Fast-track project name	Belmont Quarry Development
Fast-track application number	FTAA-2607-1262
GW file number	FTA270018

To	The Fast-track Panel Convener
Date	02 November 2026

Panel convener conference memorandum: Belmont Quarry Development

Introduction

1. This memorandum is filed on behalf of the Wellington Regional Council (Greater Wellington) in response to the Panel Convener's direction in Minute 2 dated 19 October 2026, in advance of the Panel Convener conference on the Belmont Quarry Development project (the Project).

2. For this Project, Greater Wellington has two distinct functions:

   (a) **Consenting authority under the RMA:** Greater Wellington is the regional council consent authority that is responsible for administering the Natural Resources Plan and National Environmental Standards within the Wellington Region. If the approvals are granted, Greater Wellington must undertake compliance monitoring and enforcement on any regional resource consents; and

   (b) **Manager of Belmont Regional Park:** Greater Wellington is the administering body responsible for the control and management of Belmont Regional Park under the Reserves Act 1977. The application seeks to exchange land that is currently part of Belmont Regional Park for other land owned by the applicant. The application also seeks concessions to undertake various ecological effects management activities within Belmont Regional Park.

3. This memorandum sets out Greater Wellington's response to the following matters that the Panel Convener has invited comments on at paragraph [6] of Minute 2:

   a) Significant information gaps;

   b) Pre- and post-lodgement engagement undertaken by the Applicant;

   c) Complexity of the Application;

   d) Principal environmental effects and issues;

e) Processes to resolve or narrow issues;

f) Drafting of consent conditions;

g) Amendments to the Application;

h) Timeframes for making the decision.

4. Any comments provided in this memorandum are preliminary and only for the purposes of responding to the directions in the Panel Convener's minute. The comments provided in this memorandum do not constitute Greater Wellington's comments on the project under section 53 of the Fast-track Approvals Act 2024 (FTAA). Any comments provided by Greater Wellington on the application under section 53 of the FTAA may include, but are not limited to, the matters raised in this memorandum.

Matters to consider (Paragraph 6(a) to (g) of Minute 2 of the Panel Convener)

Significant information gaps

5. Greater Wellington has not identified any significant information gaps in the application that it considers cannot be resolved through further engagement with the Applicant, or through consideration of the Application by the Expert Panel. However, Greater Wellington do consider there are outstanding issues with the applications, these are detailed in Paragraph 11, Table 1.

Pre- and post-lodgement engagement undertaken by the Applicant

6. In relation to the resource consents and concessions being sought, the Applicant commenced pre-lodgement consultation with Greater Wellington in February 2026. Pre-lodgement engagement has involved the following:

a) The Applicant held an initial project briefing in person on 11 February 2026 in regard to the resource consents. Greater Wellington provided initial feedback in response to this briefing on 11 February 2026.

b) The Applicant held various site visits with Greater Wellington on:

i. 9 February 2026 to the site of the proposed overburden disposal area (OBDA), with air quality, erosion and sediment control, and contaminated land experts;
ii. 25 February 2026 to the site of the proposed OBDA, with ecology and hydrology experts; and

iii. 08 April 2026 to proposed ecological effects management locations within Belmont Regional Park.

c) As agreed with the Applicant, Greater Wellington drafted and provided the Applicant with an indicative set of resource consent conditions for the types of activities associated with the Project on 10 March 2026.

d) The Applicant provided the following draft technical reports to Greater Wellington for initial comment, to which Greater Wellington provided initial feedback and comment on:

i. Air quality;
ii. Contaminated land;
iii. Ecology;
iv. Erosion and sediment control; and
v. Hydrology.

e) Several online meetings were held with the Applicant, and where necessary, technical experts for the purpose of receiving updates on the applications progress towards lodgement and to discuss specific matters as required.

7. Post-lodgement engagement has involved the following:

a) Meetings on 2, 7 and 17 September to discuss Greater Wellington's comments to the EPA on the completeness of the application, and to discuss the information requested from the Applicant by the EPA;

b) On 25 September 2026, Greater Wellington provided the Applicant with initial feedback on the mechanics of the Applicant's proposed conditions.

Complexity of the Application

8. Greater Wellington considers the application to be complex, given the range of approvals sought under multiple statutory frameworks, including the proposed land exchange, regional and district resource consents, concessions, wildlife permits, and an archaeological authority. Additionally, assessment of the application is likely to require consideration of a number of technical, scientific, and other specialised matters.

9. Greater Wellington recognises that the land exchange application is likely to contribute to the complexity of the Application and the Panel's consideration of it. Greater Wellington defers any comments on the impacts that the land exchange application may have on the

complexity of the Application to the Department of Conservation, as the relevant administering agency for land exchanges under the FTAA.

Principal environmental effects and issues

10. The principal environmental effects and issues that Greater Wellington may comment on in relation to the resource consent and concession applications include (but are not limited to) the matters set out in Table 1:

Table 1 – Environmental effects and principal issues

Environmental Effects	**Principal Issues**
Effects of earthworks, vegetation clearance and associated discharge of contaminants	Structure of earthworks management plans
Discharges from contaminated land	Omission of two historical transmission pylons from the PSI and DSI investigations.
Effects on extent and values of rivers	Application of the effects management hierarchy to the loss of rivers, including but not limited to the scale of assessment and whether offsetting opportunities have been adequately considered.
Effects on the extent and values of natural inland wetlands	Application of the effects management hierarchy to the loss of natural inland wetlands, including, but not limited to the modelling used to determine appropriate offsetting or compensation.
Effects on catchment hydrology	Implementation of hydrological monitoring
Implementation of proposed ecological effects management within Belmont Regional Park.	Ongoing access to the Belmont Regional Park to undertake monitoring and maintenance of the sites where the Applicant proposes to undertake ecological effects management for the Project; and effects on recreation and use of the park by the public.

Processes to resolve or narrow issues

11. Greater Wellington is willing to engage directly with the Expert Panel and/or Applicant as necessary to advance the progress of the application efficiently. This includes participating in briefings, meetings, conferencing or wānanga, expert conferencing, mediation, or hearings. Greater Wellington considers that the matters set out Table 1 can be resolved through expert conferencing, if they are not resolved through direct engagement with the Applicant prior to providing section 53 comments on the application.

12. The decision-making timeframe will need to adequately provide for these processes, which may be necessary to resolve matters in dispute. Paragraph 17 and 18 set out Greater Wellingtons recommended timeframes which accounts for these processes.

Drafting of consent conditions

13. Greater Wellington provided pre-application advice to the Applicant on the indicative drafting of resource consent conditions for the activities being proposed by the Applicant. While a number of Greater Wellington's suggestions have been incorporated, several matters remain outstanding. Greater Wellington is likely to seek several amendments to the regional resource consent conditions, including, but not limited to:

    a) Substantive amendments as necessary to resolve the technical matters outlined in Table 1 above;

    b) Mechanical amendments such as:

        i. Clear identification of the activities authorised by the consents, and the conditions that apply to each activity;

        ii. Amendments to the management plan conditions to remove the deemed certification process and to provide certainty about circumstance where amendments to management plans are not required to be certified.

14. Concession conditions: The proposed concession conditions are largely satisfactory; however Greater Wellington is likely to seek several amendments to the concession conditions, including (but not limited to) management of effects of activities on park users and clarifying access for activities.

15. Greater Wellington considers these matters can be resolved through continued engagement with the Applicant with the input from relevant technical specialists, or through expert conferencing directed by the Panel.

Amendments to the Application

16. Greater Wellington is not aware of any amendments to the application, supplementary reports, or revised draft conditions since lodgement, other than the material provided in response to the section 46(2A) request for further information the Applicant provided to the EPA on 25 September 2026 and which is available on the fast-track website. Greater Wellington acknowledges that discussions have occurred with the Applicant regarding potential amendments to aspects of the application, including the draft consent conditions; however, these discussions have not progressed to the point of any formal amendments being made by the Applicant.

Timeframes for making the decision

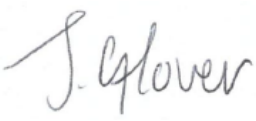
17. Greater Wellington considers that the complexity of the application means that the timeframe for the Panel to make its decision should be no less than 90 working days from the date that

section 53 comments are due. Table 2 below details Greater Wellingtons estimated timeframes.

18. *Table 2 – Estimated timeframes for the Belmont Quarry substantive process under the FTAA*

Task	**Estimated working days**
Steps after receipt of s53 comments on application	
Applicant responds to s53 comments (s55)	5 working days
Panel considers comments received and invites expert conferencing and/or hearing	10 working days
If required, expert conferencing and/or hearing	20 working days*
Conferencing on approval conditions (to incorporate the outcomes of expert conferencing and/or hearings)	10 working days
Steps assuming draft decision is to approve	
Preparation of draft decision and conditions, send to s53 parties for comment (s70)	15 working days
S53 parties comment on conditions (s70)	10 working days
Applicant response to comments on conditions (s70(4))	5 working days
Evaluate and finalise proposed decision	5 working days
Panel directs EPA to inform Minister of proposed decision on concessions and land exchange (s77)	5 working days
Time allowance for Minister to call in decision on concessions and land exchange (s74) Panel serves decision documents (s88)	5 working days
Total	**90 working days**

** Note: the extent to which time is required for issue resolution procedures is uncertain. In relation to the resource consents and concession applications, these matters may be able to be resolved through expert conferencing. In relation to the land exchange application, the Panel may consider other issue resolution processes are necessary.*

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Greater Wellington
Te Pane Matua Taiao