

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:	██████████
Key contact phone number:	██████████
Key contact email address:	██
Email address for service:	██
Postal address:	██

Consultant details

Company:	Wikaira Consulting Limited
Name of consultant:	██████████
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	██████████ ██████████ ██████	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	Pattle Delamore Partners Ltd	Final
B13b	PSI/DSI – Dry Creek – 12 Sep 2025	Pattle 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:		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:
<p>A list of the persons and groups the applicant considers are likely to be affected by the project, including—</p> <ul style="list-style-type: none"> (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. 	<p>Section 7.42–7.63 (pp. 51–52)</p>
<p>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.</p>	<p>Section 8.0 (pp. 47–57); Appendix C</p>
<p>A list of any Treaty settlements that apply to the project area, and a summary of the relevant principles and provisions in those settlements.</p>	<p>Section 7.11–7.19; 14.16 (pp. 46–47, 95)</p>

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
<p>A statement of whether the applicant is seeking a determination under section 24(2) and, if so, a description of—</p> <ul style="list-style-type: none"> (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:
<p>A statement of whether the applicant is seeking a determination under section 24(4) and, if so,—</p> <ul style="list-style-type: none"> (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,— <ul style="list-style-type: none"> (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 subparagraphs (A) to (D) and any other relevant matters. 	<p>Section 7.38–7.40; 14.23–14.24 – Not sought</p>

Information required:	Document name and page reference:
<p>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.</p>	<p>Sections 5.43–5.61; 6.3–6.14; Appendix B10 titles/easements</p>
<p>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.</p>	<p>Section 6.11–6.15 (pp. 32, 40–42); Wildlife permits, Archaeology authority, RMA consents, OIO, road stopping (outside FTAA)</p>
<p>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,—</p> <p>if an application has been made, details of the application:</p> <p>if a decision has been made, the outcome of the decision and the reasons for it.</p>	<p>Section 14.1–14.15; Table 30 (pp. 92–100)</p>
<p>A description of whether and how the project would be affected by climate change and natural hazards.</p>	<p>Section 12.30–12.32 (p. 84); Baseline Geotechnical; Awa Environmental</p>
<p>If the application is lodged by more than 1 person, a statement of each proposed approval to be held by each of those persons.</p>	<p>N/A – Single applicant</p>
<p>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.</p>	<p>Section 14.12–14.15 (pp. 94–100) – Technical non-compliances addressed</p>

Information required:	Document name and page reference:
<p><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></p>	
<p>A description of both land areas proposed for exchange (for example, maps showing areas and location, addresses, and legal descriptions where possible):</p>	<p>Sections 5.11–5.44 (DOC-Get) & 5.45–5.56 (DOC-Give); Figures 1–6; Table 8, Table 10</p>
<p>The financial value of the land proposed to be acquired by the Crown:</p>	<p>Table 29 (p. 83) – DOC-Get \$540,000 vs DOC-Give \$428,000</p>
<p>A brief description of the conservation values of both pieces of land, including an explanation of why the exchange would benefit the conservation estate:</p>	<p>Section 9.104–9.108; Summary Table 28</p>
<p>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:</p>	<p>Section 14.16 (p. 95) – Not triggered</p>
<p>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.</p>	<p>Section 14.25–14.26 (p. 97) – Confirmed</p>
<p>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).</p>	<p>Section 6.14–6.15; Section 13.0 (conditions)</p>