions that intended to protect the National Grid from adverse effects.

Objective:

PINF-01 Adverse effects on infrastructure

The adverse effects of subdivision, use, and development do not compromise the operation and development of infrastructure.

Policies:

PINF-P1 Protecting regionally significant infrastructure

Regionally significant infrastructure is protected from incompatible new subdivision, use and development by:

- 1. Avoiding the location of activities sensitive to hazardous substance risk within a defined risk management overlay.*
- 2. Avoiding activities sensitive to the National Grid, and controlling buildings, structures and earthworks within a defined National Grid Yard.*
- 3. Controlling subdivision within a defined National Grid Subdivision Corridor.*
- 4. Controlling subdivision, buildings, structures, earthworks and activities sensitive to gas transmission infrastructure within a defined Gas Transmission Pipeline Corridor*
- 5. Controlling noise sensitive activities within a defined Highway and Railway Noise Overlay.*

PINF-P3 Adverse effects on the National Grid

Protect the safe and efficient operation, maintenance and repair, upgrading and development of the National Grid from adverse effects by:

- 1. Avoiding land uses (including Activities sensitive to the National Grid and any increase in their scale and intensity) and buildings and structures within the National Grid Yard that may directly affect or otherwise compromise the National Grid,*
- 2. Avoiding reverse sensitivity effects on the National Grid,*
- 3. Maintaining ongoing access to National Grid conductors and support structures for maintenance and upgrading works, and*
- 4. Achieving compliance with the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001).*

Comment

642. As with the assessment under the operative plan with respect to network utilities and National Grid, the Project meets the direction of the P-LHDP with respect to the Protection of Infrastructure.
643. The National Grid Corridor crosses part of the OBDA and subdivision area, and its location has been fully accounted for in the Project's design. The subdivision layout accommodates the transmission lines, and the OBDA avoids all NZECP 34 minimum separation distances, ensuring the safe operation and maintenance of the transmission network. No buildings or structures are proposed within the corridor.
644. The Project has involved direct consultation with Transpower, and conditions are proposed to manage vegetation clearance, earthworks, and access around transmission assets. These measures ensure the Project aligns with Transpower's operational requirements and asset protection needs.
645. Overall, the Project is consistent with the direction of the P-LHDP and protects the

National Grid.

CL- Contaminated Land

646. The purpose of the Contaminated Land Chapter is to protect human health from the potential impacts of use and development of contaminated land, and this chapter provides direction for resource consents required under the NES-CS.

CL-O1 Safety of contaminated land

Contaminated and potentially contaminated land is safe for its intended use.

CL-P1 Identification of contaminated and potentially contaminated land

Identify contaminated land and potentially contaminated land prior to subdivision, change of use, or development by:

- 1. Working with Wellington Regional Council to maintain the Selected Land Use Register, and*
- 2. Requiring the investigation of contaminant risks for sites with a history of land use or activity that could have resulted in contamination of soil.*

CL-P2 Management of contaminated land

Minimise the risk to human health from the subdivision, change of use, removal or replacement of fuel storage systems, or sampling or disturbing soil of contaminated land by:

- 1. Encouraging a best practice approach to site management for sites with elevated contaminant levels, which may include remediation, containment, and/or the disposal of contaminated soil, and*
- 2. Ensuring the land is safe for its intended use.*

CL-P3 Benefit of remediating contaminated land

Recognise the benefits of remediation and site management of contaminated and potentially contaminated land in enabling development opportunities that can contribute to social, economic, and health benefits for people and communities.

Comment

647. The NES-CS is relevant to both the subdivision of land and the disposal or overburden activities within the OBDA. As outlined in section 15 above, the assessments on contamination effects concluded that the PSI/DSI and RAP demonstrate that:
- a. The subdivision of the contaminated land poses no issue given the limited extent and location, and
 - b. Contamination within the OBDA can be appropriately managed through the overburden disposal activities, with risks to human health avoided or mitigated through established contaminated land management practices.
648. On this basis, the subdivision and overburden disposal activities can be managed to be consistent with the direction of the P-LHDP with respect to potential impacts on the use and development of contaminated land, and all actual and potential effects on human health can be appropriately managed.

NH – Natural Hazards

649. Areas that are particularly susceptible to natural hazards are mapped in the District Plan as Natural Hazards Overlays. In this case, there are no relevant overlays that apply to the site.
650. As with the assessment under the operative Plan, the Geotechnical Assessment (**Appendix B9**) confirms that slope stability can be appropriately managed, and the overburden design avoids or reduces stability risks to acceptable levels. Given the absence of mapped hazards and the ability to manage stability through engineering design, the Project does not increase natural hazard risk. Similarly, the Project also does not increase flood risk beyond the site, and the subdivision does not create new exposure to hazards.
651. Overall, the Project is consistent with the P-LHDP's natural hazard direction, as it avoids hazard-prone land and ensures stability and flood risks remain appropriately managed.

SUB – Subdivision

652. The Subdivision Chapter sets out the District Plan's framework for control subdivision activities across all activity areas.

Objectives:

SUB-O1 Subdivision

Subdivision results in a well-functioning environment that enables all people and communities to provide for their social, economic, and cultural wellbeing while safeguarding the life-supporting capacity of the environment.

SUB-O2 Subdivision design

Subdivision results in development patterns and allotments that:

- 1. Maintain or enhance Lower Hutt's compact urban form,*
- 2. Are compatible with the purpose, scale, and intensity anticipated for the underlying zone,*
- 3. Enable appropriate future use and development of land and buildings,*
- 4. Provide for and protect identified natural environment, historical and cultural values, and*
- 5. Manages the risk from natural hazards.*

SUB-O3 Servicing of allotments

Development enabled through subdivision is adequately serviced and supported by infrastructure and the transport network.

Policies:

SUB-P4 Subdivision design and layout

Provide for subdivision and the creation of new allotments where:

- 1. The subdivision reflects the intended pattern of development of the underlying zone,*
- 2. The subdivision is consistent with the anticipated purpose, character, and*

density of development of the underlying zone,

- 3. The allotments are of a size and dimension that is sufficient to accommodate the intended activities and development forms for the underlying zone, and*
- 4. The design and layout encourage the efficient use of renewable electricity and other natural and physical resources and deliver well-connected, resilient communities through development patterns and sustainable designs.*

SUB-P5 Integration of subdivision and development

Provide for the efficient integration of subdivision and associated use and development by encouraging joint applications for subdivision and land use.

SUB-P7 Servicing and access

Require all allotments created by any subdivision to be adequately serviced as follows:

- 1. Require new infrastructure and upgrades to existing infrastructure to meet the relevant Council engineering standards.*
- 2. Require sufficient infrastructure capacity to accommodate development in accordance with the planned purpose of the zone.*
- 3. Where upgrades to existing infrastructure or new infrastructure are required ensure that the upgraded or new infrastructure have sufficient capacity to accommodate future development and densities anticipated by the underlying zone.*
- 4. Require new roads and new vehicle access to sites to meet minimum design standards to:*
 - a. Allow for safe and efficient traffic movements,*
 - b. Provide for pedestrian amenity, and*
 - c. Safely accommodate the intended number of users.*
- 5. Require suitable access and connections to reticulated water supply, wastewater, and stormwater networks in urban areas that meet the requirements of the Wellington Water Regional Standard for Water Services v3, December 2021.*
- 6. Where reticulated services are not available require allotments to be of sufficient size and shape with appropriate soil conditions to accommodate on-site wastewater, stormwater and water supply infrastructure, including water supply for fire-fighting purposes.*
- 7. Require the provision of suitable connections to telecommunications and electricity.*

SUB-P14 Subdivision in open space and recreation zones

Provide for subdivision in open space and recreation zones where the resulting allotments are of a size and shape that allows for the activities anticipated by the underlying zone.

SUB-P25 Subdivision of land within the National Grid Subdivision Corridor

Only allow for subdivision within the National Grid Subdivision Corridor where:

1. *The National Grid will not be compromised, and*
2. *Any reverse sensitivity effects are avoided and any other adverse effects on and from the National Grid Subdivision Corridor, including public health and safety effects, are avoided, remedied or mitigated, taking into account:*
 - a. *The impact of subdivision layout and design on the operation and maintenance, and potential upgrade and development of the National Grid including the ability for continued reasonable access to existing transmission assets for maintenance, inspections, and upgrading,*
 - b. *The ability of any potential future development to comply with NZECP 34:2001 New Zealand Electricity Code of Practice for Electrical Safe Distances,*
 - c. *The extent to which the design and layout of the subdivision demonstrates that suitable building platforms for dwellings can be provided outside of the National Grid Yard for each new lot,*
 - d. *The risk to the structural integrity of the National Grid Subdivision Corridor, and*
 - e. *The extent to which the subdivision design and consequential development will minimise the risk of injury and/or property damage from the National Grid and the potential reverse sensitivity on and amenity and nuisance effects of the National Grid assets.*

Comment

653. As with the assessment under the operative District Plan, the subdivision meets the direction of the Proposed District Plan, with the exception of the provision of serving. The subdivision is:
- a. Logical, efficient, and aligned with the intended land-use outcomes
 - b. Does not increase risks associated with natural hazards.
 - c. Reflects the intended development pattern and outcomes of the Land Exchange
 - d. Forms part of an application that fully integrated with the land use consents required for the development pattern created
 - e. Is compliant with, and supports development that is in keeping with the National Grid requirements.

654. Where the subdivision does not meet the P-LHDP servicing or allotment size requirements, this is considered to be acceptable given the intended land use outcomes for the lots.

EW – Earthworks

655. The Earthworks chapter directs the Plan to ensure earthworks are carried out in a way that supports sustainable land use and development while avoiding adverse environmental effects, particularly those relating to landscape and visual change, sedimentation, and natural hazard risk.

Objective

EW-O1 Earthworks

- 1. Earthworks are undertaken in a manner that:*
- 2. Is consistent with the anticipated scale and form of development in the underlying zone,*
- 3. Minimises adverse effects on the natural environment, including changes to natural landforms,*
- 4. Minimises adverse effects on visual amenity values,*
- 5. Minimises adverse effects on cultural and historic heritage values,*
- 6. Minimises erosion, dust, and sediment effects beyond the site boundary,*
- 7. Does not cause or exacerbate risks from natural hazards,*
- 8. Minimises risks associated with slope instability, and*
- 9. Protects the safety of people and property.*

EW-P2 Appropriate earthworks

Enable earthworks associated with subdivision, land use, and development where:

- 1. The earthworks are coordinated and integrated with the associated subdivision, land use, and development to ensure the finished landforms are fit for the future intended purpose, including ensuring future land use and development for development sites is feasible,*
- 2. The scale of the earthworks is consistent with the scale and form of development anticipated within the underlying zone,*
- 3. The stability of land is maintained, including the stability of land on adjoining sites,*
- 4. The structural integrity of infrastructure, buildings, and structures on the site and on adjoining sites is not compromised,*
- 5. The area, height or depth, location, and slope of the earthworks ensure that:*
 - a. Adverse effects on visual amenity resulting from cut or fill faces, retaining structures, and alterations of natural landforms and features are minimised, and*
 - b. Effective measures are adopted to manage the potential for erosion and the movement of dust, silt, and sediment beyond the site,*
- 6. The transport of earth and cleanfill material to and from any site is undertaken in a way that:*
 - a. Minimises adverse effects on amenity values,*
 - b. Minimises the deposition of sediment on footpaths, roads, and into stormwater systems, and*
 - c. Ensures the safe and efficient operation of the transport network,*
- 7. The area where earthworks have occurred is reinstated to a condition which*

minimises adverse effects on land stability, erosion, and the visual amenity in a timely manner.

EW-P15 Earthworks and vertical holes within the National Grid Yard not associated with infrastructure

Only allow earthworks and vertical holes within the National Grid Yard where:

- 1. The earthworks are of a scale and nature that will not compromise the safe and efficient functioning, operation, maintenance and repair, upgrading and development of the National Grid, or*
- 2. It can be demonstrated that the safe and efficient functioning, operation, maintenance and repair, upgrading and development of the National Grid will not be compromised, taking into account:*
 - a. The extent to which the earthworks and vertical holes may compromise the safe access to and operation, maintenance and repair, upgrading and development of the National Grid,*
 - b. The stability of land within and adjacent to the National Grid,*
 - c. The risk to the structural integrity of the affected National Grid support structures,*
 - d. Risks to health or public safety, including the risk of property damage, and*
 - e. Technical advice provided by the owner and operator of the National Grid.*

Comment

656. The scale and nature of earthworks associated with the OBDA are appropriate for the Project and align with the direction of the Proposed District Plan. The earthworks are integrated with the intended land-use outcomes, occur within a wider environment already modified by quarry operations, and have been designed to ensure that land stability, visual amenity, and environmental effects are appropriately managed.
657. The earthworks are consistent with the anticipated scale and form of development for the underlying zone and maintain stability both within the OBDA footprint and on adjoining land. The comprehensive geotechnical assessment confirms that slope stability risks can be avoided or reduced to acceptable levels, and the works do not increase natural hazard risk.
658. Visual amenity effects have been assessed in detail above, and in the context of the existing quarry environment, the staged progression of works and the comprehensive rehabilitation package ensure that changes to landform and landscape values are appropriately mitigated. Measures to manage erosion, dust, and sediment are incorporated into the Project's construction and operational approach. Following completion, the OBDA will be fully rehabilitated, reinstating landform and minimising long-term visual and stability effects.
659. The Project will not have any adverse effects on the transport network, with all movements contained within the site.
660. Within the National Grid Yard, earthworks have been designed to avoid compromising transmission assets, maintain required NZECP 34 clearances, and reflect Transpower's

technical advice.

661. Overall, the Project is consistent with the P-LHDP earthworks objectives and policies, enabling necessary earthworks while ensuring that environmental, landscape, stability, and infrastructure related effects are appropriately managed.

NOISE - Noise

662. This chapter sets on the direction for the management (and measurement) of noise, as well as the noise limits for each zone and specific activities.

Objectives

NOISE-O1 Adverse effects of noise

Adverse effects from noise:

1. *Do not compromise people's health, and*
2. *Are compatible with people's wellbeing, and the planned purposes, characters, and amenity values of zones and precincts, except:*
 - a. *To the degree necessary to provide for short-term construction activities or temporary activities, and*
 - b. *To the degree necessary to provide for an infrequent number of major events in public places in the city where these have traditionally occurred.*

Policies:

NOISE-P1 Appropriate noise generating activities

Enable the generation of noise from any activity where that noise:

1. *Does not compromise people's health, and*
2. *Is compatible with people's wellbeing and the planned purposes, characters, and amenity values of the relevant receiving zones and precincts.*

NOISE-P2 Short-term noise generating activities

Provide for the generation of noise where the noise does not compromise people's health, and:

1. *The noise is from a construction activity, or*
2. *The noise is from a major event or other temporary activity, and*

is adequately managed using the best practicable option to avoid adverse effects that are unreasonable considering the scale, benefits, operational needs, and functional needs of the activity, and to avoid, remedy or mitigate other adverse effects.

Comment

663. Unlike the LHDP, the P-LHDP does include noise provisions that apply to the Natural Open Space zone, and these have been considered by Styles Group in their assessment (**Appendix B10**), along with the provisions for the Quarry Zone, General Rural Zone, and with respect to Construction noise. This assessment, confirms that as currently drafted, the noise limits in the P-LHDP can be met.

664. On this basis, and notwithstanding the proposed approach to manage noise, the Project is consistent with the intent of the Noise Chapter, as noise effects are appropriately managed, are appropriate for the activities proposed, remain within an acceptable range for the receiving environment, and do not result in adverse effects on amenity values or compromise people's health.

GRUZ – General Rural Zone

665. The General Rural Zone covers areas of Lower Hutt that are primarily used for Rural activities, , and seeks to support rural activities and development.

GRUZ-O1 Purpose and character of the zone

The General Rural Zone consists of areas with a prevalence of open space areas over built development that provide opportunities for:

- a. Rural activities, and*
- b. Other activities that either support or are compatible with rural development and retain the rural, open space character of the zone.*

Comment

666. The proposed subdivision is consistent with the policy direction of the General Rural Zone. The subdivision forms part of the land exchange process, and reflects the subdivision of the Parent Lots around the DoC Get sites. Although the new lot does not meet the minimum allotment size, the subdivision does not involve any physical works, land use change, or new development. The land retains its existing rural character, vegetation cover, and amenity values. The subdivision does not affect wetlands, streams, or their margins, and therefore does not compromise natural character. It is noted that the overburden disposal activities are not within the General Rural Zone.

NOSZ – Natural Open Space Zone

667. The Natural Open Space Zone covers areas of public land in Lower Hutt, including the Belmont Regional Park. This zoning applies to the OBDA.

Objectives

NOSZ-O1 Purpose and character of the zone

The Natural Open Space Zone consists of areas of high natural, ecological and landscape values that provide opportunities for conservation activities and recreation activities, with low levels of built development that primarily supports conservation activities and recreation activities.

NOSZ-O2 Activities in the zone

The Natural Open Space Zone:

- 1. Predominantly provides for conservation activities and recreation activities that:*
 - a. Maintain or enhance the natural, open space character and amenity values of the zone, and*
 - b. Are compatible with the planned character and amenity of adjoining Residential Zones and Rural Zones.*

2. Provides for other activities that:

- a. Maintain or enhance the natural, open space character and amenity values of the zone,*
- b. Are compatible with the planned character of adjoining residential and rural zones, and*
- c. Are compatible with conservation and recreation activities within the zone.*

NOSZ-O4 Adverse effects

Adverse effects of activities and development are effectively managed within the zone, and at interfaces with Residential Zones and Rural Zones.

Policies

NOSZ-P1 Predominant activities

Enable conservation activities and recreation activities as the predominant activities in the Natural Open Space Zone, where they:

- 1. Retain or enhance the natural, open space character and amenity values of the zone, and*
- 2. Are compatible the planned character of the adjoining Residential Zones and Rural Zones.*

NOSZ-P2 Compatible activities

3. Provide for activities in the Natural Open Space Zone that:

- a. Support the conservation and recreation activities within the zone,*
 - b. Retain or enhance the natural, open space character and amenity values of the zone,*
 - c. Do not limit or constrain the existing and future use of the natural open space for conservation activities and recreation activities,*
 - d. Are compatible with the planned character of adjoining Residential Zones and Rural Zones, and*
 - e. Have a functional or operational need to be in that location.*
- 4. Potentially compatible activities include visitor centres and commercial activities, including retail activities, associated with recreation within the zone.*

NOSZ-P3 Potentially incompatible activities

- 1. Only allow potentially incompatible activities in the Natural Open Space Zone where they:*
 - a. Maintain or enhance the natural character and amenity values of the Natural Open Space Zone,*
 - b. Do not limit or constrain the existing and future use of the natural open space for conservation activities and recreation activities,*
 - c. Are compatible with the planned character of adjoining Residential*

- Zones, including through managing the effects of built development, noise-generating activities and outdoor storage and carparking areas,*
- d. Are compatible with the planned character of adjoining Rural Zones, including through managing reverse sensitivity effects on existing rural activities, and*
- e. Have a functional or operational need to be in that location.*
- 2. Potentially incompatible activities include:*
 - a. Rural activities that are not associated with existing rural operations within the zone,*
 - b. Industrial activities, and*
 - Other activities, including retail activities, that do not support conservation activities and recreation activities at the site.*

Comment

668. It is noted that when the context and intent of the land exchange is considered alongside this proposal that:
- a. The subdivision component of the Project is not inconsistent with the NOSZ direction, as it implements the approved land exchange and results in allotments that are appropriately sized and shaped for their intended outcomes.
 - b. While not in keeping with the NOSZ purpose or anticipated activities, when the overburden disposal activities are given effect within the OBDA, the land will no longer be public land following the exchange.
669. As such, although the proposal is not able to be consistent with the policy direction of the NOSZ, the subdivision aligns with the zone's intended land use outcomes, and the overburden disposal activity will occur only after the land has transitioned out public ownership through the approved land exchange process.

QUARZ – Quarry Zone

670. The proposed Quarry Zone chapter seeks to provide for quarrying and ancillary activities within existing quarry sites, whilst ensuring adverse effects beyond the site are managed appropriately, and the site is remediated on completion of the quarrying activities.

Objectives

QUARZ-O1 Purpose of the Quarry Zone

The Quarry Zone contributes to well-functioning environments by providing a source of aggregate and products manufactured from aggregate for use in construction and development.

QUARZ-O2 Activities in the zone

The Quarry Zone:

- 1. Primarily provides for quarrying, processing of quarried material, and manufacturing of products from quarried material,*
- 2. Provides for ancillary activities that are directly associated with quarrying, and*

3. *Provides for other activities that are compatible with quarrying activities within the Zone and have a functional need or operational need to be within the zone.*

QUARZ-O3 Adverse effects

Adverse effects of activities and development within the Quarry Zone are effectively managed within the Zone.

QUARZ-O4 Site rehabilitation

Quarry sites within the Quarry Zone, including exposed and cut faces, are rehabilitated as soon as practicable on the completion of quarrying at the site.

Policies

QUARZ-P1 Enabled activities

Enable the operation and development of quarrying activities and conservation activities within the Quarry Zone.

Comment

671. The applicant has lodged submissions on the P-LHDP seeking refinements to the Quarry Zone provisions along with the rezoning of the OBDA as Quarry Zone. The hearing for the Quarry Zone was held on 21 and 22 July 2026, and there is broad agreement with Council on the appropriate zoning framework, with the consideration of the zoning change deferred until the Hearing Stream in December 2026 to enable the consideration of this application. Overall, the Quarry Zone provisions are considered by Winstone and the Council's reporting officers to be appropriate and effective, reflecting the functional and operational needs of the quarry, the value of the aggregate resource, and the need to manage the adverse effects associated with quarrying activities. The Project is wholly consistent with these provisions.
672. In relation to the OBDA lot, in addition to the rezoning request, Winstone's submission seeks to incorporate a specific restriction or overlay to make clear that no extractive activities are proposed within this area and that the land will be used solely for overburden disposal. This approach ensures the P-LHDP accurately reflects the intended operational use of the OBDA and avoids any ambiguity regarding future quarrying within that part of the site.
673. Taken together, the Project is wholly consistent with the direction of the Proposed Quarry Zone, aligns with the agreed planning framework, and provides for quarry operations in a manner that is both functional and appropriately managed.

Proposed District Plan – Conclusion

674. Overall, the Project is generally consistent with the direction of the Proposed District Plan, with strategic direction, subdivision, earthworks, natural hazards, effects on infrastructure (the National Grid), and noise considerations all appropriately managed in accordance with the P-LHDP's updated objectives and policies. Where the proposal does not align with subdivision servicing requirements, as with the consideration against the LHDP this is acceptable given the intended conservation and operational use of the lots. Likewise, while overburden disposal is not consistent with the underlying zoning framework, the practical environment that will exist following the land exchange

means the land-use outcomes are appropriate, and any adverse effects can be effectively managed or mitigated through the methods proposed. In this context, the Project aligns with the P-LHDP's direction.

B17.8 Planning document recognised by a relevant iwi authority and lodged with a local authority

675. As outlined above and within the Iwi Engagement Report (**Appendix A7**), no iwi management plans were identified as relevant to the project area.

B18 OTHER MATTERS (SECTION 104(1)(C))

B18.1 Deeds of Settlement

676. Schedule 5, clause 5(1)(i) of the FTAA requires consent applications to include information about any Treaty Settlements that apply in the Project area, including identification of the relevant provisions in those Treaty Settlements and a summary of any redress provided by those settlements that affects natural and physical resources relevant to the Project or Project area.
677. As identified above in section B5, and within section A5.3 of Part A, the land exchange and Project area sit within the rohe of Taranaki Whānui ki Te Upoko o Te Ika and Ngāti Toa Rangatira, both of whom have settled historical claims with the Crown. None of the parcels involved in the Project or land exchange are subject to Right of First Refusal (RFR) under either settlement. However, both iwi hold recognised interests in the governance and management of Belmont Regional Park, and engagement with them has been integral to refining the proposal.
678. Under the Port Nicholson Block (Taranaki Whānui ki Te Upoko o Te Ika) Claims Settlement Act 2009, relevant provisions include cultural redress protocols with the DOC, reflecting Taranaki Whānui's deep cultural connection to the Hutt Valley and surrounding landscapes. Under the Ngāti Toa Rangatira Claims Settlement Act 2014, redress includes DOC cultural protocols and recognition of Ngāti Toa's enduring relationship with Te Awa Kairangi / Hutt River and its tributaries.
679. The Project is within the statutory acknowledgement area for Te Awa Kairangi / Hutt River and its tributaries under the Ngāti Toa Rangatira settlement, and adjacent to the statutory acknowledgement area recorded in the Taranaki Whānui settlement. These acknowledgements recognise the cultural, historical, and environmental significance of Te Awa Kairangi, including traditional food gathering, freshwater values, and the importance of maintaining the health of tributaries.
680. Given this context, the assessments and proposed methods for erosion and sediment control, hydrological management, and protection of tributary environments—set out in the Erosion and Sediment Control Report (**Appendix B4**), are of particular relevance. These measures have been developed to ensure that the Project appropriately avoids, mitigates, and manages potential effects on tributaries connected to Te Awa Kairangi, consistent with the values recognised in the statutory acknowledgements.

B18.2 Belmont Regional Park Management Plan and Toitū Te Whenua Parks Network Plan 2020-30

681. The OBDA site is presently located within Belmont Regional Park and is therefore subject

to the Belmont Regional Park Management Plan, administered under the Toitū Te Whenua Parks Network Plan 2020–30. These plans identify that mining, quarrying and mineral extraction activities are not provided for within the Regional Park. As a result, the OBDA is not able to be authorised under this park management regime. As discussed above, the FTAA provides the only practical pathway to consider the OBDA and enable the necessary land exchange and removing the OBDA from the Regional Park.

682. An application for a concession has been sought as part of these approvals for permission to carry out the various offset activities in the Park.
683. The Toitū Te Whenua Parks Network Plan 2020–2030 sets a region-wide direction focused on restoring healthy ecosystems, enhancing recreation access and experiences, protecting heritage and landscape values, and strengthening partnerships with mana whenua. Over the decade, the Plan prioritises large-scale ecological restoration—including retiring grazed land—improving climate resilience, and delivering high-quality, accessible recreation opportunities supported by upgraded infrastructure and new storytelling destinations. It emphasises sustainable management, community involvement, and integrated planning to ensure parks deliver long-term environmental, cultural, social, and wellbeing benefits.
684. Under the Toitū Te Whenua Parks Network Plan 2020–2030, Belmont Regional Park is expected to transition from a historically grazed landscape into a restored, resilient, and accessible regional park. The Plan prioritises large-scale ecological regeneration, retirement of grazing land, improved waterway health, and strengthened climate resilience, alongside upgraded recreation networks and enhanced cultural partnership with mana whenua. Heritage features and landscape values are protected and better interpreted, while quarry operations continue within a managed framework that maintains safe access and supports long-term restoration. By 2030, Belmont will function as a biodiversity-rich, culturally grounded, and highly accessible park that delivers environmental, social, and wellbeing benefits for the region.
685. Although the decisions on the Land Exchange and the Substantive Application will occur concurrently, the practical implementation of the OBDA is dependent on the land exchange being completed. As outlined above, the implementation of works within the OBDA are predicated on the subdivision and land exchange proceeding as proposed and those consents cannot commence until the exchange has occurred. The disposal of overburden can only occur once the land has been exchanged and is no longer part of Belmont Regional Park. On that basis, the Regional Park Management Plan and the Toitū Te Whenua Parks Network Plan will not apply to the OBDA land at the time the authorised activities occur.
686. Importantly, while the OBDA itself will sit outside the Regional Park once the land exchange is given effect, the proposal includes a substantial ecological offset package located within Belmont Regional Park. This offset materially advances the outcomes sought under the Toitū Te Whenua Parks Network Plan 2020–2030, particularly the retirement of grazed land, restoration of indigenous ecosystems, enhancement of waterway health, and strengthening of climate resilience. The scale and location of the offset directly support the Park’s long-term transition to a restored, biodiversity-rich landscape, accelerating ecological recovery in areas identified for regeneration under the Plan. In this way, the practical sequencing of the OBDA enables quarry operations

to proceed outside the Park, while the offset delivers enduring environmental gains inside the Park. Overall, this means that the Project will align with and enhance the strategic direction for Belmont Regional Park.

687. For completeness, it is noted that assessments against Toitū Te Whenua Parks Network Plan 2020–30 are also included in **Part E** with respect to the Concession applications required to give effect to the proposal.

B19 PART 2 MATTERS

688. This section of the application is provided in accordance with clauses 5(1)(g) and 17 of Schedule 5 of the FTAA.
689. Part 2 contains the purpose and principles of the RMA. Section 5 sets out the purpose of the RMA and requires a broad judgement as to whether a proposal would promote the sustainable management of natural and physical resources. This exercise of this judgement is informed by the principles in sections 6 and 7 and considered in light of the particular circumstances of each application.

B19.1 Section 5

690. Section 5 of Part 2 sets out the purpose of the RMA as the sustainable management of natural and physical resources. Sustainable management requires that the use and development of natural and physical resources enables people and communities to provide for their social, cultural, and economic well-being and health and safety, while sustaining those resources (excluding minerals) for future generations, safeguarding the life-supporting capacity of air, water, soil, and ecosystems, and avoiding, remedying or mitigating adverse effects on the environment.
691. The Project is consistent with this purpose, and facilitates the continued extraction of a regionally significant mineral resource, with Belmont Quarry supplying approximately 40% of the Wellington Region's total aggregate, including more than half of the region's high-grade aggregate used for concrete and roading. Aggregate is fundamental to the region's housing, infrastructure, resilience, and economic development. By enabling additional overburden disposal capacity within the OBDA, the Project extends the quarry's operational life by 40 years, ensuring that the potential of this natural and physical resource can continue to meet the needs of current and future generations.
692. The Project is supported by comprehensive technical assessments that identify the actual and potential adverse effects associated with the Project, and demonstrate that these effects can be appropriately avoided, remedied, mitigated, offset, or compensated. A robust suite of conditions and management plans provides clear performance standards, monitoring requirements, and adaptive management responses to safeguard the life-supporting capacity of ecosystems and maintain environmental quality over the life of the Project.

B19.2 Section 6

693. Section 6 requires that matters of national importance be recognised and provided for. The Belmont Quarry OBDA engages several of these matters, particularly the preservation of natural character of wetlands, lakes and rivers and their margins and the protection of them from inappropriate subdivision use and, development, protection of significant indigenous vegetation and habitats, the relationship of Māori with their

ancestral lands and taonga, and the management of significant risks from natural hazards.

694. The Project has been designed and assessed in a manner that recognises and provides for the preservation of the natural character of wetlands, rivers and their margins, as required by s6(a) of the RMA. While the OBDA involves reclamation of a wetland and sections of stream environments, effects are either avoided through design, minimised through reinstatement, or fully offset through a comprehensive ecological package that delivers long-term restoration, enhancement, and protection outcomes. In the context of this regionally and nationally significant project, and given the scale of ecological restoration and offsetting proposed, the Project appropriately protects natural character and ensures that residual effects are addressed in accordance with the RMA's requirements.
695. The Project will result in the clearance of indigenous vegetation, reclamation of a wetland, and the temporary loss of stream length/extent within the OBDA footprint. These effects have been comprehensively assessed, and a detailed offset and compensation package, and rehabilitation package has been developed to ensure that ecological values are maintained and enhanced over time. The package includes planting (offset, restoration, and management of specific species), wetland creation, and long-term ecological management measures that collectively ensure that areas of significant indigenous vegetation and habitats of indigenous fauna are appropriately protected in accordance with section 6(c).
696. The Project also recognises and provides for the relationship of Māori with their ancestral lands, water, sites, and taonga. Engagement with Mana Whenua has informed the Project design, and conditions provide for ongoing involvement in the certification of management plans and the preparation of a Cultural Management Plan. This ensures that cultural values are integrated into the Project's implementation and that Mana Whenua have a continued role in environmental oversight.
697. Natural hazard risks have been assessed through geotechnical and hydrological investigations. These assessments confirm that risks can be appropriately managed through consent conditions, monitoring, and adaptive management responses, consistent with section 6(h).
698. Overall, the Project recognises and provides for the relevant matters of national importance by ensuring that ecological, cultural, and natural hazard considerations are appropriately addressed through mitigation, offsetting, and long-term management.

B19.3 Section 7

699. Section 7 identifies matters to which particular regard must be had, including kaitiakitanga (7(a)), the ethic of stewardship (7(aa)) the efficient use and development of natural and physical resources,(s7(b)) the maintenance and enhancement of amenity values,(7(c)) the intrinsic values of ecosystems,(s7(d)), the finite characteristics of natural and physical resources (s7(g)), and the quality of the environment (s7(j))
700. The Project represents an efficient use and development of a natural and finite resource, enabling the continued extraction of high-grade aggregate that is essential for the Wellington Region's infrastructure, housing, and economic development. Extending the operational life of the quarry by 40 years avoids the need to identify and establish new

quarry sites, thereby containing effects within an existing operational environment and reducing pressure on other landscapes and communities.

701. Particular regard has been given to kaitiakitanga through ongoing engagement with Mana Whenua and the inclusion of conditions that provide for cultural input into management plans and environmental monitoring. This ensures that cultural values and responsibilities are reflected in the Project's implementation and the ethic of stewardship provided for.
702. Amenity values and environmental quality will be maintained through a comprehensive suite of conditions and management plans addressing dust, noise, vibration, sediment management, stability, and ecological and landscape restoration. Where effects on ecological values cannot be avoided, the Project includes a robust offset and compensation package that enhances intrinsic ecosystem values and contributes to long-term environmental improvement.
703. In summary, the Project has had particular regard to the matters in section 7 by ensuring efficient resource use, maintaining environmental and amenity values, recognising kaitiakitanga, and safeguarding ecological and environmental quality through detailed mitigation, monitoring, and offsetting measures.

B20 SECTION 105 AND 107 RMA DISCHARGES TO WATER

704. Sections 105 and 107 of the RMA are relevant to applications for discharges under section 15 of the Act.

B20.1 Section 105

705. Section 105 sets out additional matters which must be considered by a consent authority when considering an application for a discharge permit. Section 105(1) states:

If an application is for a discharge permit or coastal permit to do something that would contravene section 15 or section 15B, the consent authority must, in addition to the matters in section 104(1), have regard to—

- i. the nature of the discharge and the sensitivity of the receiving environment to adverse effects; and*
 - ii. the applicant's reasons for the proposed choice; and*
 - iii. any possible alternative methods of discharge, including discharge into any other receiving environment.*
706. In addition, sch 5, cl 6(1)(c) of the FTAA requires provision of a description of the nature of the discharge of any contaminant and the sensitivity of the receiving environment to adverse effects, and any possible alternative methods of discharge, including discharge into any other receiving environment.
707. As outlined in section B14 above, the following discharge permits are being sought as part of the consent package for the disposal of overburden activities:
- a. The diversion and discharge of groundwater, associated with the reclamation of the natural inland wetland and streams within the OBDA.
 - b. The discharge of water or contaminants into water (being sediment/sediment laden water) or on to land, associated with the discharge of cleanfill (deposition of

overburden).

708. These discharges are typical of overburden disposal operations and are limited to sediment, suspended solids, and naturally occurring groundwater. No hazardous substances or contaminants beyond sediment are generated.
709. Detailed consideration has been given to methods for addressing any potential adverse effects of these discharges, and appropriate methods have been adopted (including through design and construction methods in accordance with best practice) to ensure effects are appropriately managed. The ESCP, Hydrology Report, Ecological Assessment, and LEMP all identify these sensitivities and incorporate measures to ensure discharges do not adversely affect downstream ecosystems, including:
- a. Staged earthworks
 - b. Stabilised cleanfill lifts
 - c. Sediment retention devices sized to Wellington Regional ESCP Guidelines
 - d. Cleanwater diversions
 - e. Hydrological monitoring
 - f. Rapid stabilisation and revegetation
 - g. Ecological oversight during works
710. Collectively, these measures ensure the receiving environment is well protected and that discharges are short-term, controlled, and low-risk.
711. 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. These options were discounted because they would create greater hydrological disturbance, require significantly more earthworks, are not practicable given the scale and nature of the OBDA, and would not improve environmental outcomes compared with the proposed approach. Several alternatives would also conflict with the hydrological reinstatement required for stream restoration. Accordingly, the selected discharge method is the only practicable and environmentally appropriate option and is consistent with best practice and the effects management hierarchy.
712. Overall, the nature of the discharges, the sensitivity of the receiving environment, and the consideration of alternatives demonstrate that the requirements of section 105 and Schedule 5(6)(1)(c) are met, and that all discharge-related effects can be appropriately managed.

B20.2 Section 107

713. Section 107(1) restricts the granting of discharge permits in certain circumstances, namely if, after reasonable mixing the contaminant or water discharged (either by itself or in combination with other contaminants or water) is likely to give rise to any of the following effects in the receiving waters:
- a. The production of any conspicuous oil or grease films, scums or foams, or floatable or suspended materials;

- b. Any conspicuous change in the colour or visual clarity;
 - c. Any emission of objectionable odour;
 - d. The rendering of fresh water unsuitable for consumption by farm animals; and
 - e. Any significant adverse effects on aquatic life.
714. The Project has been designed to ensure that, as far as practicable, activities within the Site will not result on the effects listed above. This is achieved through the use of best practice measures and an adaptive management approach, using management plans that can be updated to reflect improved methods and technologies. Accordingly, no restriction under s 107 applies.

B21 THE FAST TRACK APPROVALS ACT 2024 DECISION MAKING FRAMEWORK

715. In considering whether to grant the approvals sought in this application, the Panel must meet the requirements of Section 81 of the FTAA, which includes applying the specific decision-making clauses in Schedule 5.

B21.1 Approvals Relating to Resource Consents are Ordinarily Sought under the RMA

716. Clause 17 of Schedule 5 outlines that when considering a consent application and setting conditions, the Panel must take into account the following:
- a. The purpose of the FTAA;
 - b. The provisions of Parts 2, 3, 6 and 8 to 10 of the RMA that direct decision making on an application for a resource consent (but excluding s104D); and
 - c. The relevant provisions of any other legislation that directs decision making under the RMA.
717. The Panel must give the greatest weight to the purpose of the FTAA, which is:
- to facilitate the delivery of infrastructure and development projects with significant regional or national benefits.*
718. The reference to Part 2 excludes Section 8 of the RMA and the reference to Part 6 excludes Section 104D of the RMA.
719. Any provision of the Resource Management Act 1991 that would require a decision-maker to decline an application for resource consent (such as 87A(6)) must be taken into account but cannot be treated as requiring the decision-maker to decline the application on that basis.
720. Consideration of s 104(1)(c) of the RMA, as identified above, must include consideration of any mana whakahono a rohe or joint management agreements. This application has been prepared on the basis that Treaty settlements (as defined by the FTAA) and iwi planning documents lodged with the Council would also be matters considered under that section.
721. Clause 18 of Schedule 5 outlines that Parts 6, 9 and 10 of the RMA (as relevant to setting conditions on a resource consent) apply to the Panel.
722. In addition to the matters in s 81(3)(a) – (c) of the FTAA (as relevant to applications for resource consent), the Panel must also consider the matters in s 81(2), including by

giving greatest weight to the extent of the project's regional or national benefits.

723. Finally, and to avoid doubt, nothing in ss 81, 82 or 85 FTAA limits section 7 of the FTAA, as it relates to Treaty settlement obligations and recognised customary rights.

724. The proposal is assessed under each of these matters below.

B21.2 Declining an Approval under section 85

725. Section 85 of the FTAA provides a list of circumstances where a Panel either must (pursuant to subclauses (1) and (2)) or may (pursuant to subclause (3)) decline approval.

726. These tests are an addition to the usual decision-making framework for resource consents under the RMA set out above. Pursuant to s 81(2)(f) of the FTAA, the Panel may decline an approval only in accordance with s 85 of the FTAA.

B21.2.1 Mandatory criteria:

727. As relevant to the application for resource consent, s 85 requires that an application must be declined if:

- a. It is for an ineligible activity.
- b. The Panel considers that granting the approval would breach obligations relating to Treaty settlements and recognised customary rights.
- c. It is in an area covered by cl 17(5) of Schedule 5.

728. None of the mandatory criteria for declining an application for resource consent under s 85 are met as:

- a. The application is not for an ineligible activity, as demonstrated by **Section 4.3** and **Appendix A2 of Part A**.
- b. Granting the approval would not breach obligations relating to Treaty settlements and recognised customary rights. Those obligations are addressed in detail in the Iwi Engagement Report attached as **Appendix A7**, and none of those obligations would be breached by granting the approvals.
- c. The application is not in an area covered by cl 17(5) of Schedule 5.

B21.2.2 Discretionary Criteria

729. A Panel may also decline an approval if it forms the view that:

- a. The activity or activities for which the approval is sought would have one or more adverse impacts; and
- b. Those adverse impacts are sufficiently significant to be out of proportion to the project's regional or national benefits that the Panel has considered, even after taking into account any conditions that the Panel may set in relation to those adverse impacts, and any conditions or modifications that the applicant may agree to or propose to avoid, remedy, mitigate, offset, or compensate for those adverse impacts.

730. In subsections (3) and (4), adverse impact means any matter considered by the Panel under section 81(2) that weighs against granting the approval. As demonstrated by the assessments above the adverse impacts of the project have been appropriately

managed to acceptable levels. They are not disproportionate to the project's significant regional and national benefits.

731. No aspect of the project is inconsistent with or contrary to a provision of a specified Act or any other document that the Panel must take into account in section 81(2). The only possible area where the Panel may conclude there is partial inconsistency with a decision-making document is in relation to discretionary activity conditions for the stream reclamation activity under reg 57(2) of the NES-F. However, Winstone has proposed a comprehensive suite of conditions that remedy, mitigate, offset and compensate for any adverse impacts associated with the stream reclamation. Any adverse impacts are therefore reduced to a level where they are not sufficiently significant to be out of proportion with the Project's regional and national benefits.
732. There are no circumstances which would warrant the Panel exercising its discretion to decline an approval in this case.

B21.3 Assessment of Proposal against the Fast- Track Act's decision-making Framework

B21.3.1 Purpose of FTAA

733. The purpose of the FTAA is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits.
734. The Project meets the purpose of the FTAA, as it facilitates delivery of a significant mineral resource with the Belmont Quarry supplying approximately 40% of the Wellington Region's total aggregate (and more than half of its high-grade aggregate used for concrete and roading). The Project enables additional capacity at the quarry, extending its operational life by 40 years.
735. The panel must give the greatest weight to this factor in considering the resource consent application.

B21.3.2 Parts 2,3,6,8 to 10 of the RMA (as relevant) and any other legislation which directs the decision-making under the RMA

Parts 2 and 6 of the RMA

736. A comprehensive assessment of the proposal against the relevant provisions of Part 2 of the RMA has been provided in **Section B19** above. The assessment has also considered all relevant provisions in Part 6 (resource consents) of the RMA, including the decision making tests and restrictions on resource consents in ss 104, 104B, 107 of the RMA. The assessment against Parts 2 and 6 of the RMA has concluded that the Project is broadly consistent with those provisions because adverse effects have been appropriately managed and the Project is consistent with the objectives and policies in relevant planning instruments. This assessment therefore points in favour of granting the resource consents.
737. An assessment of the proposed mitigation measures, and the conditions proposed to secure those (pursuant to s 108 of the RMA) is provided in **Section B16** above.

Part 3 of the RMA

738. Insofar as the proposal relates to Part 3 of the RMA:
- a. All activities comprising the Project are either permitted pursuant to ss 9, 13, 14, 15

or 16, or are the subject of applications for resource consent.

- b. There is nothing in the Part 3 provisions that points against the granting of resource consent approvals. The Project is consistent with the scheme of Part 3.

Parts 8 to 10 of the RMA

- 739. Parts 8 (designations, heritage orders) and 9(, water conservation orders), of the RMA are not relevant to the proposal.
- 740. Part 10 (Subdivision and Reclamations) has been considered to the extent necessary in the analysis of the subdivision consent.

Other Relevant Legislation

- 741. There are no relevant provisions of any other legislation which direct decision-making under the RMA.

B21.4 Summary

- 742. None of the situations that require the Panel to decline an application apply to this application:
 - a. The application does not seek approval for an ineligible activity as defined in Section 5 of the FTAA;
 - b. The detailed assessment of the Treaty settlements that apply to the site provided in Section 11 confirms that granting the approvals sought would be consistent with obligations arising under existing Treaty settlements, and so not breach Section 7 of the FTAA.
 - c. Clause 17(5) Schedule 5 does not apply to the resource consent approvals sought because they do not include an application for a coastal permit for aquaculture activities; and
 - d. The adverse impacts of the Proposal are not sufficiently significant to be out of proportion to the Project's regional or national benefits.
- 743. Assessment of the application against Sections 81 and 85 of the Act supports a decision to grant the approvals sought in the application.
- 744. The Project provides several benefits of national and regional significance, which are assessed in **Sections B15 and Section A6 of Part A** above.
- 745. The potential adverse impacts of the Project have been appropriately avoided, remedied or mitigated through the design of the Project and the mitigation measures secured through conditions of consent, and the Project is generally in accordance with the relevant planning documents.
- 746. The relevant test for when the Panel may decline an approval under section 85 of the FTAA is whether the adverse impacts of the Project are sufficiently significant to be out of proportion to the project's regional or national benefits, noting that a panel cannot form the view that an adverse impact meets this threshold solely on the basis that the adverse impact is contrary to a relevant planning or policy document.
- 747. In our view, the adverse impacts arising from the Project are not sufficiently significant to be out of proportion to the Project's regional benefits.

748. After taking into account the criteria in schedule 5, cl 17, including by giving greatest weight to the purpose of the Act, the resource consents sought should be approved by the Panel. Any approval would be subject to the conditions which have been proposed and any refinements to those conditions that may occur during the decision-making process, noting the overarching requirement for conditions to be no more onerous than necessary to address the reason for which they are set.

B22 CONCLUSION

749. Based on the analysis above, it is considered that the application is consistent with the parts of the RMA relevant to decision-making under the FTAA, and the documents to which they refer.
750. The Belmont Quarry Development is a project of clear regional significance, providing essential aggregate supply to support housing, transport, three-waters infrastructure, and broader economic resilience across the Wellington Region. Belmont Quarry supplies approximately 40% of the region's aggregate demand, and aggregate is identified on New Zealand's Critical Minerals List, underscoring its strategic importance. The Project enables access to approximately 20 million cubic metres of aggregate and extends the quarry's operational life by 35–40 years, ensuring continuity of supply for multiple generations of regional development. The land exchange delivers a net ecological and recreational benefit to Belmont Regional Park, while the OBDA provides the only viable long-term solution for overburden management.
751. The Project will generate adverse effects on the environment. Where these effects cannot be avoided, they have been remedied, mitigated, offset, or compensated in accordance with the effects management hierarchy. The ecological package includes 15 ha of indigenous reinstatement, 17 ha of legally protected forest restoration, wetland creation, stream reinstatement, targeted threatened flora management, and species-specific offsets for swamp maire and ramarama. These measures ensure no overall loss of indigenous biodiversity and deliver a net gain for most ecological values. Freshwater effects are managed through erosion and sediment controls, clean/dirty water separation, wetland enhancement, and hydrological monitoring, ensuring healthy functioning ecosystems consistent with Te Mana o te Wai. Landscape and amenity effects are reduced through staging, early rehabilitation, and the amenity bund, with residual effects assessed as Low or Very Low. Dust, noise, and recreation effects are appropriately managed through established quarry controls and design refinements. Natural hazard risks are avoided or minimised through geotechnical design, staged earthworks, and long-term stability measures.
752. The effects management package ensures that any residual adverse effects are no more than minor and not disproportionate to the Project's established regional benefits. The Project has been carefully designed to manage environmental effects while recognising that some effects inevitably arise from quarry development. Overall, the Project aligns well with the objectives and policies of the Regional Policy Statement (including Plan Change 1), the Natural Resources Plan, and the Lower Hutt City District Plan. While the Project will modify terrestrial and freshwater environments, these effects are appropriately managed and offset, and the Project is consistent with the integrated management, indigenous biodiversity, freshwater, climate resilience, natural hazard, and regionally significant infrastructure direction of the relevant planning instruments.

753. The Project fulfils the intent and purpose of the Fast-track Approvals Act 2024 and is consistent with the relevant provisions of the Resource Management Act 1991, including Part 2. It enables the continued operation of a strategically important quarry, secures long-term access to a critical mineral resource located close to areas of demand, and delivers substantial economic, social, and environmental benefits. The Project represents a continuation of an established and well-understood activity, with effects that can be appropriately managed through conditions, monitoring, and adaptive management.
754. On this basis, the proposal can be supported from a resource management perspective.

B23 APPENDICIES