



Belmont Quarry Development – Part F

Substantive Application
Appendix F.1.A – Land Exchange Application -
Attachments to Land Exchange Report
Winstone Aggregates

16 August 2026

Penny Nelson
Director-General of Conservation
Department of Conservation

7 December 2025

Re: Land Exchange Application: Belmont Quarry Development Project

Winstone Aggregates welcomes the opportunity to submit its land exchange application for the Belmont Quarry Development Project under the Fast-track Approvals Act 2024 (the FTAA).

The Belmont Quarry Development Project is a listed project under Schedule 2 of the FTAA. This land exchange application is submitted by Winstone Aggregates, a division of Fletcher Concrete and Infrastructure Limited, pursuant to section 33(1) of the FTAA and Schedule 6, which sets out the process for land exchanges involving conservation areas and Crown-owned reserves. This application forms part of a broader development proposal that will be advanced through a subsequent substantive application under section 42 of the FTAA.

Belmont Quarry supplies approximately 40 percent of the aggregate used across the Wellington region and more than half of the region's high-grade material. The quarry has supported regional growth for over a hundred years and continues to provide a reliable, locally sourced supply of aggregate that is critical for transport, housing and infrastructure projects.

The existing overburden areas are nearing capacity within the current footprint. The proposed overburden area within Belmont Regional Park provides the only viable pathway to extend the quarry's operational life by about 40 years and to maintain long-term supply security for the region.

Winstone has developed the application through expert technical investigations to assess conservation values and an extensive consultation and engagement programme to inform its exchange proposal. This approach has played a central role in ensuring the exchange will provide a net benefit to the conservation estate.

Submitting this land exchange application represents a significant milestone for the project. Winstone Aggregates looks forward to working with you and your Department of Conservation team through the Fast-track Approvals process.

Yours sincerely


Phil Heffernan

Project Manager
Winstone Aggregates

APPENDIX A – LAND EXCHANGE APPLICATION REPORT

APPENDIX	AUTHOR	DATE	TITLE
Appendix A0	Wikaira Consulting	8/12/25	Cover letter to the Director-General of Conservation
Appendix A1	Wikaira Consulting	8/12/25	Schedule of application documents
Appendix A2	Wikaira Consulting	8/12/25	DOC Application Form

APPENDIX B – TECHNICAL REPORTS

APPENDIX	AUTHOR	DATE	TITLE
B1 Ecological Assessment	BlueGreen Ecology Ltd	02/12/2025	Belmont Quarry Land Exchange: Overview of Ecological Values
B2 Lizard Assessment	Blueprint Ecology Ltd	03/12/2025	Belmont Quarry Land Exchange: Lizard Assessment
B3 Bats Assessment	Boffa Miskell Ltd	05/12/2025	Belmont Quarry: Acoustic Bay Survey Results prepared for Winstone Aggregates
B4 Recreation Assessment	Rob Greenaway & Associates	07/12/2025	Winstone Aggregates Belmont Quarry Development Land Exchange Proposal Recreation Assessment
B5 Archaeological Assessment	Clough & Associates Ltd	November 2025	Proposed Land Exchange for Wellington Belmont Quarry, OBDA: Archaeological Assessment
B6a Landscape Assessment	Boffa Miskell Ltd	01/12/2025	Belmont Quarry Overburden: Land Exchange, Land Assessment prepared for Winstone Aggregates
B6b Landscape Graphic Supplement	Boffa Miskell Ltd	26/11/2025	Belmont Quarry Overburden: Land Exchange Graphic Supplement
B7 Cultural Values Assessment	Hikoikoi Management Ltd on behalf of Taranaki Whānui ki te Upoko o Te Ika	December 2025	Cultural Values Assessment: Belmont Quarry Land Exchange
B8 Economic Assessment	Market Economics Ltd	03/12/2025	Belmont Quarry – Winstone Aggregates: Assessment of economic effects of proposed Land Exchange for Fast-track approval
B9 Hydrology Assessment	Landscape Dynamics Ltd	03/12/2025	Belmont Quarry: Hydrological analysis of proposed land exchange
B10a Scheme Plans	AdamsonShaw Ltd	04/12/2025	Belmont Quarry: Scheme Plans
B10b Survey Memo	AdamsonShaw Ltd	25/11/2025	Survey Memo
B11 Land Valuation Report	Colliers Ltd	04/12/2025	Valuation Report: Proposed Land for Exchange 1 Hebden Crescent, Belmont, Lower Hutt
B12 Geotechnical Report	Baseline Geotechnical Ltd	01/12/2025	Geotechnical Appraisal Report: Land Exchange Belmont Quarry Development Project Wellington
B13a Land Contamination – Firth Block, Northern Gully and Southern Gully	Pattle Delamore Partners Ltd	05/12/2025	Preliminary Site Investigation: Belmont Quarry – Firth Block, Northern Gully and Southern Gully
B13b Land Contamination – Dry Creek	Pattle Delamore Partners Ltd	05/12/2025	Preliminary and Detailed Site Investigation: Belmont Quarry – Dry Creek
B14 Climate Change and Natural Hazards	Awa Environmental Ltd	26/11/2025	Flood and Climate Change Risk Assessment Belmont Quarry
B15 Health and Safety Report	Winstone Aggregates Ltd	03/12/2025	Health and Safety aspects arising from the interaction between Belmont Quarry operations and neighbouring land and proposed land exchange with Department of Conservation

APPENDIX C – CONSULTATION AND ENGAGEMENT

APPENDIX	AUTHOR	DATE	TITLE
Appendix C1	Wikaira Consulting Ltd	5/12/25	Consultation report
Appendix C2	Wikaira Consulting Ltd	5/12/25	Consultation summary table
Appendix C3	Wikaira Consulting Ltd	5/12/25	Consultation response table
Appendix C4	Wikaira Consulting Ltd	3/12/25	Design stages in response to feedback - refinements made in direct response to consultation.

APPENDIX D – LETTERS OF APPROVAL AND INFORMATION RECEIVED

APPENDIX	TITLE		
Appendix D1	Greater Wellington Regional Council		
Appendix D2	Hutt City Council		
Appendix D3	Taranaki Whānui ki te Upoko o Te Ika		
Appendix D4	Te Rūnanga o Toa Rangatira		
Appendix D5	Rangitāne Tū Mai Rā		
Appendix D6	Muaūpoko Tribal Authority		
Appendix D7	Department of Conservation		
Appendix D8	Heritage New Zealand Pouhere Taonga		
Appendix D9	Queen Elizabeth Second National Trust		
Appendix D10	Transpower New Zealand Limited		
Appendix D11	Firth Masonry		
Appendix D12	Fulton Hogan		
Appendix D13	Holcim New Zealand Limited		
Appendix D14	Kāinga Ora		
Appendix D15	Friends of Belmont Regional Park		
Appendix D16	Kelson Community Centre		
Appendix D17	Pareraho Forest Trust		
Appendix D18	Waka Kotahi NZ Transport Agency		
Appendix D19	New Zealand Conservation Authority		
Appendix D20	Wellington Conservation Board		
Appendix D21	New Zealand Fish and Game Council		
Appendix D22	Game Animal Council		
Appendix D23	NZHPT Historic Places Trust		

APPENDIX E – Records of title including interests

APPENDIX	AUTHOR	DATE	TITLE
E1 Records of title	AdamsonShaw	9/9/25	• RT 88258 • RT 88259 • RT 88260 • RT WN31B/39 • RT WN31D/969 • RT WNF2/1438 • RT WNF2/1439
E2 Surveyors report	AdamsonShaw	25/11/25	<i>Summary of existing easements and title instruments- V3. For Winstone Aggregates - Potential Land Exchange</i>
E3 Encumbrances	AdamsonShaw	9/9/25	Encumbrances: • 10476608.1 • 5835385.2 • 5835385.4 • 5835385.5 • 638593 • 701267 • 9032630.1
E4 Gazette Notices	AdamsonShaw	9/9/25	• Gazette 1958 Page 1672 • Gazette 1989 Page 2757 • Gazette 1983 Page 2755
E5 Survey Office Plans	AdamsonShaw	9/9/25	• SO Plan 25823 • SO Plan 27618 • SO 31686

Land Exchange application form

This form is to be used for a land exchange application under section 33 of the Fast-track Approvals Act 2024 prior to lodging a substantive application for a listed or referred project.

All legislative references are to the Fast-track Approvals Act 2024 unless otherwise stated.

If the information requirements of this form are not met, the Department of Conservation must return your application to you.

The information required for land exchange applications is as prescribed in section 33(1) of the Act. This includes both information specific to the exchange itself (as set out in clause 24 of Schedule 6) and information about the wider project that is relevant to the land exchange. For listed projects this wider information is as listed under section 43(2). For referred projects this is relevant information from the referral application as well as any information specified by the Minister for Infrastructure under section 27(3)(c)(ii) of the Act.

You must pay the land exchange application fee and levy (set out in the [Fast-track Approvals \(Cost Recovery\) Regulations 2025](#)) to the EPA before lodging your exchange application with DOC.

We recommend that you discuss your proposed land exchange with DOC before applying.

Applications must be submitted to DOC by email: fasttrackapplicationenquiries@doc.govt.nz.

Please also provide one copy of a redacted version of your application (clearly labelled) that does not disclose personal contact details for you (the applicant) and any other individual included in the application documents.

All documents lodged with your application must be indexed. Electronic documents must be separated into files less than 30MB.

What happens next?

We will notify the Panel convener of your land exchange application.

If your application is accepted as complying with section 34 of the Act, DOC will provide the version you supplied with personal information redacted to specific parties invited to comment (as listed in section 35(1) of the Act).

DOC will hold all information related to your application subject to the Official Information Act 1982.

Cost recovery

The EPA will recover from you the actual and reasonable costs incurred in respect of this land exchange application. A copy of DOC's Cost Recovery Policy is available on the DOC website: <https://www.doc.govt.nz/globalassets/documents/about-doc/concessions-and-permits/fast-track/fast-track-cost-recovery-policy.pdf>

Applicant details

Project name and identifier (as named in Schedule 2 or referral decision):	Belmont Quarry Development Project (FTA308)
Person or entity authorised to undertake project (as named in Schedule 2 or referral decision):	Winstone Aggregates (a division of Fletcher Concrete and Infrastructure Ltd)
Full name and NZBN number of registered company or individual name:	9429037777548
Key contact name:	Phil Heffernan
Key contact phone number:	██████████
Key contact email address:	██
Email address for service:	belmontquarrydevelopment@winstoneaggregates.co.nz
Postal address:	810 Great South Road, Penrose, Auckland 1061, New Zealand

Consultant details

Company:	Wikaira Consulting Limited
Name of consultant:	Jade Wikaira
Phone number:	██████████
Email address:	██
Postal address:	

Please direct all correspondence from the Department of Conservation to:

- ☐ Applicant
- ☐ Consultant

If you are making this application on behalf of the applicant, please attach evidence that you are authorised to make this application.

Schedule of application documents

Please list all documents submitted with the application.

Attachment number	Document name and date	Author	Document version
A1	Land Exchange Report – 4–8 Dec 2025	Wikaira Consulting Limited	Rev Final
B1	Ecological Assessment – 2 Dec 2025	BlueGreen Ecology Ltd	Final
B2	Lizard Assessment – 3 Dec 2025	Blueprint Ecology Ltd	Final
B3	Bat Acoustic Survey Results – 5 Nov 2025	Boffa Miskell Ltd	Final
B4	Recreation Assessment – 7 Dec 2025	Rob Greenaway & Associates	Final
B5	Archaeological Assessment – Nov 2025	Clough & Associates Ltd	Final
B6a	Landscape Assessment – 1 Dec 2025	Boffa Miskell Ltd	Final
B6b	Land Assessment – 26 Nov 2025	Boffa Miskell Ltd	Final
B7	Cultural Values Assessment – Dec 2025	Hikoikoi Management Ltd (for Taranaki Whānui)	Final
B8	Economic Effects – 3 Dec 2025	Market Economics Ltd	Final
B9	Hydrological Analysis – 3 Dec 2025	Landscape Dynamics Ltd	Final
B10	Scheme Plans 21890 SC-01 to SC-06 Rev J – 4 Dec 2025	AdamsonShaw Ltd	Rev J
B11	Land Valuation – 26 Aug 2025 (Rev 4 Dec 2025)	Colliers	Revised
B12	Geotechnical Appraisal – 1 Dec 2025	Baseline Geotechnical Ltd	Final

B13a	PSI – Firth/Northern/Southern – 27 Nov 2025	Pattie Delamore Partners Ltd	Final
B13b	PSI/DSI – Dry Creek – 12 Sep 2025	Pattie Delamore Partners Ltd	Final
B14	Flood & Climate Risk Assessment – 26 Nov 2025	Awa Environmental Ltd	Final
B15	Health & Safety Memo – Dec 2025	Winstone Aggregates	Final

Note: The information schedule on the following pages must be completed prior to lodging this application. The schedule is designed to assist DOC to confirm that you have provided all relevant information and so can be considered complete and ready for processing. If an application does not comply the information requirements, DOC must return it.

Signature

I certify that, to the best of my knowledge and belief, the information given in this application is true and correct, and that I am authorised to make this application.

I have paid the land exchange application fee and levy to the EPA before lodging this application.

Signature:		Date:	7/12/2025
Name:	Phil Heffernan	Position:	Project Manager

Land Exchange Application Information Schedule

Information required:	Document name and page reference:
All exchange applications	
An assessment of the conservation values of both pieces of land, including an explanation of why the exchange would benefit the conservation estate.	Land Exchange Report – Section 9.0 (pp. 52–81) & Table 28 (p. 76–82)
Details of any improvement work to be done to provide a net conservation benefit, including how any money to be provided for improvements to the land could be spent.	Section 10.0 (pp. 77–78); Draft Conditions – Section 13.7 (pp. 89–91)
Any proposals to address impacts on existing users of the land to be disposed of by the Crown, such as proposed easements where access to private land or a culturally significant site is via the Crown land that will become private land.	Sections 7.32–7.41; Draft Easement Z – Section 13.6(7)(a); Recreation assessment Appendix B4
Information about financial and legal liabilities and obligations associated with the land to be acquired by the Crown.	Section 12.0 (pp. 81–93) incl. QEII covenants, encumbrance discharge, ROW, contamination, natural hazards, rating
If the land exchange would trigger a right of first refusal or a right of offer or return, a copy of the written agreement from the holder of the right of first refusal or right of offer or return to waive that right for the purpose of the land exchange.	Section 14.16; Treaty settlement analysis (pp. 95) – Not triggered
Full details of any consultation undertaken by the applicant with relevant iwi, and any others with rights or interests in the land to be exchanged by the Crown.	Section 8.0 (pp. 47–57); Appendix C Consultation Report; Letters in Appendix D
Any information specified by the Minister under section 27(3)(c)(ii) of the Act.	N/A

Information required:	Document name and page reference:
<i>For referred projects</i>	
Please include all information relevant to the land exchange application that was contained in the referral application.	N/A for this listed project (not referred)
<i>For listed projects – information <u>relevant to the land exchange</u> from the following</i>	
A description of the project and the activities it involves.	Section 6.0 Proposal (pp. 30–42); Section 3.3–3.15 (Background)
Information to demonstrate that the project does not involve any ineligible activities (other than activities that may be the subject of a determination under section 23 or 24).	Section 14.17 (p. 95) – Ineligible activities not involved
A description or map of the whole project area that identifies its boundaries in sufficient detail to enable consideration of the application.	Figures 1, 8 (pp. 13, 31, 36–37); Appendix B10 Scheme Plans
The anticipated commencement and completion dates for construction activities (where relevant).	Timing & staging – Section 6.6–6.10 (pp. 31–32)
A statement of whether the project is planned to proceed in stages and, if so, an outline of the nature and timing of the stages.	Section 6.10 (p. 32) – Not staged under FTAA
A description of the anticipated and known adverse effects of the project on the environment.	Section 11.0 (pp. 79–80) – Exchange-only effects
A statement of any activities involved in the project that are prohibited activities under the Resource Management Act 1991.	Section 14.18–14.22; Table 31 (pp. 101–102) – Only NRP PC1 WH.R13 potentially applicable (discretionary)

Information required:	Document name and page reference:
A list of the persons and groups the applicant considers are likely to be affected by the project, including— (i) relevant local authorities: (ii) iwi authorities and groups that represent hapū that are parties to relevant Mana Whakahono ā Rohe or joint management agreements: (iii) other relevant iwi authorities: (iv) relevant Treaty settlement entities: (v) relevant protected customary rights groups and customary marine title groups: (vi) ngā hapū o Ngāti Porou, if the project area is within or adjacent to, or the project would directly affect, ngā rohe moana o ngā hapū o Ngāti Porou: (vii) relevant applicant groups under the Marine and Coastal Area (Takutai Moana) Act 2011: (viii) persons with a registered interest in land that may need to be acquired under the Public Works Act 1981.	Section 7.42–7.63 (pp. 51–52)
A summary of the consultation undertaken for the purposes of section 29 and any other consultation undertaken on the project with the persons and groups referred to in paragraph (j); and how the consultation has informed the project.	Section 8.0 (pp. 47–57); Appendix C
A list of any Treaty settlements that apply to the project area, and a summary of the relevant principles and provisions in those settlements.	Section 7.11–7.19; 14.16 (pp. 46–47, 95)

Information required:	Document name and page reference:
A description of any processes already undertaken under the Public Works Act 1981 in relation to the project.	Section 14.24 (p. 97) – None
A statement of any relevant principles or provisions in the Ngā Rohe Moana o Ngā Hapū o Ngāti Porou Act 2019.	N/A – Project not in Ngāti Porou rohe moana
Information identifying the parcels of Māori land, marae, and identified wāhi tapu within the project area.	Identified via CVA (Appendix B7) – None within exchange footprint
A statement of whether the applicant is seeking a determination under section 23 and, if so, an assessment of the effects of the activity on the relevant land and on the rights and interests of Māori in that land.	Section 14.23 (p. 97) – No
A statement of whether the applicant is seeking a determination under section 24(2) and, if so, a description of— (i) the scale and adverse effects of the existing electricity infrastructure; and (ii) how, if at all, that scale or those adverse effects are anticipated or known to change as a result of the maintenance, upgrading, or continued operation of the infrastructure.	Section 7.38–7.40; 14.23–14.24 – Not sought

Information required:	Document name and page reference:
A statement of whether the applicant is seeking a determination under section 24(4) and, if so,— (i) a description of every alternative site considered by the applicant (or, if the application is lodged by more than 1 person, any of those persons) for the construction and operation of the new electricity lines (the activity); and (ii) for each alternative site considered,— (A) a statement of the anticipated and known financial cost of undertaking the activity; and (B) a description of the anticipated and known adverse effects of undertaking the activity; and (C) a description of the anticipated and known financial cost and practicality of available measures to avoid, remedy, mitigate, offset, or compensate for the anticipated and known adverse effects of the activity; and (D) a description of any issues (including financial cost) that would make it impractical to undertake the activity on the site; and (E) an assessment of whether it would be reasonable and practical to undertake the activity on the site, taking into account the matters referred to in subsubparagraphs (A) to (D) and any other relevant matters.	Section 7.38–7.40; 14.23–14.24 – Not sought

Information required:	Document name and page reference:
A description of the applicant's legal interest (if any), or if the application is lodged by more than 1 person, the legal interest of any of those persons (if any), in the land on which the project will occur, including a statement of how that affects the applicant's ability to undertake the work.	Sections 5.43–5.61; 6.3–6.14; Appendix B10 titles/easements
An outline of the types of consents, certificates, designations, concessions, and other legal authorisations (other than contractual authorisations or the proposed approvals) that the applicant considers are needed to authorise the project, including any that the applicant considers may be needed by someone other than the applicant.	Section 6.11–6.15 (pp. 32, 40–42); Wildlife permits, Archaeology authority, RMA consents, OIO, road stopping (outside FTAA)
Whether any activities that are involved in the project, or are substantially the same as those involved in the project, have been the subject of an application or a decision under a specified Act and,— if an application has been made, details of the application: if a decision has been made, the outcome of the decision and the reasons for it.	Section 14.1–14.15; Table 30 (pp. 92–100)
A description of whether and how the project would be affected by climate change and natural hazards.	Section 12.30–12.32 (p. 84); Baseline Geotechnical; Awa Environmental
If the application is lodged by more than 1 person, a statement of each proposed approval to be held by each of those persons.	N/A – Single applicant
A summary of compliance or enforcement actions (if any), and the outcome of those actions, taken against the applicant (or if the application is lodged by more than 1 person, any of those persons) under a specified Act.	Section 14.12–14.15 (pp. 94–100) – Technical non-compliances addressed

Information required:	Document name and page reference:
<i>For <u>listed projects</u> - The following information that would have accompanied a referral application for the project per section 33(1)(b)(i) > section 43(2) > section 13(4)(y)(v) > clause 23 of Schedule 6</i>	
A description of both land areas proposed for exchange (for example, maps showing areas and location, addresses, and legal descriptions where possible):	Sections 5.11–5.44 (DOC-Get) & 5.45–5.56 (DOC-Give); Figures 1–6; Table 8, Table 10
The financial value of the land proposed to be acquired by the Crown:	Table 29 (p. 83) – DOC-Get \$540,000 vs DOC-Give \$428,000
A brief description of the conservation values of both pieces of land, including an explanation of why the exchange would benefit the conservation estate:	Section 9.104–9.108; Summary Table 28
If the land exchange would trigger a right of first refusal or a right of offer or return, confirmation that the applicant has written agreement from the holder of the right of first refusal or right of offer or return to waive that right for the purpose of the land exchange:	Section 14.16 (p. 95) – Not triggered
Confirmation by the applicant that no part of any land to be exchanged by the Crown is land listed in Schedule 4; or a reserve declared to be a national reserve under section 13 of the Reserves Act 1977.	Section 14.25–14.26 (p. 97) – Confirmed
Information related to specific proposed approvals specified in the Schedules associated with approvals other than the land exchange, where it is relevant to the land exchange – see section 13(4)(y).	Section 6.14–6.15; Section 13.0 (conditions)