



Belmont Quarry Development – Part F

Substantive Application
Appendix F.2 – Land Exchange Application
Comments as Received under s.35
Winstone Aggregates

16 August 2026

Hon Chris Bishop



Minister of Housing
Minister for Infrastructure
Minister Responsible for RMA Reform
Minister of Transport
Leader of the House
Associate Minister of Finance
Associate Minister for Sport and Recreation

FTAA-LE-001

Penny Nelson
Director-General
Department of Conservation
landexchange@doc.govt.nz

Dear Penny,

Thank you for the invitation to comment on Winstone Aggregates' Fast-track Approvals Act 2024, land exchange application for the Belmont Quarry Development project. I am responding in my capacity as Minister for Infrastructure.

This project will deliver long-term benefits by providing a local source of the aggregate materials that are essential for Wellington's growth, supporting housing, construction, and infrastructure.

While I do not have any comments on the land exchange application itself, projects like the Belmont Quarry Development project are critical for the economic growth of New Zealand, and I would encourage that the engagement between the Department of Conservation and Winstone Aggregates continues.

Yours sincerely,



Hon Chris Bishop
Minister for Infrastructure

From: Tim Johnstone [REDACTED]
Sent: Thursday, 26 February 2026 12:30 pm
To: Land Exchange
Subject: Response from Hutt City Council on land exchange application by Winstone Aggregates (Belmont Quarry)
Attachments: Belmont Quarry Land Exchange - HCC response - Feb 2026.pdf

Please see response attached.

Ngā mihi | Kind regards,

Tim Johnstone
Head Of Planning

Hutt City Council. 30 Laings Road, Hutt Central, Lower Hutt 5010

P: M: [REDACTED] **W:** www.huttcity.govt.nz



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26 February 2026

Emma Fahey
Fast-track Team
Department of Conservation
landexchange@doc.govt.nz

Dear Emma,

**Response to invitation to comment on the land exchange application by
Winstone Aggregates under the Fast-track Approvals Act 2024**

It is understood that the land exchange application involves a proposed transfer of approximately 34 hectares of Fletcher-owned land to be added to the conservation estate, and approximately 23 ha of Crown-owned recreation reserve land within Belmont Regional Park to be transferred to Winstone Aggregates.

The purpose of the land exchange is to facilitate the establishment of a new overburden disposal area adjacent to the existing quarry. However, the land exchange application does not seek authorisation for any physical works associated with developing the new overburden disposal area. Those works and the associated regulatory approvals will be addressed in a substantive application to follow.

Hutt City Council is satisfied that the land exchange application is matter between the applicant and the Department of Conservation, and that this will be appropriately assessed by the Director-General of Conservation through the land exchange application process. Hutt City Council is therefore neutral on the proposed land exchange proposal.

This letter is not an approval or endorsement of the substantive application to follow. Hutt City Council, in its role as a territorial authority and consent authority under the Resource Management Act, reserves its comments on the environmental effects of the proposal to the substantive application under section 53 of the Fast-track Approvals Act.

Your sincerely

s9(2)(a)

Jon Kingsbury
Director, Economy & Development

Cam Russell (Winstone Aggregates)

From: Land Exchange <landexchange@doc.govt.nz>
Sent: Thursday, 5 February 2026 1:48 pm
To: Shalini Sanjeshni (Winstone Aggregates); Jade Wikaira; Phernne Tancock
Subject: Belmont Quarry - second comment received on application



Kia ora koutou,

Please see below the second comment we have received.

Ngā mihi,

Emma Fahey (she/her)
Permissions Advisor
Te Papa Atawhai | Department of Conservation
Whare Kaupapa Atawhai | Conservation House

From: Luke Wysocki
Sent: Saturday, 31 January 2026 9:09 am
To: Emma Fahey
Subject: Land exchange application Winstone's

Hello Emma,

We have been looking into the fast track land swap between DOC and Winstone's as we are the neighbouring property

We received a letter last year explaining what was going on, I don't think we have any need for concern but good we are informed.

I don't see a need to 'comment' on the application, only to ask the new owner, DOC questions directly about land use of the Southern Gully.

We have had trappers and surveyors use our bush track throughout the years and from old historic photos, it looks like there used to be access through the gully which DOC is about to obtain. We are supportive of trapping and researching, I do some myself when able in our bush track. I had started to clear access from our property to the boundary gate where the historic path continues. If there are future plans for DOC to reinstate this path, please let me know as my only concern is that we would have public access from dry creek to the back of our property (if DOC has any plans to carry out such works)

Also is there any need for concern about public access in the gulley between 174 and 184 Liverton Road?

We have looked through the application papers online and saw that the consultation responses from relevant Iwi, hapū and Treaty settlements were blocked out. Is there any reason for this or need for concern to our property?

It doesn't look like there's any issue but I am taking the chance now to raise my had and ask questions.
Black lines next to original track



Thanks for your time.
Luke Wysocki

[REDACTED]

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From: Jaquan Nin [REDACTED]
Sent: Wednesday, 25 February 2026 3:11 pm
To: Land Exchange
Cc: Ella Jaspers
Subject: Re: Invitation to comment on land exchange application - Belmont Quarry Development
Attachments: DOC Land Exchange - Te Rūnanga o Toa Rangatira Response.pdf;
Comment form for land exchange application - Belmont Quarry.docx

[REDACTED] You don't often get email from [REDACTED] [Learn why this is important](#)
Kia Ora Emma,

Thank you for consulting Te Rūnanga o Toa Rangatira regarding this application.

Please see our comments attached.

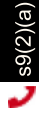
Have a wonderful rest of your day,

Ngā mihi,

Jaquan Nin

Kaitohu Rawa Taiao/Advisor Resource Management – Taiao

Te Runanga o Toa Rangatira



[REDACTED]

2 Nohorua Street, Takapūwāhia, Porirua 5022

ngatitoa.iwi.nz



TE AO TŪROA | OHANGA | ORANGA | WHAI MANA | NGĀTI TOA RANGATIRATANGA

From: Land Exchange
Sent: Wednesday, January 28, 2026 4:19 PM
To: Land Exchange
Subject: Invitation to comment on land exchange application - Belmont Quarry Development

Some people who received this message don't often get email from landexchange@doc.govt.nz. [Learn why this is important](#)

Tēnā koe,

Notice of application by Winstone Aggregates, and invitation to comment under the Fast-track Approvals Act 2024

Notice of Application

On 10 December 2025, Winstone Aggregates lodged a land exchange application with the Department of Conservation (DOC) for Belmont Quarry Development under the Fast-track Approvals Act 2024 (the Act).

On 21 January 2026 DOC determined that the application complied with section 34 of the Act.

A copy of the application and supporting documents can be accessed on the Fast-track website: [Belmont Quarry Development](https://www.fasttrackgovt.nz/landexchange@doc.govt.nz)

Invitation to Comment

DOC invites you to comment on the above application under section 35 of the Act. If you wish to comment on the application, please submit your comments to the Fast-track team by email to landexchange@doc.govt.nz with the project name in the subject line. A response form is enclosed to assist you with providing relevant details and comments.

To assist timeframes to be met, email is the preferred method for response. If you are unable to submit your comments digitally, you may respond by post to Land Exchange Fast-track Application, Conservation House, PO Box 10 420, Wellington 6143

Your comments must be received by the Fast-track Team no later than 26 February 2026. There is no right for you (or any other person) to seek a waiver of this time limit.

The Fast-track team will forward copies of any comments received to Winstone Aggregates.

If you comment on the application, DOC will also invite you to comment on the draft land exchange report at a later stage. If you do not comment on the application, you will be notified of the final report once it is available.

Important Information

Your personal information will be held by DOC and used in relation to the project application process. You have the right to access and correct personal information held by DOC. Certain information in relation to your comments on the application will become public as the EPA will publish a copy of your comments on the Fast-track website.

If you are a corporate entity making comments on this application, your full contact details will be publicly available. For individuals, your name will be publicly available, but your contact details (phone number, address, and email) will not be publicly available.

All information held by the EPA and DOC is subject to the Official Information Act 1982. If you believe any of the information you provide is confidential or sensitive and should be withheld from publication, please highlight the information concerned and provide an explanation to support your request for withholding it.

Further Information

More information on the fast-track consenting process can be found at

<https://www.fasttrackgovt.nz/>

If you have any questions, please contact Emma Fahey, Application Lead by email at landexchange@doc.govt.nz.

Nāku noa, nā

Emma Fahey

Fast-track Team

Whare Kaupapa Atawhai | Conservation House
18 - 32 Manners St | PO Box 10 420, Wellington 6143
www.doc.govt.nz



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Invitation for comment on Belmont Quarry Development land exchange application under the Fast-track Approvals Act 2024

An application has been made by Winstone Aggregates under the Fast-track Approvals Act 2024 (the Act) for a land exchange application for Belmont Quarry Development (the project).

How do I make a comment on the application?

- Fill in the details on the attached form and:
 - **Email** the form to landexchange@doc.govt.nz. Please mark in the subject line: "Comments on land draft land exchange application and Belmont Quarry Development; or
 - **Post** the form the form to Land Exchange Fast-track Application, Conservation House, PO Box 10 420, Wellington 6143 in time for the form to be received by the date comments are due by.
- Comments must be received by the Department of Conservation, on behalf of the Director-General of Conservation, no later than the date comments are due by. The Department of Conservation is not able to issue extensions of waivers to the deadline and may not consider comments received late.
- If you are an iwi authority you may share the consent application with hapū whose rohe is in the project area in the application and choose to include comments from the hapū with any comments you may wish to provide.

Closing date of comments

The closing date and time for sending objections or submissions to the Director-General on this matter is **26 February 2026**.

Important information

Your personal information will be held by the Department of Conservation and used in relation to the land exchange application process. You have the right to access and correct personal information held by the Department of Conservation.

The Fast-track Team will forward copies of any comments received to Winstone Aggregates and they may be published on the Fast-track website.

Your name and organisation will be identified in the draft report, which may become publicly available. Having commented on the application, you will be invited to comment on the draft report that the Department of Conservation will prepare.

If you believe any of the information you have provided is confidential or sensitive and should be withheld from publication, please highlight the information concerned and provide an explanation to support your request for withholding it. Your comment and explanation will be provided to the Director-General of Conservation consideration on withholding that information from publication.

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Comments on the Belmont Quarry Development land exchange application



Contact details

All sections of this form with an asterisk (*) are mandatory.

Organisation name (if submitting on behalf of a business, community group, etc.)	Te Rūnanga o Toa Rangatira
*First and Last name	Jaquān Nin
*Email (Communication from DOC will be via email unless alternate contact requested)	s9(2)(a)
Alternate contact for all DOC communication	Resource.consent@ngatitoea.govt.nz
*Phone/Mobile	s9(2)(a)
Postal Address and Post Code	3 Wi Neera Drive, Porirua Centre, Porirua 5022

We will email you the draft land exchange report for your comment

Please identify your preferred method for receiving the draft land exchange report for your comment.	Email / Post Email
--	-----------------------

YES

I wish to **keep my contact details confidential**

Note: Your contact details will be not made public, but your name and organisation may be published alongside your commentary

Attachments

If you are using attachments to support your commentary, please clearly label each attachment, complete the table below and send in your attachments with this form.

Document title	Document format (e.g. Word, PDF, Excel, jpg etc.)	Description of attachment
DOC Land Exchange - Te Rūnanga o Toa Rangatira Response	PDF	Comments to the Fast Track Application for Land Exchange

25 February 2025

Attn: Emma Fahey

Belmont Quarry Fast -Track Application – Land Exchange

Tēnā koe Emma,

Thank you for consulting Te Rūnanga o Toa Rangatira (Te Rūnanga) on the land exchange application lodged by Winstone Aggregates with the Department of Conservation for the Belmont Quarry Development project under the Fast-Track Approvals Act 2024 (the Act).

Te Rūnanga is the mandated iwi authority for Ngāti Toa Rangatira (Ngāti Toa). We have the responsibility for protecting and enhancing the mana of Ngāti Toa across the various political, economic, social and environmental spheres.

In relation to Te Ao Tūroa, the objective of Ngāti Toa is to nurture a resilient environment to sustain future generations through reclaimed connection and mātauranga to natural resources, empowering kaitiaki who are leaders and co-managers of our natural environment, our commitment to environmental sustainability and our ability to adapt to the impacts of climate change.

Details about the Application and the view of Te Rūnanga

Te Rūnanga has been engaged with Winstone Aggregates throughout the pre-lodgement phase of the Belmont Quarry Development project, in relation to the proposed land exchange (Part A). We provided written feedback prior to lodgement and subsequently supplied an updated letter in November 2025 addressing refinements to the application.

Our engagement reflects our interests in review of ecological, hydrological and cultural information, as well as discussions regarding the conservation values of both the land proposed to be relinquished and the land proposed to be acquired.

In providing these comments to DOC, Te Rūnanga reiterates that our assessment is guided by our kaitiaki responsibilities to Te Ao Tūroa and our obligation to uphold the mauri of the wider Belmont landscape. Our interest extends beyond the transactional exchange of land parcels to the long term ecological integrity, hydrological function, and intergenerational wellbeing of the catchment.

The Position of Te Rūnanga

Te Rūnanga maintains a neutral position on the proposed land exchange. However, we wish to raise the following matters:

- Overall conservation benefit: DOC must be satisfied that the exchange results in a genuine conservation gain, with clear evidence that the values of the land received exceed, or appropriately offset, those of the land being relinquished.
- Independent ecological assurance: Te Rūnanga recommends that DOC obtain or confirm independent peer review of the ecological assessments to ensure robustness and transparency. We also encourage DOC to evaluate the ecological function of the habitats involved, including hydrological characteristics, species composition and regeneration potential.
- Loss and vulnerability of swamp forest: Given the substantial historical loss of wetland and swamp forest habitat in the Wellington Region, Te Rūnanga recommends that DOC's assessment explicitly considers the regional scarcity of such ecosystems. This is particularly important in light of the vulnerability of swamp maire to myrtle rust and the need to support the long term viability of these taonga species.
- Protection of water bodies and associated species: The tributaries, wetlands and taonga species within the Belmont catchment require careful consideration. Sediment control, water flow management and monitoring frameworks must be sufficiently robust to avoid degradation of our ancestral landscape.

Conclusion

Te Rūnanga acknowledges that the proposed land exchange does not alter the enduring relationship of mana whenua with the Belmont landscape. Our kaitiaki responsibilities remain irrespective of land tenure.

Te Rūnanga appreciates the opportunity to provide comment on the land exchange component of the Belmont Quarry Development project. Our position reflects a measured approach grounded in kaitiakitanga, ecological integrity and intergenerational responsibility.

We remain committed to constructive engagement with Winstone Aggregates as this proposal progresses under the Fast-track Approvals Act 2024.

Ngā mihi,

Jaquān Nin

New Zealand Conservation Authority – Comments under the Fast-track Approvals Act 2024

Belmont Quarry Development

1. Introduction

The New Zealand Conservation Authority (NZCA) acknowledges and appreciates the opportunity given by the Expert Consenting Panel (**Panel**) to comment on this application, pursuant to section 35 of the Fast-track Approvals Act 2024 (**FTAA**). The NZCA offers these comments in line with its statutory role as an independent body established under the Conservation Act 1987. The Authority's responsibilities include advising on matters of national conservation importance, overseeing the development and implementation of conservation strategies and plans, and ensuring the management of natural and cultural resources aligns with the principles of the Treaty of Waitangi.

In doing so, the NZCA offers a national conservation perspective to help the Panel ensure the application is assessed in a way that protects the environment, statutes, and mana whenua rights. The Authority acknowledges the significance of infrastructure development at a national level but stresses that such development must not compromise Aotearoa's conservation duties or the Crown's responsibilities under Te Tiriti o Waitangi.

Key priorities for the NZCA are upholding Treaty principles embodied in Section 4 of the Conservation Act, the implementation of Te Mana o te Taiao New Zealand Biodiversity Strategy, and the protection of native biodiversity and taonga species. The NZCA also

supports DOC's duty under the Conservation Act to foster the use of natural and historic resources for recreation.

The following comments are based on the application and material required under section 18 of the FTAA, which identifies relevant iwi authorities, Treaty settlement entities, and MACA applicants, as well as the Crown's statutory obligations in relation to existing Treaty settlements and customary rights. The NZCA's views on this proposed land swap also take into account the recreation and ecosystem values.

2. Application Summary Relevant to NZCA Functions

The Land Exchange application related to the Belmont Quarry Fast-Track application relates to land that is Crown-owned and was set apart as a recreation reserve under the Reserves Act 1977 (**the Act**) in June 1989. In 1991, the Greater Wellington Regional Council (**GWRC**) was appointed by the Minister of Conservation to control and manage for recreation purposes the Dry Creek Recreation Reserve with the underlying freehold interest in the land remaining vested in the Crown.

Recreational reserves are classified under section 17 of the Act for the general purpose of:

... "providing areas for the recreation and sporting activities and the physical welfare and enjoyment of the public, and for the protection of the natural environment and beauty of the countryside, with emphasis on the retention of open spaces and on outdoor recreational activities, including recreational tracks in the countryside."

Recreational reserves are also administered for the further purposes of:

(a) The public having freedom of entry and access to the reserve... subject to such conditions and restrictions as the administering body considers to be necessary for the protection and general well-being of the reserve and for the protection and control of the public using it.

(b) where scenic, historic, archaeological, biological, geological, or other scientific features or indigenous flora or fauna or wildlife are present on the reserve, those features or that flora or fauna or wildlife shall be managed and protected to the extent compatible with the principal or primary purpose of the reserve....

(c) those qualities of the reserve which contribute to the pleasantness, harmony, and cohesion of the natural environment and to the better use and enjoyment of the reserve shall be conserved:

(d) to the extent compatible with the principal or primary purpose of the reserve, its value as a soil, water, and forest conservation area shall be maintained.

The GWRC Parks Network Plan, Toitū Te Whenua (2020–30), has identified Belmont Regional Park as a place of regional significance for recreation, conservation, landscape character, and cultural heritage. In terms of landscape values, the Plan recognises that “the park contributes to the legibility and identity of the Wellington landscape, particularly through its ridgelines, open spaces, and scenic views”. Mining and quarrying are prohibited activities in Belmont Park in Toitū Te Whenua.

For Belmont Regional Park the Natural Heritage Goal is to “Protect and restore high levels of terrestrial and freshwater ecosystem health to enhance biodiversity and ecosystem services”.

The Recreation Goal states “Parks are highly accessible places for many visitors to enjoy; they offer a variety of interesting experiences, enhancing the health and wellbeing of local communities and broader regional economy”, and the Cultural Heritage Features and Landscape Values Goal is “A variety of landscape settings are preserved and enhanced reflecting social values; historic heritage features are protected and interpreted for visitors”.

The land is not classified under any of the protected reserve categories listed in Schedule 4 of the FTAA 2024. The Act enables the exchange of public conservation land with a Fast Track project where the exchange will result in a net benefit for conservation. The Minister of Conservation must be satisfied that an exchange will result in a net-conservation benefit in order to approve the transaction, and must consider (but is not bound by) Chapter 6 of the Conservation General Policy. This policy states:

6 (d) Subject to policy 6 (c), land disposal should not be undertaken where the land in question either:...

- vii. secures practical walking access to public conservation lands and waters, rivers, lakes or the coast.*

The FTAA Section 29 provides “Criteria for Panel” when considering a land exchange, and of particular relevance in this context (1)(a) (ii)-(iv):

- (ii) the conservation values of the land concerned, including how threatened or abundant they are, and a comparative assessment of the values that relate to each area of land concerned; and*
- (iii) the financial implications for the Crown of the land exchange; and*
- (iv) whether the consequences of the land exchange would be practical to manage on an ongoing basis....”*

3. Section 4 Considerations

With respect to Section 4 of the Conservation Act 1987, and giving effect to the Principles of the Treaty of Waitangi, the documentation provided by the applicant refers to consultation that has been undertaken with Taranaki Whānui ki te Upoko o Te Ika, Ngāti Toa Rangatira, Te Āti Awa Nui Tonu, Rangitāne Tū Mai Ra, and Muaūpoko on cultural acceptability and tangata whenua-specific conditions, but as the material reporting on this has been almost completely redacted it is not possible for us to understand the nature and outcomes of that consultation.

4. Land exchange proposal assessment

The Land exchange component of this proposal refers to land parcels as *DOC-Get* and *DOC-Give*.

The *DOC-Get* land is stated to consist of 34.11 ha, composed of 4 blocks of land – Northern Gully (12.62 ha of which 2.9 ha are protected by an existing Queen Elizabeth the Second National Trust (**QE II**) covenant), Southern Gully (3.94 ha), Firth Block (9.6 ha, protected by a *QE II* covenant), and Dry Creek (7.9 ha). The *DOC-Give* land is stated to be 23.86 ha. The *QE II* areas were covenanted to offset previous quarry expansion. The parcels of land being offered in exchange for *PCL* have in the past received clean fill (Northern Gully), overburden and extraction (Firth Block), extraction and clean fill (Dry Creek), and solely clean fill (northern end of Southern Gully).

Thus, the proposal is to exchange 23.86 ha of Public Conservation land for 21.6 ha of private land with an additional 12.5 ha of land already protected through *QE II* covenants.

The parcels of land in the DOC-Get offer are not contiguous. In the case of the Northern and Southern Gully parcels the DOC-Get land is adjacent to a number of rural-residential properties in private ownership. The land designated as DOC-Give (to be the Overburden Development Area – **OBDA**) is surrounded on 3 sides by the Belmont Regional Park and the fourth side shares a boundary with the existing quarry.

All of the land being considered has been modified to a greater or lesser extent by human activities. There are important habitats for a range of invertebrate and vertebrate species and well as a range of land plants and aquatic organisms. Active restoration has been underway with a number of volunteer groups and guided by the Restoration plan of GWRC “Recloaking Papatūānuku”, and guidance provided by GWRC (refer website).

The fact that the DOC-Get land is in separate parcels raises questions about the ability of these parcels to serve as corridors for species. Generalising about corridor functions is difficult – as species/seeds/spores have very different trajectories and ways of moving within the environment, as well as time frames over which such movement occurs. It is not clear how this fragmentation will influence species and communities. The loss of the DOC-Give block will also mean the loss of the regenerative aspects of native seedbank that has been building up in the approximately 50 years of recovery, revegetation and pest management that has been undertaken in the area.

Within the past week (reported 10 February 2026) in the OBDA, 11 swamp maire trees were found to be fruiting, with seedling plants beneath them from previous years. These were located in four areas across the proposed OBDA. The Friends of Belmont Regional Park now report 16 swamp maire in the OBDA area. In addition, more Ramarama (*Lophomyrtus bullata*) have been located. Swamp Maire has “Threatened - Nationally Vulnerable” status and Ramarama “Threatened - Nationally Critical” status in the DOC Threatened Species system and both are listed as “Critically Endangered” in the IUCN Red List.

The boundary lengths of the parcels proposed to be transferred to DOC exceed the boundary lengths of the land proposed for the OBDA. The neighbouring rural / residential properties, particularly in the Northern and Southern Gully parcels, present a number of issues if the land is transferred to DOC, in terms of management of incursions of weeds and pest species/predators from neighbouring private owners, who may or may not be operating weed and pest control measures that harmonise with those proposed for the DOC-Get land. Pest and weed control will have on-going associated

financial implications for the Crown, relevant to the criterion “*whether the consequences of the land exchange would be practical to manage on an ongoing basis...*”.

The fragmentation also will affect the recreational values of the area. The proposed OBDA comes right up to Buchanan’s Walking Track and changes to the land in the OBDA will be visible from just under half of the Buchanan Track, and from sections of the Dry Creek Loop Track. There are issues about public access to the Dry Creek area with the proposed OBDA abutting the main track. The DOC-Get land consists of areas where there is no (or very little) public access and enabling public access with be very challenging based on the terrain. Given the land being transferred is currently a Recreation Reserve it is not clear how *the exchange will result in a net benefit for conservation* and, in particular, for the purposes this land is held. Given the terrain and access issues, NZCA questions the opportunities and costs for enabling recreation on the DOC-Get parcels.

In the Ecological Assessment of the Belmont Quarry Land Exchange the authors compared the DOC-Give area (23 ha that is known to include a variety of habitat types and ecological values) with the smaller parcels of land being proposed for exchange. In our opinion this led to a downgrading of the values present in portions of the DOC-Give land, where values were averaged across the whole area. While there may be currently negligible ecological values in some areas of the DOC-Give parcel (e.g. central exotic pine and grassland ridge), there are areas with potential for further recovery including wetland habitats. Natural inland wetlands are regionally rare (<3% remaining Regionally). The Ecological Assessment notes the presence of a wetland and wet gullies in the DOC-Give land which also represent important habitats with potential for swamp maire. As noted above there are both mature and young swamp maire within the OBDA. Wetlands in New Zealand have been reduced to ca. 10% of the pre-human cover and swamps to ca. 6% of their original extent. Given their ecological importance and the threats on these habitats, NZCA considers the potential loss of any such areas needs to be taken very seriously.

5. NZCA Position and Recommendations to the Expert Panel

The NZCA thanks the Panel for the opportunity to comment on this application under the FTAA. NZCA **recommends against the exchange of land** given:

- the NZCA does not consider this exchange will result in a “*net benefit for conservation*” as required by the Act,
- the lack of visibility in relation to iwi consultation,
- the reduction in biodiversity and habitat protection – currently 36.36 ha (consisting of 23.86 ha PCL and 12.5 ha QE II covenant) compared with 21.61 ha (consisting of 34.11 ha that includes the QE II covenant), including loss of habitats and investment over the past ca. 50 years in regeneration of the native flora and fauna,
- the significant border of two of the land blocks with rural/residential properties and increased issues and costs associated with weed and predator control,
- the reduction in public access and likelihood of recreational opportunities given the terrain, fragmentation and state of parcels being offered.

Invitation for comment on Belmont Quarry Development land exchange application under the Fast-track Approvals Act 2024

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How do I make a comment on the application?

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 - **Email** the form to landexchange@doc.govt.nz. Please mark in the subject line: "Comments on land draft land exchange application and Belmont Quarry Development; or
 - **Post** the form the form to Land Exchange Fast-track Application, Conservation House, PO Box 10 420, Wellington 6143 in time for the form to be received by the date comments are due by.
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Closing date of comments

The closing date and time for sending objections or submissions to the Director-General on this matter is **26 February 2026**.

Important information

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Comments on the Belmont Quarry Development land exchange application

Contact details

All sections of this form with an asterisk (*) are mandatory.

Organisation name (if submitting on behalf of a business, community group, etc.)	NZ Transport Agency
*First and Last name	Nicola Foran
*Email (Communication from DOC will be via email unless alternate contact requested)	environmentalplanning@nzta.govt.nz
Alternate contact for all DOC communication	
*Phone/Mobile	
Postal Address and Post Code	

We will email you the draft land exchange report for your comment

Please identify your preferred method for receiving the draft land exchange report for your comment.	Email /Post
--	-------------

☒

I wish to **keep my contact details confidential**

Note: Your contact details will be not made public, but your name and organisation may be published alongside your commentary

Please provide your comments on the land exchange application (use additional pages if required)

NZTA is the road controlling authority of both State Highway 2 and State Highway 58 located in immediate proximity to the subject sites and has two designations that front two of the parcels of land subject to the exchange as follows:

Dry Creek

NZTA is an adjacent landowner of the 'Dry Creek' area of land subject to the land exchange, located at 2 Haywards Hill Road, Haywards. NZTA administers the portion of Hebden Crescent that immediately fronts the site, with Designation TNZ3 extending over this section of Hebden Crescent.

Firth Block

NZTA is a designation holder adjacent to the 'Firth Block' area of land subject to the land exchange located within the Belmont Quarry at 541 Hebden Crescent, Kelson. NZTA administers the TNZ1 Designation

Winstone Aggregates have stated that as a result of the land exchange there is no anticipated change in land use on both the Dry Creek and Firth Block sites, nor an increase in traffic effects. NZTA has considered the proposal as a landowner and designation holder and considers that as a result of the land exchange, there will not be impacts on NZTA administered land, nor will the exchange and associated use prevent or hinder the NZTA's ability to give effect to its designation.

NZTA Interests in the Subject Conservation Land:

NZTA has an informal interest in the area of land that is subject to the proposed land exchange. As part of the State Highway 58 Safety Improvements Project (SH58), NZTA has designation conditions which requires planting to be undertaken within the Belmont Regional Park to offset the removal of indigenous vegetation along the SH58 alignment. NZTA had proposed to undertake this offset planting within the area of conservation land subject to this land exchange. This land had been previously identified by GWRC as a suitable location where pest plant species could be removed, and new indigenous vegetation planting undertaken, to provide a positive offset for the removal of vegetation associated with facilitating the SH58 Safety Improvements.

NZTA had previously obtained approval in principle from the Department of Conservation (DoC) and the Greater Wellington Regional Council (GWRC) to undertake offset planting within the land exchange subject area and had completed ecological investigation on this parcel of land. NZTA has an approved Ecological Management Plan certified by both the Hutt City Council (HCC) and Upper Hutt City Council (UHCC) for the planting to be undertaken within this location.

Consultation

NZTA became aware of the proposal by Winstone Aggregates to exchange the land subject to our offset planting, through both NZTA and Winstone Aggregates consultation with GWRC in September 2025. NZTA has been corresponding with Winstone Aggregates on how both organisations can best progress this mutual interest in this land.

Following this engagement with Winstone Aggregates, NZTA has been investigating alternative options to undertake offset planting in other locations within the Belmont Regional Park. NZTA acknowledges the assistance of GWRC in identifying new suitable alternative areas within the Belmont Regional Park.

Resolution on NZ Transport Agency Interests:

NZTA is currently investigating alternatives to relocate the offset planting within other areas of the Belmont Regional Park and has been in discussions with the GWRC, HCC and UHCC to do so. GWRC has proposed a new site outside of the land exchange area which has been agreed to in principle by NZTA. NZTA is now

seeking internal sign off, and approval from HCC and UHCC, that this alternative location complies with our offset planting requirements. NZTA can confirm that our only interest in the land exchange is the proposed offset area, and as described above, is actively working to secure a new location outside of the land subject to the land exchange, to fulfil our obligation for completing the offset planting. When NZTA obtains the relevant approvals, we will have no further interest in the land exchange.

Attachments

If you are using attachments to support your commentary, please clearly label each attachment, complete the table below and send in your attachments with this form.

Document title	Document format (e.g. Word, PDF, Excel, jpg etc.)	Description of attachment



View Instrument Details

Instrument No	10476608.1
Status	Registered
Date & Time Lodged	23 June 2016 10:44
Lodged By	Dahya, Anna Brooks
Instrument Type	Covenant (All types except Land covenants)



Toitū Te Whenua
Land Information
New Zealand

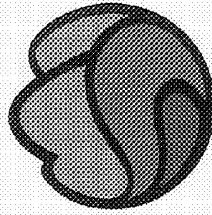
Affected Computer Registers	Land District
WN31B/39	Wellington
WN31D/969	Wellington

Annexure Schedule: Contains 14 Pages.

Signature

Signed by Anna Brooks Dahya as Grantor/Grantee Representative on 23/06/2016 10:32 AM

*** End of Report ***



QEII National Trust
Open Space New Zealand
Ngā Kaitiaki Take Kōwhiri

Open Space Covenant

5-07-755

Fletcher Concrete and Infrastructure Limited

Queen Elizabeth the Second National Trust

Open space covenant

Covenant no. 5-07-755

Parties

Fletcher Concrete and Infrastructure Limited (the Covenantor)

Queen Elizabeth the Second National Trust (the National Trust)

Background

- A The National Trust is established under the Queen Elizabeth the Second National Trust Act 1977.
- B Section 22 of the Queen Elizabeth the Second National Trust Act 1977 authorises the National Trust to agree and enter into open space covenants with private landowners.
- C The Covenantor wishes to protect and preserve certain significant natural environmental values and open space values on the Covenant Area as defined in this deed.
- D The Covenantor and the National Trust now wish to record the agreed objectives, terms and conditions of the open space covenant in this deed.

Operative provisions

Part A—Purpose and objectives

1 Creation of open space covenant

- 1.1 The Covenantor and the National Trust agree to enter into an open space covenant within the meaning of section 22 of the Act in favour of the National Trust on the terms and conditions set out in this deed with the intent that the covenant created by this deed shall run with and bind the Land comprising the Covenant Area in perpetuity.

2 Purpose and objectives

- 2.1 The Covenantor and the National Trust agree that the purpose of this deed is to protect, maintain and enhance the Open Space Values of the Covenant Area and in particular to achieve the following objectives:
 - 2.1.1 Protection and enhancement of the natural character of the Covenant Area with particular regard to the indigenous flora and fauna;
 - 2.1.2 Maintenance and enhancement of the landscape value of the Covenant Area;
 - 2.1.3 Enhance the contribution that the Covenant Area makes to the protection of indigenous biodiversity, by encouraging (where appropriate) the restoration of indigenous vegetation cover on the Covenant Area; and
 - 2.1.4 Prevention of subdivision (within the meaning of the Resource Management Act 1991 or any other equivalent replacement legislation) of the Covenant Area.

Part B—Terms and conditions

3 Disposition of the land comprising the Covenant Area

- 3.1 If the Covenantor wishes to sell or otherwise dispose of all or any part of the Land comprising the Covenant Area the Covenantor must:
 - 3.1.1 Notify the National Trust of such sale or other disposition and provide the National Trust with the name and contact address of the new owner, lessee or licensee; and

Open space covenant

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- 3.1.2 If any such sale or other disposition occurs before registration of this deed by the Registrar-General of Land:
- (a) Ensure such sale or other disposition is made expressly subject to the objectives, terms and conditions of this deed; and
 - (b) Obtain the agreement of the party to whom such sale or other disposition is made to comply with and be bound by the objectives, terms and conditions of this deed.
- 3.2 If the Covenantor sells or otherwise disposes of all or any part of the land comprising the Covenant Area to a company, the covenants contained in this deed will bind a mortgagee in possession, receiver, the Official Assignee, liquidator, statutory manager or statutory receiver to the fullest extent permitted by law.
- 4 Appearance and condition of the Covenant Area**
- 4.1 No act or thing may be done or placed or permitted to be done or remain on the Covenant Area which in the reasonable opinion of the Board materially alters the appearance or condition of the Covenant Area or is prejudicial to the Covenant Area as an area of open space as defined in the Act.
- 4.2 In particular, the Covenantor must not do nor permit others to do any of the following activities on and in respect of the Covenant Area without the prior written consent of the National Trust, which consent will not be unreasonably withheld (and if given may be given with reasonable conditions imposed to any consent) if the National Trust is satisfied that such activity does not conflict with the purpose and objectives of this deed:
- 4.2.1 Fell, remove, burn or take any native trees, shrubs or plants of any kind or in any state whatsoever;
 - 4.2.2 Plant any trees, shrubs or plants or scatter or sow any seed of any trees, shrubs or plants, other than local native species sourced from the ecological district within which the Covenant Area is situated;
 - 4.2.3 Introduce any noxious substance or substance otherwise injurious to plant life except in the control of pests;
 - 4.2.4 Move or remove any rock or stone, blast, mark, paint, deface or otherwise disturb the ground;
 - 4.2.5 Construct or erect any building or structure or undertake any exterior alterations to any existing building or structure;
 - 4.2.6 Erect or display any sign, notice, hoarding or advertising material of any kind except for signs identifying the Covenant Area or indicating walking tracks that are or may be established on the Covenant Area;
 - 4.2.7 Carry out any prospecting or exploration, mining or quarrying of any minerals, petroleum or other substance or deposit;
 - 4.2.8 Deposit any rubbish, debris or other materials, except in the course of undertaking maintenance or approved construction works, provided that on completion of any such maintenance or construction works all rubbish, debris and other materials not required for the time being are removed as promptly as possible and the Covenant Area left in a clean and tidy condition;
 - 4.2.9 Allow any livestock on the Covenant Area; or
 - 4.2.10 Cause deterioration in the natural flow, supply, quantity or quality of water of any river, stream, lake, wetland, pond, marsh or any other water resource affecting the Covenant Area.

Open space covenant

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5 Third party access to the Covenant Area

5.1 If the Covenantor is notified by any person or authority of an intention to erect any structure or infrastructure, or carry out any other works on the Covenant Area, the Covenantor must as soon as reasonably possible:

- 5.1.1 Inform the person or authority of the existence of this deed;
 - 5.1.2 Inform the National Trust of the proposed intentions of any such person or authority; and
 - 5.1.3 Not consent to or otherwise allow the undertaking of the proposed works or any other works by such person or authority without the prior written consent of the National Trust.
- 5.2 Any such person or authority will be the responsibility of the Covenantor during the course of any approved works being carried out within the Covenant Area.

6 Management of the Covenant Area

6.1 The National Trust may provide technical advice or assistance to the Covenantor as is appropriate and practical to assist in meeting the purpose and objectives set out in this deed.

6.2 The Covenantor and the National Trust may agree on a Management Plan for the Covenant Area. The Covenantor and the National Trust may revise the Management Plan from time to time and will do so if reasonably required by the other party.

6.3 If any question arises in relation to the management of the Covenant Area or any other matter touching or concerning this deed then the Covenantor and the National Trust will use their best endeavours in good faith to promptly resolve the question amicably by conference and negotiation between the Covenantor and the Chief Executive of the National Trust, provided that any resolution does not in any way diminish the purpose and objectives of this deed.

6.4 If the Covenantor is in default of the Covenantor's obligations under this deed (including any agreed Management Plan, if any), the following will apply:

6.4.1 The National Trust may give notice to the Covenantor stating the nature of the Covenantor's default, the reasonable actions required to remedy the default and providing a reasonable timeframe within which the Covenantor must remedy the default (Default Notice);

6.4.2 If, on expiry of the timeframe specified in any Default Notice, the Covenantor's default has not been remedied the National Trust will give further notice to the Covenantor advising that if the default advised of in the Default Notice is not remedied within a further reasonable timeframe specified by the National Trust then the National Trust will be entitled to arrange for the undertaking of any works required to remedy such default and may recover the cost in all things of doing so from the Covenantor as a debt payable on demand; and

6.4.3 If, on expiry of the further reasonable timeframe specified in clause 6.4.2, the Covenantor's default has not been remedied the National Trust may arrange for the undertaking of any works required to remedy such default and may recover the cost in all things of doing so from the Covenantor as a debt payable on demand.

Open space covenant

Covenant no. 5-07-755

7 Pest plants and animals

7.1 It is the Covenantor's responsibility to control all weeds and pests in the Covenant Area to the extent required by any statute and in particular to comply with the provisions of, and any notices given under the Biosecurity Act 1993 and the Wild Animal Control Act 1977.

7.2 In particular, the Covenantor must keep the Covenant Area free from any exotic species specified from time to time in any agreed Management Plan for the Covenant Area.

8 Fire

8.1 If fire threatens the Covenant Area the Covenantor must, as soon as practical, notify the appropriate fire authority.

9 Fences and gates

9.1 The Covenantor and the National Trust will agree on fencing requirements on the boundary of the Covenant Area from time to time as reasonably required in order to protect the Covenant Area from stock.

9.2 If stock types and/or stock levels on land adjacent to any unfenced boundary of the Covenant Area is likely to have a detrimental effect on the Covenant Area, then the Covenantor must at the Covenantor's cost erect appropriate stock-proof fencing on the affected unfenced boundary of the Covenant Area.

9.3 It is the Covenantor's responsibility to keep and maintain all fences and gates on the Covenant boundary in good order, repair and condition as reasonably required (including replacement when that is reasonably required). The provisions of the Fencing Act 1978 will apply on title boundaries.

10 Entry and access

Trust access

10.1 On giving reasonable notice to the Covenantor, the National Trust may through its officers, employees, contractors or agents enter the Covenant Area for the purpose of:

- 10.1.1 Viewing the state and condition of the Covenant Area;
- 10.1.2 Ascertaining compliance by the Covenantor with the objectives, terms and conditions of this deed and any approved management plan; and
- 10.1.3 Remedying any default by the Covenantor pursuant to clause 6.3.

Public access

10.2 The Covenantor may, in its sole discretion, permit members of the public to have freedom of entry and access to the Covenant Area provided that in giving any such permission the Covenantor must:

- 10.2.1 Give due consideration to any specific management issues relating to the Covenant Area from time to time;
- 10.2.2 Ensure that regard is had to the purpose and objectives of this deed during such access; and
- 10.2.3 In particular, ensure that the prohibitions set out in clause 4.2 are complied with during such access.

Open space covenant

Covenant no. 5-07-755

Part C—General provisions

11 Variations

11.1 The National Trust and the Covenantor may vary the terms of this deed provided that any such variation is in accordance with section 22A of the Act which states that a variation cannot be contrary to the purpose and objectives of this deed.

11.2 No variation to the terms of this deed will have any force or effect unless it is in writing, signed by the National Trust and the Covenantor and registered by the Registrar-General of Land.

12 Confidentiality

12.1 In accordance with the National Trust's privacy policy and to recognise the Covenantor's rights as a private person and/or landowner and the close relationship of trust, co-operation and partnership existing between the Covenantor and the National Trust, the National Trust will keep confidential all information in its knowledge and possession relating to the Covenantor, the Covenantor's activities in the Covenant Area, the management of the Covenant Area by the Covenantor and the monitoring of the Covenant Area by the National Trust and will not disclose any such information without the prior written approval of the Covenantor except:

12.1.1 Where that is necessary to carry out the National Trust's obligations and enforce the National Trust's rights under this deed;

12.1.2 To the extent required by law or the order of any court of competent jurisdiction.

12.2 To the extent the National Trust is required by law or court order to disclose any such information referred to in clause 12.1, the National Trust shall seek to avoid or limit disclosure on whatever grounds are available (including, without limitation, the Covenantor's privacy, the existence of an obligation of confidence, the desirability of ensuring continued information flows from the Covenantor and, if relevant, commercial sensitivity), so as to protect the Covenantor's rights to confidentiality to the maximum extent possible.

13 Costs

13.1 The Covenantor may be required, at the Board's discretion, to pay the Board's legal costs (as between solicitor and client) of and incidental to the enforcement or attempted enforcement of the Board's rights, remedies and powers arising under and from this deed.

13.2 The Covenantor may be required, at the Board's discretion, to pay the Board's costs, including administration costs, associated with any variation, requested by the Covenantor, to the registered open space covenant provided for by this deed.

14 Notices

14.1 Any consent, approval, authorisation or notice to be given by the Board or the National Trust may be given in writing signed by the Chief Executive and delivered or sent by ordinary post to the last known residential or postal address of the Covenantor or to the solicitor acting on behalf of the Covenantor.

15 Severability

15.1 If a clause or part of a clause of this deed can be read in a way that makes it illegal, unenforceable or invalid, but can also be read in a way that makes it legal, enforceable and valid, it must be read in the latter way. If any clause or part of a clause of this deed is

Open space covenant

Covenant no. 5-07-755

illegal, unenforceable or invalid, that clause or part is to be treated as removed from this deed, but the rest of this deed will not be affected.

16 Governing law

16.1 This deed is governed by the law of New Zealand. The Covenantor and the National Trust submit to the non-exclusive jurisdiction of its courts and will not object to the exercise of jurisdiction by those courts on any basis.

17 Waiver

17.1 A waiver of any right, power or remedy under this deed must be in writing signed by the party granting it. A waiver is only effective in relation to the particular obligation or breach in respect of which it is given. It is not to be taken as an implied waiver of any other obligation or breach or as an implied waiver of that obligation or breach in relation to any other occasion.

17.2 The fact that a party fails to do or delays in doing something the party is entitled to do under this deed does not amount to a waiver.

18 Limitation of liability

18.1 If any Covenantor is also a trustee of a trust, then that person warrants that:

18.1.1 that person has power to be the Covenantor (as the case may be) under the terms of the trust;

18.1.2 that person has properly signed this deed in accordance with the terms of the trust;

18.1.3 that person has the right to be indemnified from the assets of the trust and that right has not been lost or impaired by any action of that person including entry into this deed;

18.1.4 all of the persons who are trustees of the trust have approved entry into this deed; and

18.1.5 if that person has no right to or interest in any of the assets of the trust except in that person's capacity as trustee of the trust, that person's liability under this deed shall not be personal and unlimited but shall be limited to an amount equal to the value of the assets of the trust that are available to meet that person's liability unless the right of that person to be indemnified from the assets of the trust has been lost and, as a result, the other party to this deed is unable to recover from that person that amount.

Open space covenant

Covenant no. 5-07-755

19 Counterparts

19.1 This deed may be signed in any number of counterparts all of which, when taken together, will constitute one and the same instrument. A party may enter into this deed by executing any counterpart.

20 Electronic communication

20.1 The National Trust and the Covenantor agree that this deed whether signed or unsigned by the parties, or any other document relating to this deed, still has legal effect whether it has been:

- 20.1.1 received in electronic form or is in an electronic communication; and/or
- 20.1.2 referred to in an electronic communication that is intended to give rise to that legal effect.

20.2 The paper original of any document provided in electronic form or by electronic communication must be available to the National Trust on request.

20.3 Both parties to this deed agree that an original document is defined as a paper original and electronic copy of the paper original.

21 Definitions and interpretation

21.1 In this deed unless the context requires otherwise, the following definitions apply:

Act means the Queen Elizabeth the Second National Trust Act 1977

Board means the board of directors of the National Trust in terms of section 4 of the Act

Chief Executive means the person appointed under section 18(1)(a) of the Act

Covenantant Area means the area or areas of the Land described in Schedule 2 – Land as outlined and indicated on any plan annexed to this deed

Covenantor means the person, persons or other entity that from time to time is registered as the proprietor of the land comprising the Covenant Area

Management Plan means a signed agreement between the Covenantor and the National Trust on the management of the Covenant Area

Open Space has the meaning given to it in section 2 of the Act

Open Space Values are particular values on the Land that are protected and maintained as Open Space.

21.2 In the event of any inconsistency between the general terms and conditions contained in Parts B and C of this deed and the special conditions contained in Schedule 1 annexed to this deed, Schedule 1 will prevail and in the event of any conflict between this deed, Schedule 1, and the Act, the Act will prevail.

21.3 In this deed, unless the context otherwise requires:

- 21.3.1 A reference to any law or legislation or legislative provision includes any statutory modification, amendment or re-enactment, and any subordinate legislation or regulations issued under that legislation or legislative provision;
- 21.3.2 A reference to any agreement or document is to that agreement or document as amended, novated, supplemented or replaced from time to time;

Open space covenant

Covenant no. 5-07-755

- 21.3.3 A reference to a prohibition against doing anything includes a reference to not permitting, suffering or causing that thing to be done;
- 21.3.4 An expression importing a natural person includes any company, trust, partnership, joint venture, association, body corporate or governmental agency.
- 21.3.5 A reference to a clause, part, schedule or attachment is a reference to a clause, part, schedule or attachment of or to this deed unless otherwise stated; and
- 213.6 All schedules and attachments to this deed form part of this deed.

Open space covenant

Covenant no. 5-07-755

Schedule 1 - Special Conditions

Special conditions relating to the Covenant Area

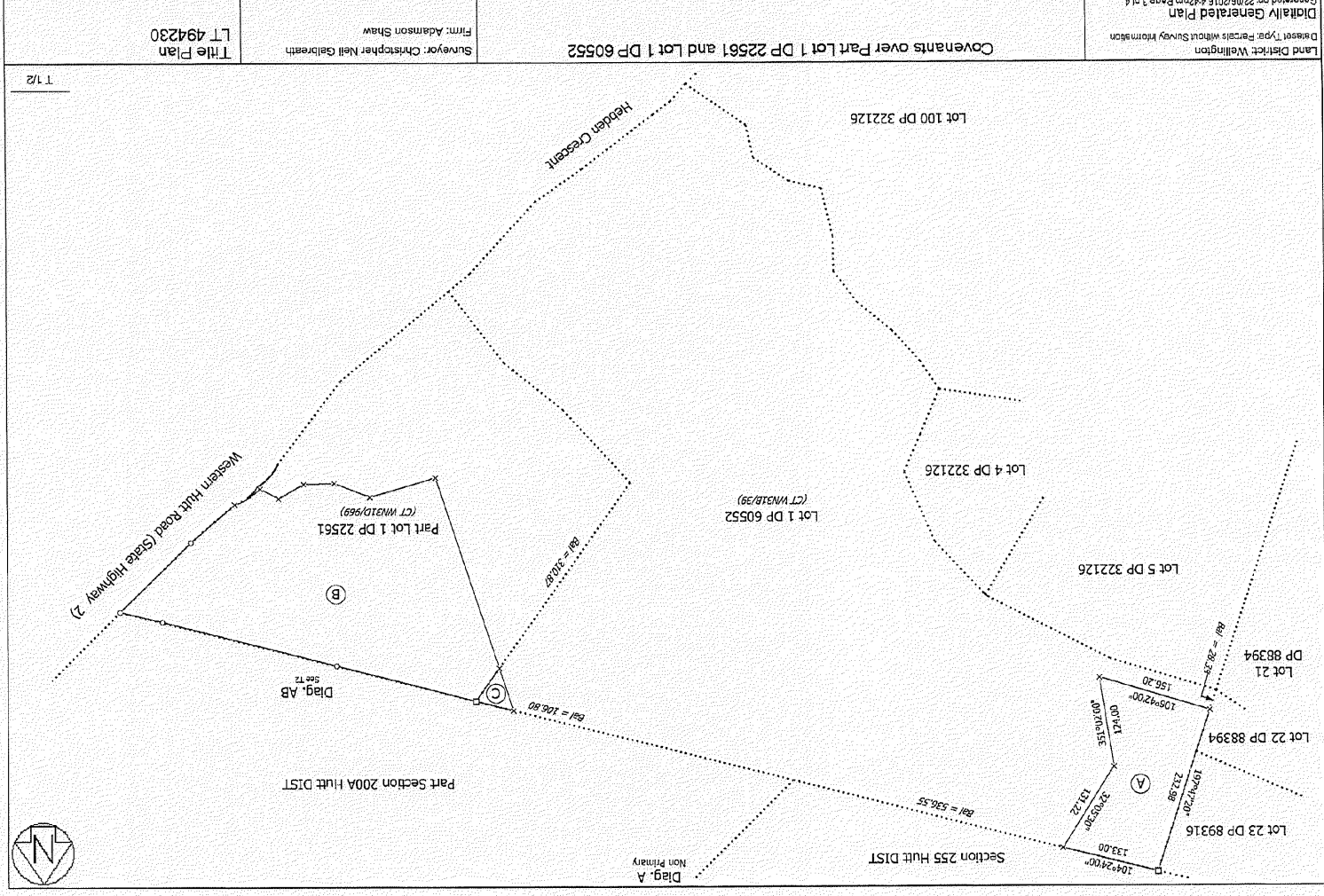
There are no Special Conditions that apply in respect of the Covenant Area.

Open space covenant

Covenant no. 5-07-755

Schedule of Land

Estate:	Fee Simple
Area:	Area A being 2.8730 hectares DP 494230 (part Computer Freehold Register WN31B/39)
	Area B being 9.4680 hectares DP 494230 (part Computer Freehold Register WN31D/969)
	Area C being 0.1364 hectares DP 494230 (part Computer Freehold Register WN31B/39)
Total area being: 12.4774 hectares	



Open space covenant

Covenant no. 5-07-755

Execution and date

Executed as a deed

Dated this 1 day of November 2015.

Signed by Fletcher Concrete and Infrastructure Limited
as Covenantor

s9(2)(a)

Signature.

Charles Bolt
Director

Name

s9(2)(a)

Signature..

Director

Matthew Victor Crockett

Name

The common seal of Queen Elizabeth the Second National Trust

was affixed in the presence of:

s9(2)(a)

Chairperson.....

s9(2)(a)

Director.....

s9(2)(a)

Chief Executive



Invitation for comment on Belmont Quarry Development land exchange application under the Fast-track Approvals Act 2024

An application has been made by Winstone Aggregates under the Fast-track Approvals Act 2024 (the Act) for a land exchange application for Belmont Quarry Development (the project).

How do I make a comment on the application?

- Fill in the details on the attached form and:
 - **Email** the form to landexchange@doc.govt.nz. Please mark in the subject line: "Comments on land draft land exchange application and Belmont Quarry Development; or
 - **Post** the form the form to Land Exchange Fast-track Application, Conservation House, PO Box 10 420, Wellington 6143 in time for the form to be received by the date comments are due by.
- Comments must be received by the Department of Conservation, on behalf of the Director-General of Conservation, no later than the date comments are due by. The Department of Conservation is not able to issue extensions of waivers to the deadline and may not consider comments received late.
- If you are an iwi authority you may share the consent application with hapū whose rohe is in the project area in the application and choose to include comments from the hapū with any comments you may wish to provide.

Closing date of comments

The closing date and time for sending objections or submissions to the Director-General on this matter is **26 February 2026**.

Important information

Your personal information will be held by the Department of Conservation and used in relation to the land exchange application process. You have the right to access and correct personal information held by the Department of Conservation.

The Fast-track Team will forward copies of any comments received to Winstone Aggregates and they may be published on the Fast-track website.

Your name and organisation will be identified in the draft report, which may become publicly available. Having commented on the application, you will be invited to comment on the draft report that the Department of Conservation will prepare.

If you believe any of the information you have provided is confidential or sensitive and should be withheld from publication, please highlight the information concerned and provide an explanation to support your request for withholding it. Your comment and explanation will be provided to the Director-General of Conservation consideration on withholding that information from publication.

Please do not use copyright material without the permission of the copyright holder.

All information held by the Department of Conservation is subject to the Official Information Act 1982.

Comments on the Belmont Quarry Development land exchange application

Contact details

All sections of this form with an asterisk (*) are mandatory.

Organisation name (if submitting on behalf of a business, community group, etc.)	Taranaki Whānui ki te Upoko o te Ika
*First and Last name	
*Email (Communication from DOC will be via email unless alternate contact requested)	
Alternate contact for all DOC communication	
*Phone/Mobile	
Postal Address and Post Code	

We will email you the draft land exchange report for your comment

Please identify your preferred method for receiving the draft land exchange report for your comment.	Email /
--	---------



I wish to **keep my contact details confidential**

Note: Your contact details will be not made public, but your name and organisation may be published alongside your commentary

Department of
Conservation
Te Papa Atahua

Taranaki Whānui has received comprehensive engagement on this matter. Our issues with regard to this proposed land exchange have been captured in the cultural values assessment for this application, as well as in the improvements package.

Attachments

If you are using attachments to support your commentary, please clearly label each attachment, complete the table below and send in your attachments with this form.

Document title	Document format (e.g. Word, PDF, Excel, jpg etc.)	Description of attachment

From: Andy Eccleshall s9(2)(a)
Sent: Tuesday, 24 February 2026 12:30 pm
To: Land Exchange
Subject: Transpower New Zealand - Invitation for comment on Belmont Quarry Development land exchange application under the Fast-track Approvals Act 2024

Attachments: Transpower form_comment on land exchange application_Belmont Quarry.pdf; Belmont Quarry_Legal Road Stopping and Access_16 Oct.pdf; Belmot Quarry_Landswap_Area Amendments_email.pdf

 You don't often get email from s9(2)(a)
Good morning,

[Learn why this is important](#)

Please find attached Transpower New Zealand's completed *Invitation for comment on Belmont Quarry Development land exchange application under the Fast-track Approvals Act 2024* form.

I have also attached Transpower's letter to Winstone Aggregates, which Transpower provided after a period of direct consultation with Winstone Aggregates and a subsequent email confirming that an adjustment to the land parcels included in the swap do not alter Transpower's position.

Please contact me if I can be of further assistance.

Kind regards
Andy

Andy Eccleshall
Technical Lead – Landowner Development Enquiries | Environment Group

Transpower New Zealand Ltd

 s9(2)(a)
transpower.co.nz

Caution: This message and any attachments contain information that is CONFIDENTIAL and may be LEGALLY PRIVILEGED. If you are not the intended recipient any use, disclosure or copying of this email message or attachments is strictly prohibited. If you have received this message in error, please notify the sender immediately and erase all copies of this message and attachments.

Please note: Transpower reserves its right to revisit the above mentioned assessment should the proposal change or should a substantial amount of time pass following this assessment. This email cannot be relied upon if any site details and/or the nature of the development changes from that indicated in this correspondence.

Please note that this email is not intended to be, and does not constitute, legal advice

Invitation for comment on Belmont Quarry Development land exchange application under the Fast-track Approvals Act 2024

An application has been made by Winstone Aggregates under the Fast-track Approvals Act 2024 (the Act) for a land exchange application for Belmont Quarry Development (the project).

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- Comments must be received by the Department of Conservation, on behalf of the Director-General of Conservation, no later than the date comments are due by. The Department of Conservation is not able to issue extensions of waivers to the deadline and may not consider comments received late.
- If you are an iwi authority you may share the consent application with hapū whose rohe is in the project area in the application and choose to include comments from the hapū with any comments you may wish to provide.

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The closing date and time for sending objections or submissions to the Director-General on this matter is **26 February 2026**.

Important information

Your personal information will be held by the Department of Conservation and used in relation to the land exchange application process. You have the right to access and correct personal information held by the Department of Conservation.

The Fast-track Team will forward copies of any comments received to Winstone Aggregates and they may be published on the Fast-track website.

Your name and organisation will be identified in the draft report, which may become publicly available. Having commented on the application, you will be invited to comment on the draft report that the Department of Conservation will prepare.

If you believe any of the information you have provided is confidential or sensitive and should be withheld from publication, please highlight the information concerned and provide an explanation to support your request for withholding it. Your comment and explanation will be provided to the Director-General of Conservation consideration on withholding that information from publication.

Please do not use copyright material without the permission of the copyright holder.

All information held by the Department of Conservation is subject to the Official Information Act 1982.

Comments on the Belmont Quarry Development land exchange application

Contact details

All sections of this form with an asterisk (*) are mandatory.

Organisation name (if submitting on behalf of a business, community group, etc.)	Transpower New Zealand Limited
*First and Last name	Andy Eccleshall on behalf of Transpower New Zealand Limited
*Email (Communication from DOC will be via email unless alternate contact requested)	s9(2)(a)
Alternate contact for all DOC communication	
*Phone/Mobile	s9(2)(a)
Postal Address and Post Code	Transpower New Zealand Limited. Attention: Environment Group. PO Box 1021, Wellington 6140

We will email you the draft land exchange report for your comment

Please identify your preferred method for receiving the draft land exchange report for your comment.	Email / Post
--	-------------------------

YES I wish to keep my contact details confidential

Note: Your contact details will be not made public, but your name and organisation may be published alongside your commentary

Transpower has previously outlined in a letter to Winstone Aggregates, that Transpower has no concerns with the proposed land swap at Belmont Quarry. The content of the letter to Winstone Aggregates regarding this matter remains accurate. I understand the Department is likely to have seen this letter as part of the land exchange process. For completeness it is attached.

[illegible]

Attachments

If you are using attachments to support your commentary, please clearly label each attachment, complete the table below and send in your attachments with this form.

Document title	Document format (e.g. Word, PDF, Excel, jpg etc.)	Description of attachment
Belmont Quarry_Legal Road Stopping and Access_16 Oct	PDF	Letter from Transpower to Winstone Aggregates



TRANSPOWER

Keeping the energy flowing

Transpower New Zealand Ltd
31 Gilberthorpes Road, Islington
Christchurch
PO Box 21154 Edgware Christchurch
P 04 590 7000
www.transpower.co.nz

16 October 2025

Philip Heffernan: Project Manager
Winstone Aggregates

By email



RE: BELMONT QUARRY LAND EXCHANGE PROPOSAL – FAST-TRACK APPROVALS ACT 2024

Tēnā koe Phil,

This letter relates to Winstone Aggregates Belmont Quarry Development listed project, and particularly the initial land exchange application. We understand that the land exchange application is being progressed in advance of the resource consent applications. We also acknowledge that consultation has commenced in relation to the resource consent applications but is ongoing.

Thank you for your continued engagement on the resource consent applications and land exchange.

Transpower assets on the land subject to the application

Transpower has statutory access rights under the Electricity Act 1992 that enable two separate and independent transmission lines to cross the land that is to be swapped and become part of the Winstone Belmont quarry.

The Haywards - Melling B (HAY-MLG-B) is a 110kV transmission line that is closest to the existing quarry activity. The land identified for inclusion in the quarry contains two support towers on this line.

The Oteranga Bay - Haywards A (OTB-HAY-A) is capable of operating at 350kV and is the northern most of the two lines. The land identified for inclusion in the quarry contains two support towers on this line.

Worth noting is that both lines are part of the critical High Voltage DC (HVDC) link that conveys electricity between the North and South Islands. This link is nationally significant.

Existing access tracks maintained by Transpower are located within the land area to be transferred to the quarry. These tracks provide vehicular access to the line support towers for the transmission

lines identified above. While the access tracks used and maintained by Transpower cross small segments of the legal road to be stopped, the access tracks do not rely on, or follow, the legal road.

The National Grid is generally not protected by easements or designations. Transpower relies on statutory rights under the Electricity Act to enable lines, including their support towers and conductors (wires), to be located on and above the land they cross and for a right of access to maintain the assets. The National Environmental Standards for Electricity Transmission Activities (NESETA) authorises works on the lines.

Land exchange

Winstone is progressing a land exchange with the Department of Conservation. Transpower understands that the proposed land exchange is required to facilitate further development of the aggregate resource, and the newly acquired land will be used for the establishment of an engineered overburden landform and an operational buffer area that will include amenity and ecological restoration planting.

The land exchange and future construction of the engineered landform (which is not part of the land swap, but would be enabled by the proposal), would result in loss of the existing access track used by Transpower for maintenance and upgrading of the lines (including their support towers and conductors). However, Winstone and Transpower have agreed that alternative, suitable vehicular access that meets Transpower's requirements can be established in the event that the land swap proceeds and future work on the land precludes the use of the current access track.

Transpower has reviewed the draft plans for the alternative access provided during consultation, including:

1. Site plan from Boffa Miskell, dated 17 September 2025; and
2. Scheme Plans SC-01 to SC-06 (Rev D) from Adamson Shaw, dated 15 September 2025.

Transpower confirms that, based on the information supplied, National Grid assets and operations are not adversely impacted by the proposed land exchange. Specifically:

- The Electricity Act grants Transpower the right to access tower structures situated on the land proposed for exchange. The land swap itself will not alter the current use of the property or access via the existing track. However, the exchange will provide Winstone with the opportunity to apply for approval to utilise the acquired land for quarry operations, which may affect the current access route. Although this is subject to a future substantive application, Winstone and Transpower have reached an agreement that alternative access can be arranged. It is anticipated that this matter could be addressed as a condition of any subsequent substantive approval for the use of the land.
- Transpower's statutory access rights under the *Electricity Act 1992* are not altered by the change in land ownership/management and no additional easements or rights-of-way are required.

Given the above, Transpower has no objection to the proposed land exchange proceeding. We look forward to continued engagement with Winstone Aggregates as the application advances, to ensure infrastructure considerations remain integrated into the process.

Fast-track process – comments

We expect that Transpower will be asked to provide comments in relation to the land exchange application, as Transpower is an “other person” (section 17(5)), due to being an occupier of the land to which the substantive application relates and the land adjacent to that land (section 53(2)(i)).

We are comfortable with this letter being provided to the Environmental Protection Authority and Director General of Conservation as part of your application.

act me if you require further information.



development Enquiries | Environment Group

s9(2)(a)

Transpower New Zealand Limited.

DRAFT PLAN
FOR CONSULTATION

Project
PROPOSED SUBDIVISION OF
Lot 1 DP 60552, Lot 5 DP 322126, Pt
Lot 1 DP 22561, Pt Lot 1 DP 28205,
Pt Section 200A Hutt DIST, Sec 255
Hutt Dist, Pt Section 261 Hutt DIST,
Pt's Section 261 Hutt DIST & Pt
Buchanan Road

Plan
Existing Parcels

Site
CT Reference: 88259, WN31B/39,
WN31D/969, WNF2/1438
Local Authority: HCC
Physical Address: Hebden Cres, Lower Hutt

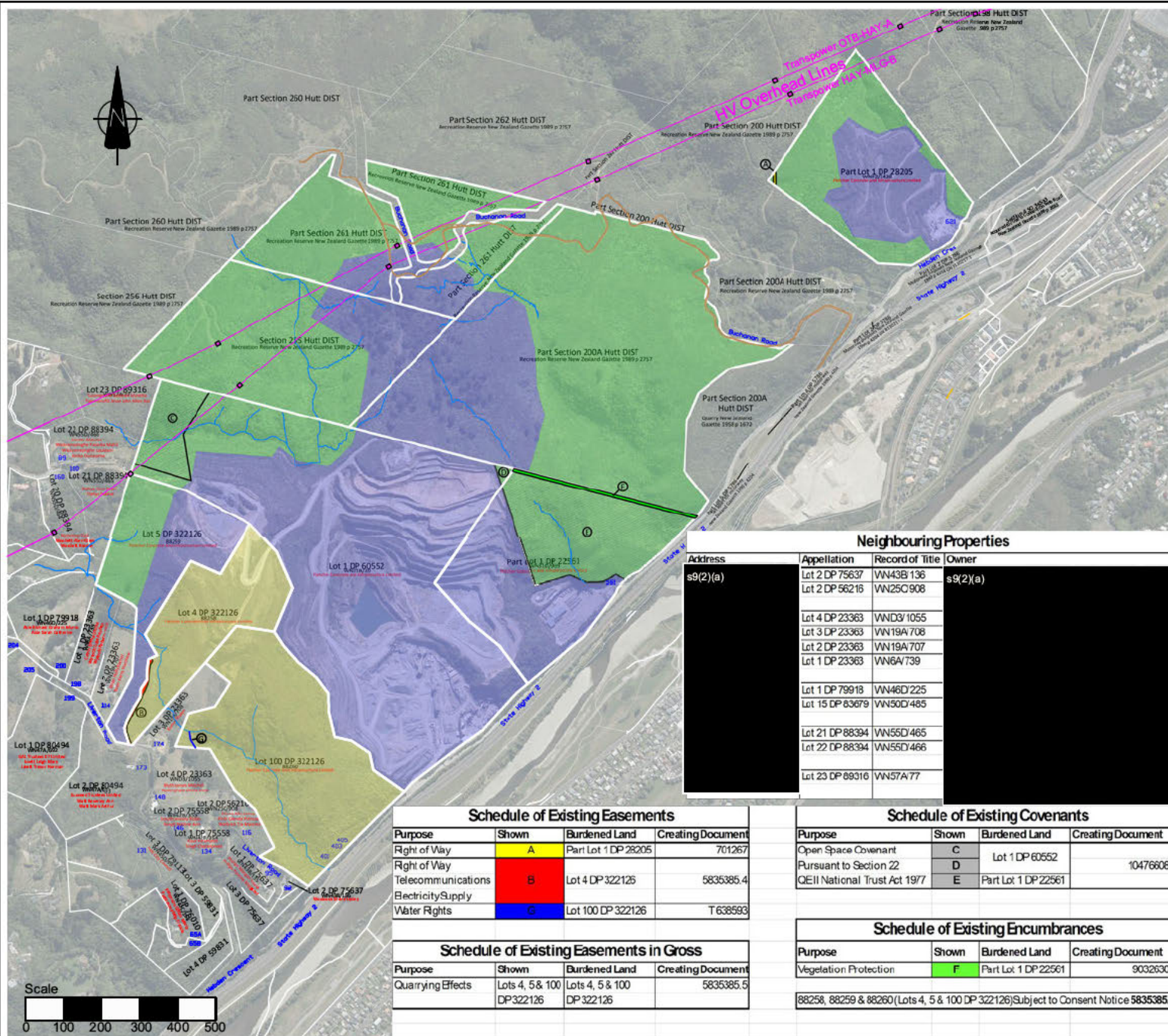
Client
Winstone Aggregates

Disclaimer / Legal
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of the Resource Management Act 1991.
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The areas and dimensions shown on this Scheme
Plan have not been checked by survey and are likely
to change upon final survey.

**Adamson Shaw**
Wellington City
Level 1, 85 The Terrace
Wellington 6011
P 04 472 9076 F 04 472 6519
Email: enquire4@adamsonshaw.co.nz
www.adamsonshaw.co.nz

Date
15/09/2025
Scale (A3 Original)
1:10,000

Project No
21890
Drawing No
SC - 01
Revision
D



Neighbouring Properties

Address	Appellation	Record of Title	Owner
s9(2)(a)	Lot 2 DP 75637	VN43B/136	s9(2)(a)
	Lot 2 DP 56216	VN25C/908	
	Lot 4 DP 23363	VND3/1055	
	Lot 3 DP 23363	VN19A/708	
	Lot 2 DP 23363	VN19A/707	
	Lot 1 DP 23363	VN6A/739	
	Lot 1 DP 79918	VN46D/225	
	Lot 15 DP 63679	VN50D/485	
	Lot 21 DP 88394	VN55D/465	
	Lot 22 DP 88394	VN55D/466	
	Lot 23 DP 89316	VN57A/77	

Schedule of Existing Easements

Purpose	Shown	Burdened Land	Creating Document
Right of Way	A	Part Lot 1 DP 28205	701267
Right of Way	B	Lot 4 DP 322126	5835385.4
Telecommunications			
Electricity Supply			
Water Rights	C	Lot 100 DP 322126	T 638593

Schedule of Existing Easements in Gross

Purpose	Shown	Burdened Land	Creating Document
Quarrying Effects		Lots 4, 5 & 100 DP 322126	5835385.5

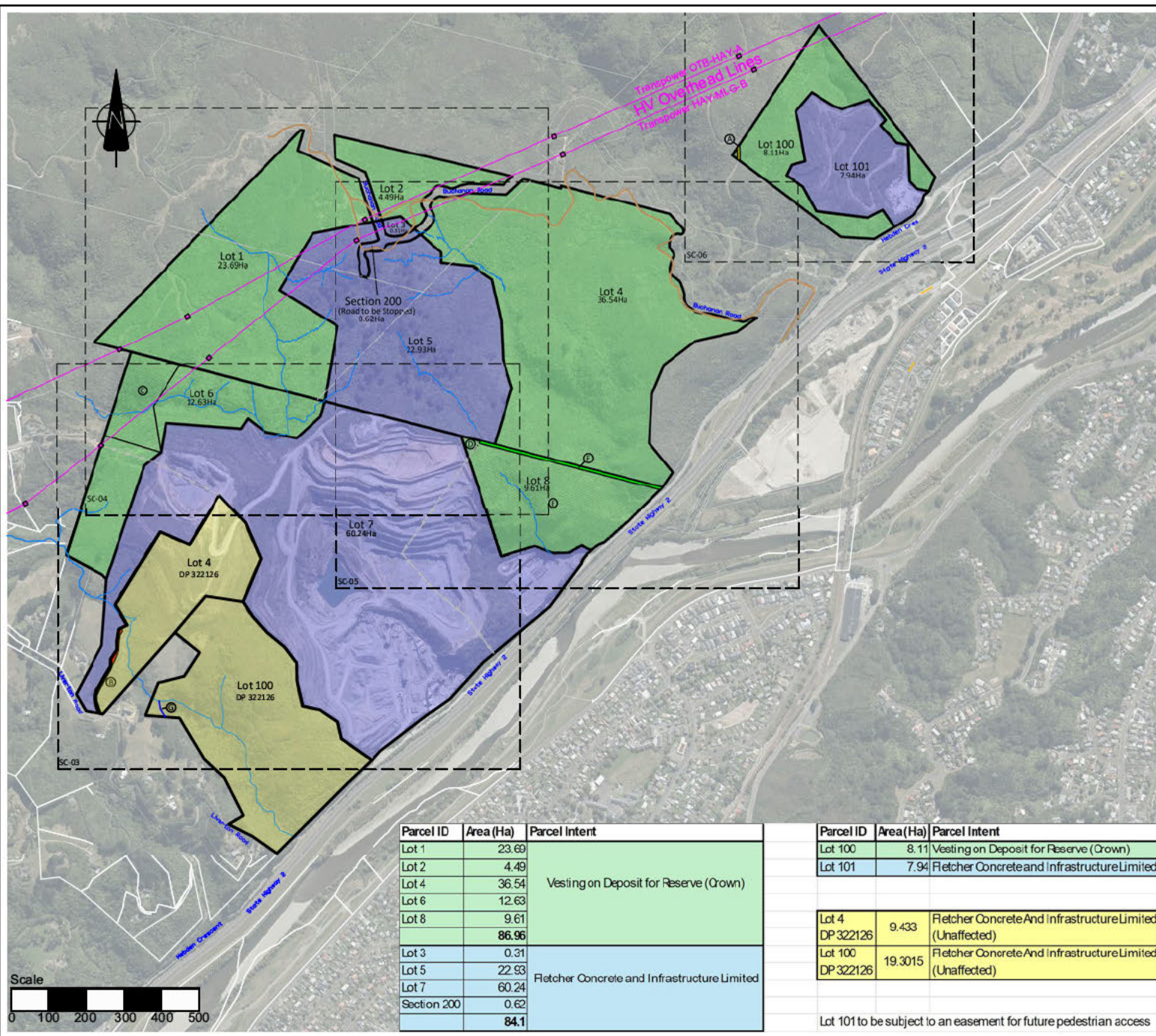
Schedule of Existing Covenants

Purpose	Shown	Burdened Land	Creating Document
Open Space Covenant	C	Lot 1 DP 60552	
Pursuant to Section 22	D		10476608.1
QEII National Trust Act 1977	E	Part Lot 1 DP 22561	

Schedule of Existing Encumbrances

Purpose	Shown	Burdened Land	Creating Document
Vegetation Protection	F	Part Lot 1 DP 22561	9032630.1

88258, 88259 & 88260 (Lots 4, 5 & 100 DP 322126) Subject to Consent Notice 5835385.2



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Pt's Section 261 Hutt DIST & Pt
Buchanan Road

Plan Proposed Parcels

Site
CT Reference: 88259, WN31B/39,
WN31D/969, WNF2/1438
Local Authority: HCC
Physical Address: Hebden Cres, Lower Hutt

Client
Winstone Aggregates

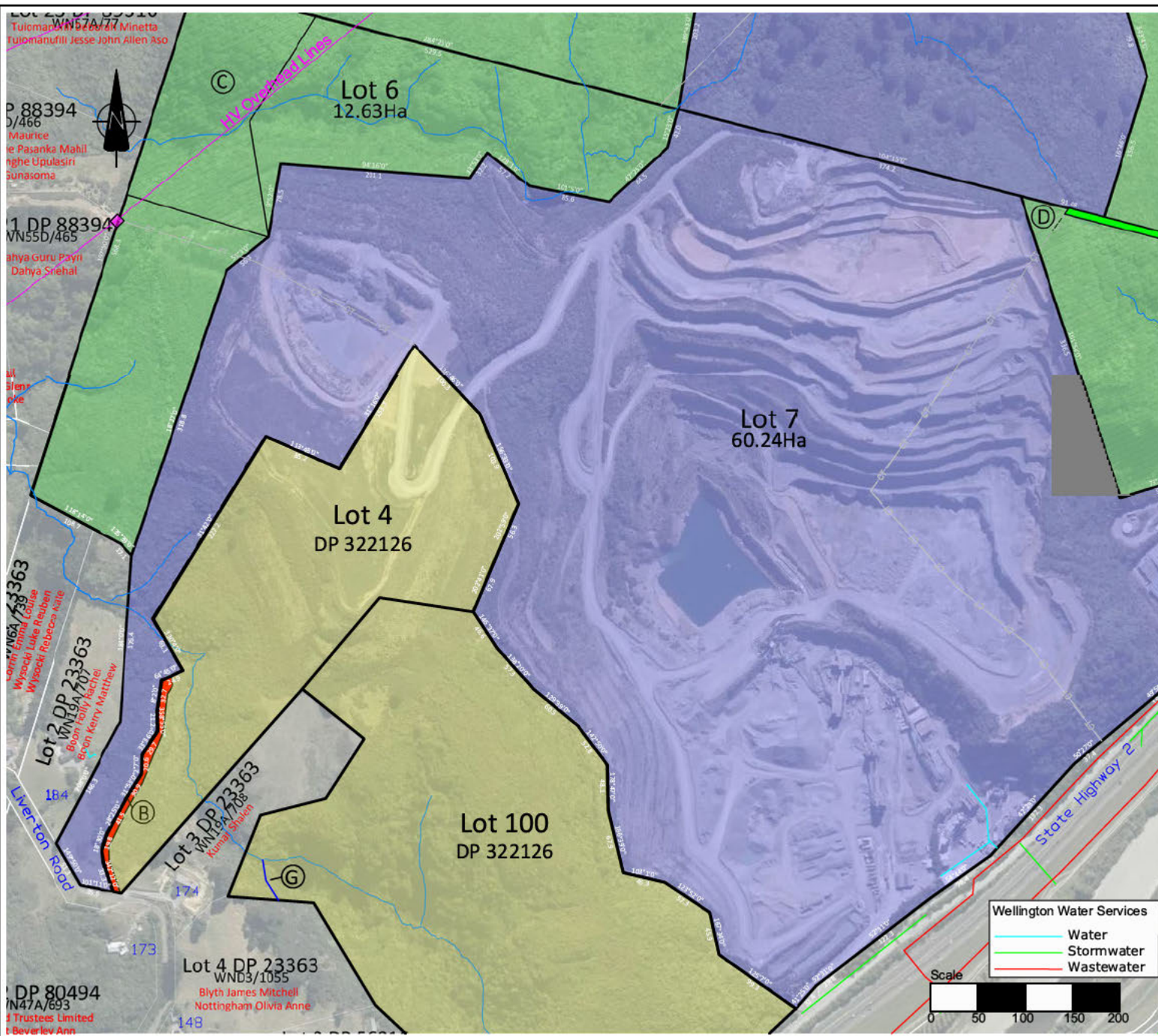
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The areas and dimensions shown on this Scheme Plan have not been checked by survey and are likely to change upon final survey.



Date	Scale (A3 Original)
15/09/2025	1:10.000

Project No	Drawing No	Revision
21890	SC - 02	D

Lot 101 to be subject to an easement for future pedestrian access



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Adamson Shaw		
Wellington City Level 1, 85 The Terrace Wellington 6011		
P 04 472 9076 F 04 472 6519 Email: enquire4@adamsonshaw.co.nz www.adamsonshaw.co.nz		
Date	Scale (A3 Original)	
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21890	SC - 03	D

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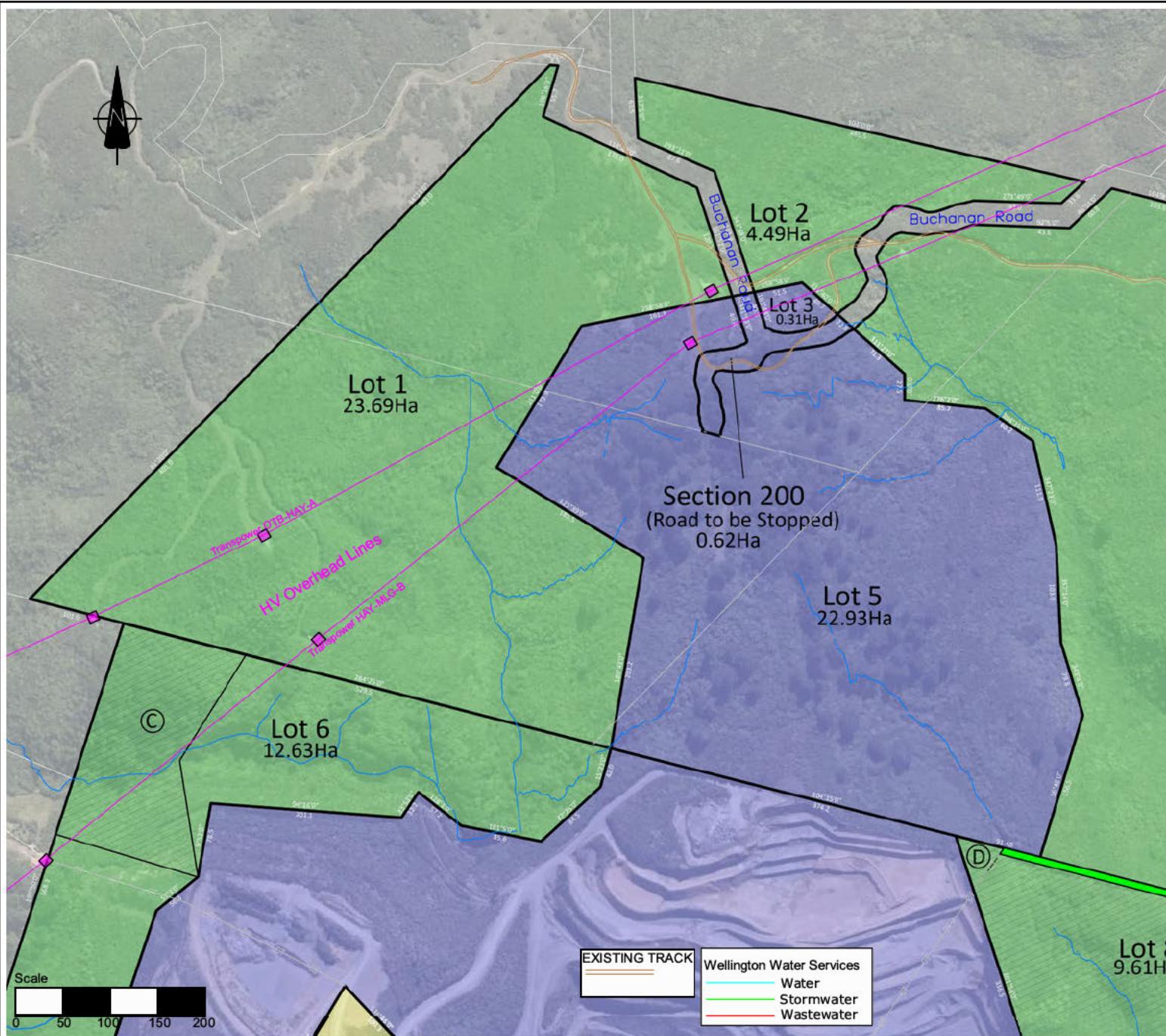
Client
Winstone Aggregates

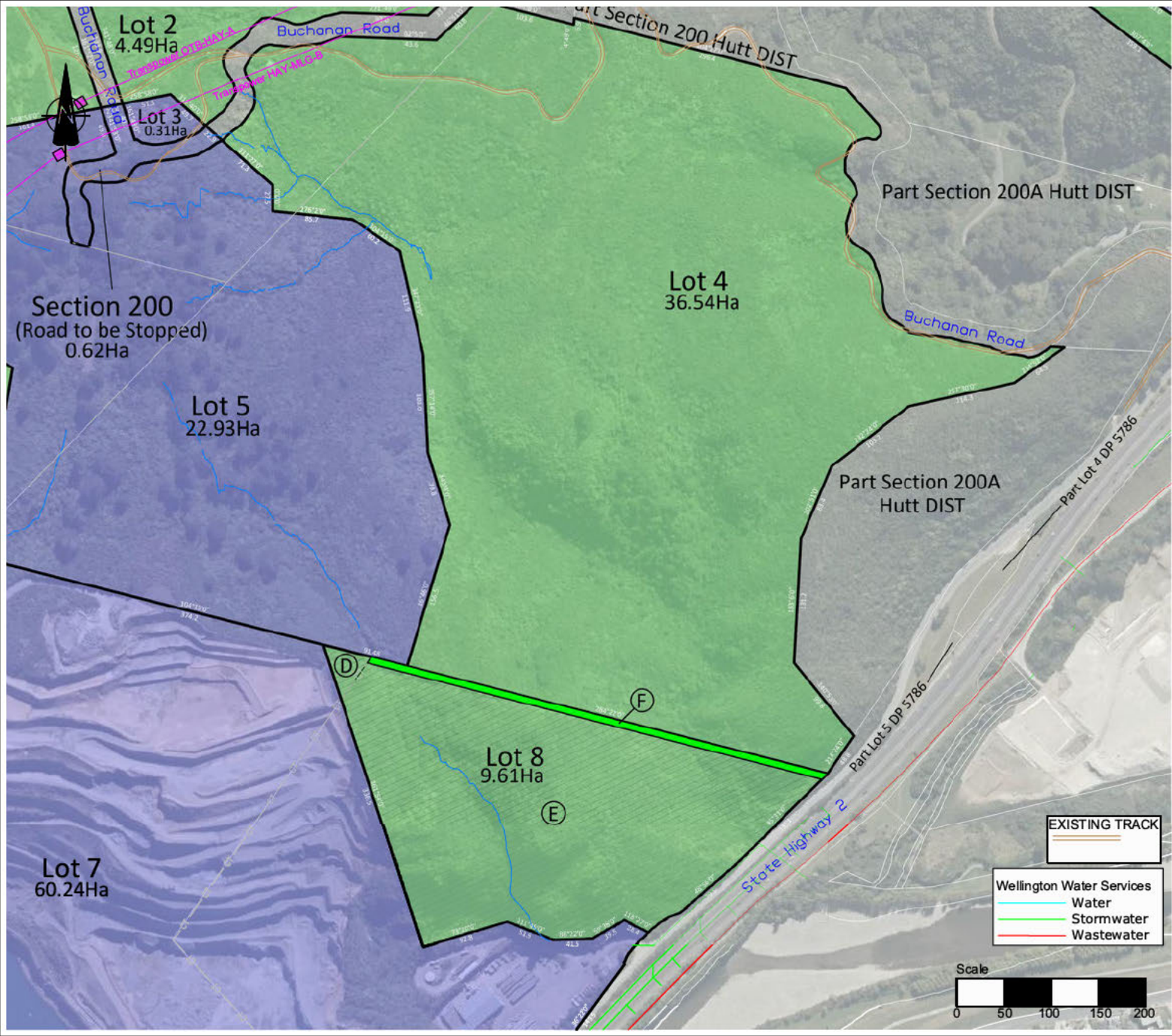
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21890	SC - 04	D





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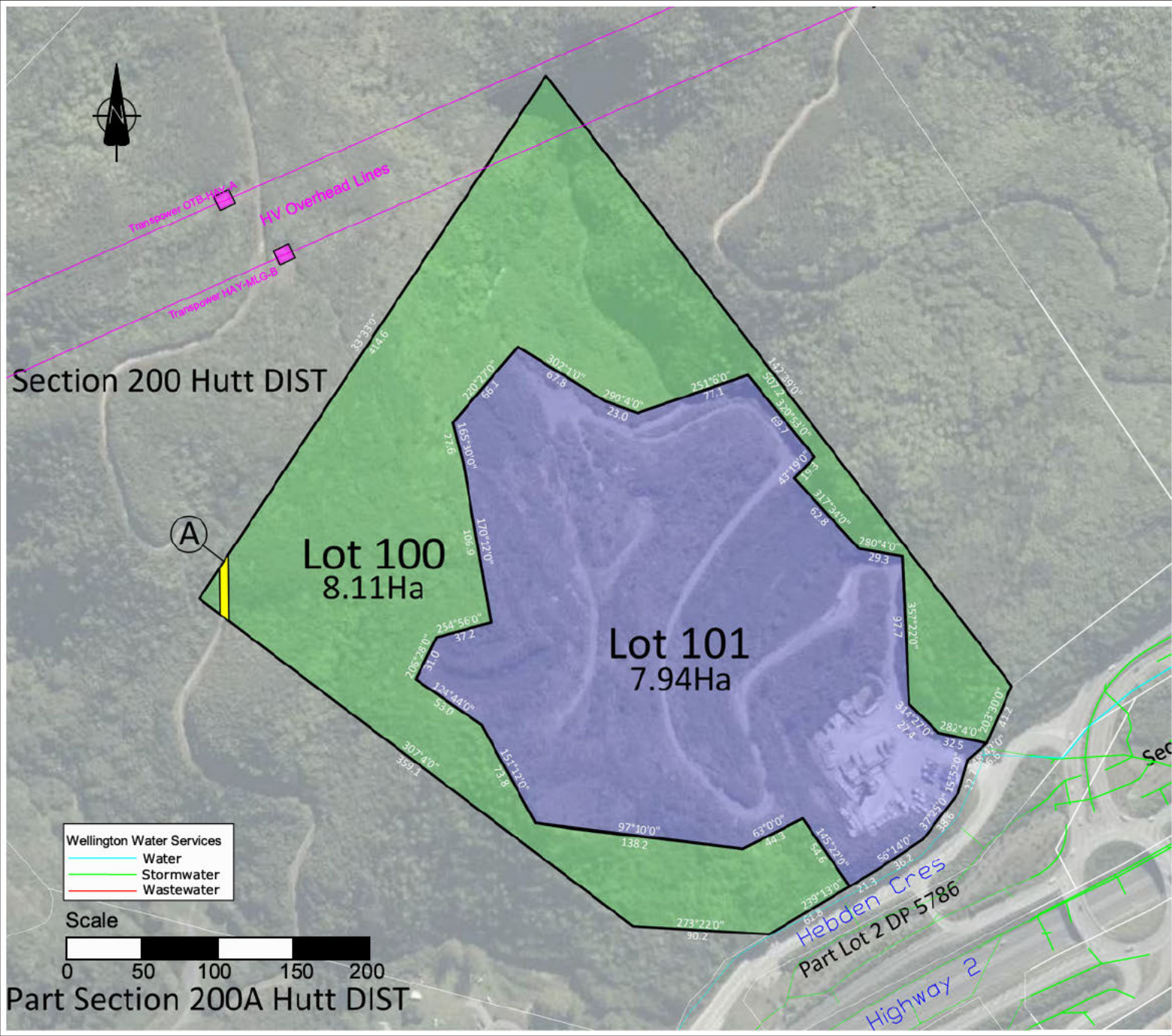
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Date 15/09/2025	Scale (A3 Original) 1:4,000	
Project No 21890	Drawing No SC - 05	Revision D



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Date	Scale (A3 Original)
15/09/2025	1:2,500

Project No	Drawing No	Revision
21890	SC - 06	D

FW: Transpower letter re: land swap - Belmont Quarry

Andy Eccleshall
To: Phernne Tancock
Cc: Joanne Moor
IN CONFIDENCE

You forwarded this message on 28/11/2025 9:24 am.
This message was sent with High importance.

Belmont Quarry_Legal Road Stopping and Access_16 Oct.pdf 5 MB
FW- Belmont Fast Track - land exchange footprint change.eml 11 MB

Summarize

Reply

Reply All

Forward

Fri 28/11/2025 8:37 am

Kia ora Phernne,

Re: Fast Track land exchange application

I understand that additional Winstone owned land is proposed to be transferred to DOC but no change to the size or shape of the DOC land to be transferred and incorporated into the Winstone Belmont Quarry is proposed.

I am satisfied that the alterations to the land swap arrangement will not have an impact the National Grid transmission lines and the attached memo previously provided by Transpower still reflects Transpower's position and comfort with the proposal.

Please let me know if I can be of further assistance.

Nga mihi
Andy

Andy Eccleshall
Technical Lead – Landowner Development Enquiries | Environment Group

Transpower New Zealand Ltd
s9(2)(a)
transpower.co.nz

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Please note: Transpower reserves its right to revisit the above mentioned assessment should the proposal change or should a substantial amount of time pass following this assessment. This email cannot be relied upon if any site details and/or the nature of the development changes from that indicated in this correspondence. Please note that this email is not intended to be, and does not constitute, legal advice in relation to your legal obligations under New Zealand legislation, including under the New Zealand Electrical Code of Practice for Electrical Safe Distances [NZECP54:2001].

Invitation for comment on Belmont Quarry Development land exchange application under the Fast-track Approvals Act 2024

An application has been made by Winstone Aggregates under the Fast-track Approvals Act 2024 (the Act) for a land exchange application for Belmont Quarry Development (the project).

How do I make a comment on the application?

- Fill in the details on the attached form and:
 - **Email** the form to landexchange@doc.govt.nz. Please mark in the subject line: "Comments on land draft land exchange application and Belmont Quarry Development; or
 - **Post** the form the form to Land Exchange Fast-track Application, Conservation House, PO Box 10 420, Wellington 6143 in time for the form to be received by the date comments are due by.
- Comments must be received by the Department of Conservation, on behalf of the Director-General of Conservation, no later than the date comments are due by. The Department of Conservation is not able to issue extensions of waivers to the deadline and may not consider comments received late.
- If you are an iwi authority you may share the consent application with hapū whose rohe is in the project area in the application and choose to include comments from the hapū with any comments you may wish to provide.

Closing date of comments

The closing date and time for sending objections or submissions to the Director-General on this matter is **26 February 2026**.

Important information

Your personal information will be held by the Department of Conservation and used in relation to the land exchange application process. You have the right to access and correct personal information held by the Department of Conservation.

The Fast-track Team will forward copies of any comments received to Winstone Aggregates and they may be published on the Fast-track website.

Your name and organisation will be identified in the draft report, which may become publicly available. Having commented on the application, you will be invited to comment on the draft report that the Department of Conservation will prepare.

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All information held by the Department of Conservation is subject to the Official Information Act 1982.

Comments on the Belmont Quarry Development land exchange application

Contact details

All sections of this form with an asterisk (*) are mandatory.

Organisation name (if submitting on behalf of a business, community group, etc.)	Wellington Botanical Society
*First and Last name	Kate Jordan (Chairperson)
*Email (Communication from DOC will be via email unless alternate contact requested)	[REDACTED]
Alternate contact for all DOC communication	
*Phone/Mobile	s9(2)(a)
Postal Address and Post Code	

We will email you the draft land exchange report for your comment

Please identify your preferred method for receiving the draft land exchange report for your comment.	Email
--	-------

☒ I wish to **keep my contact details confidential**

Note: *Your contact details will be not made public, but your name and organisation may be published alongside your commentary*

Please provide your comments on the land exchange application (use additional pages if required)

These comments are additional to those in our letter of 18th September 2025, attached at the end of this document.

We confirm our continued opposition to the proposal to swap ecologically rich DOC land for private land and to use present Belmont Regional Park land as an overburden deposit site.

Our submission focuses on the loss of maire tawake (*Syzygium maire*), as this endemic species is Threatened-Nationally Vulnerable under the New Zealand Threat Classification System.¹ Maire tawake is considered to be in serious decline throughout its range. Fewer than 100,000 individuals are thought to exist, with a decline in population of 30-50% expected over the next three generations. In the Wellington region it is also considered Vulnerable and fewer than 1,000 individuals are estimated.² This is due to historical fragmentation of its habitat and the arrival of myrtle rust (*Austropuccinia psidii*) to New Zealand. Activities such as the proposed land use changes cause further fragmentation of suitable habitat and increase the vulnerability of an already threatened species. Ramarama (*Lophomyrtus bullata*) (Threatened-Nationally Critical,¹ Regionally Critical²) is also present on the site.

We have reviewed the changes to the proposal. While the concession to move the southern part of the western boundary eastwards to exclude fourteen 6-10m maire tawake is good,³ the plan to deposit quarry overburden upstream will alter the hydrology of the site and very likely kill the trees, regardless.⁴ Maire tawake relies physiologically and ecologically on high-moisture soil and it is highly susceptible to disturbance. It should be noted that eight of these trees have fruited in the past month, representing an important seed source for further regeneration of maire tawake.

The ecological offset proposal to plant 200 maire tawake in Southern Gully is a reasonably positive action, but biodiversity offsetting like this means accepting ecological losses for uncertain ecological recompense or gains.⁵ These trees may take decades to reach maturity and there is no guarantee they will persist that long. The loss of ecologically complex forest and wetland is not adequately compensated by a gain of regenerating scrub, nor the loss of mature flowering and fruiting plants (with successful recruitment evident) by the establishment of a grove of young saplings. The ecological assessment estimates the age of the existing swamp maire to be 50 to 60 years.⁶ The Wellington Botanical Society fails to see the 'net ecological gain' from destroying 24 of these healthy in-situ trees, along with their habitat, and replacing them with 200 young plants to be managed for five years. We also consider the proposed 'attempts to transfer the existing nine swamp maire in the OBDA by way of whole tree or pruned tree and root ball transfer' a cynical and poorly thought-out offer that is unlikely to have a positive outcome.

¹ de Lange et al., 2023. *Conservation status of vascular plants in Aotearoa New Zealand*.

² Enright, et al., 2025. *Conservation status of indigenous vascular plants in the Wellington region*

³ BlueGreen (2025). *Belmont Quarry Land Exchange: Overview of Ecological Values*.

⁴ Landscape Dynamics Ltd, December 2025. *Belmont Quarry: Hydrological analysis of proposed land exchange*. pp. 5, 7

⁵ BlueGreen (2025). *Belmont Quarry Land Exchange: Overview of Ecological Values*. p. 19; Bull et al. (2013). *Biodiversity offsets in theory and practice*. *Oryx*, 47(3), 369-380.

⁶ BlueGreen (2025). *Belmont Quarry Land Exchange: Overview of Ecological Values*. p. 62

We wholeheartedly oppose the proposed land swap. The sacrifice of 'DOC-Give' area for the 'DOC-Get' would be a net loss to biodiversity in the Wellington region and set back an area of Belmont Park's regeneration by decades. The ecological report underrepresents the biodiversity value of the DOC land and overstates that of the Winstone Quarry. The 'DOC-Give' area has significant biodiversity, harbours several nationally threatened species, and has a long history of natural regeneration. The land held by Winstone is in its earliest stages, has minimal biodiversity value, and will require significant investment for many years to achieve parity with other parts of the park.

Ngā mihi,
Kate Jordan
Chairperson
Wellington Botanical Society

Links to relevant documents:

BlueGreen (2025). *Belmont Quarry Land Exchange: Overview of Ecological Values*:

https://www.fasttrack.govt.nz/data/assets/pdf_file/0021/19434/B1-Ecological-Assessment_Redacted.pdf

de Lange, *et al.*, 2024. *Conservation status of vascular plants in Aotearoa New Zealand*:

<https://www.doc.govt.nz/globalassets/documents/science-and-technical/nztcs43entire.pdf>

Enright, *et al.*, 2025. *Conservation status of indigenous vascular plants in the Wellington region*:

<https://www.gw.govt.nz/assets/Documents/Documents/2025/12/Conservation-status-of-indigenous-vascular-plants-in-the-Wellington-region.pdf>

Landscape Dynamics Ltd, December 2025. *Belmont Quarry: Hydrological analysis of proposed land exchange*:

https://www.fasttrack.govt.nz/data/assets/pdf_file/0021/19443/B9-Hydrology-Assessment_Redacted.pdf

Previous letter: https://www.fasttrack.govt.nz/data/assets/pdf_file/0028/19459/Appendix-D1-to-D22_Redacted-v2.pdf

Previous letter of 18th September 2025 on proposed land-swap by Winstone Aggregates

Tēnā koe Rachael,

I am writing on behalf of the Wellington Botanical Society. We have a membership of approximately 200 professional and amateur botanists. We aim to encourage the study of botany (particularly New Zealand flora), foster an interest in New Zealand's native plants, and advocate for the protection, under protected area statutes, of lands and waters.

With these aims, we wish to express our concern of, and opposition to, the proposal to swap DOC land for private land for use as an overburden deposit site. We understand this area to be within [the rectangle represented here](#).

We wish to bring a few matters to the attention of the project team at DOC considering the overburden proposal. First, is recent research on maire tawake *Syzygium maire* in the Wellington region published by the School of Biological Sciences at Victoria University.⁷ The authors highlight that we 'need to identify refugia in accessible, albeit sometimes fragmented, habitat' and recommend 'leveraging human–nature interactions in areas to create, expand, and protect habitat for [this] rare species in a rapidly changing world'. *Syzygium maire* has a threat

⁷ Herbert, S. M., Tomscha, S.A., Lai, H. R., Benavidez, R., Balkwill, C. G., Ruston, P. R., Jackson, B., & Deslippe, J. R. (2025). Identifying potentially suitable and accessible refugia to mitigate impacts of an emerging disease on a rare tree. *Conservation Biology*, e70088. <https://doi.org/10.1111/cobi.70088>

classification of Threatened-Nationally Vulnerable.⁸ The article illustrates that *Syzygium maire*'s preferred habitat of waterlogged areas in the Wellington region are few and shrinking. Second, is the number of recently observed *Syzygium maire* in the proposed overburden deposit site. These can be seen at [this link](#). Given that their habitat is shrinking, an area that hosts so many *Syzygium maire* is, in our view, rare and precious.

Third, a large proportion of the land area under consideration for development is classified as a Category 1 threatened environment, indicating that less than 10% indigenous land cover of this type remains intact in Aotearoa New Zealand.⁹ 3 This is the most threatened status allowed by this classification. Other species recorded in the area at risk are *Coprosma rubra* (with a national threat status of declining and regional status of uncommon) and *Lophomyrtus bullata* (with a national threat status of nationally critical and regional status of critical).

We hope this information is of use to the project team at DOC.

Ngā mihi,
Kate Jordan Chairperson Wellington Botanical Society

⁸ Peter J. de Lange, Jane Gosden, Shannel P. Courtney, Alexander J. Fergus, John W. Barkla, Sarah M. Beadel, Paul D. Champion, Rowan Hindmarsh-Walls, Troy Makan and Pascale Michel, *New Zealand Threat Classification Series* 43.
⁹ Cieraad et al, *New Zeal J Ecol.* 39, 309–315 (2015)

Attachments

If you are using attachments to support your commentary, please clearly label each attachment, complete the table below and send in your attachments with this form.

Document title	Document format (e.g. Word, PDF, Excel, jpg etc.)	Description of attachment

From:
Sent:
To:
Subject:
Attachments:

David Boone
Friday, 17 October 2025 12:13 pm
FastTrackApplicationEnquiries
Winstone Aggregates FTAA scheduled project
Advice to Delivery on Winstones Belmont Quarry Land swap
proposal October 2025.pdf; Attachment 1A_Email 18 September
2025_Redacted.pdf; Attachment
1B_Proposed_overburden_deposit_site_Wellington_Botanical_S
ociety.cleaned_Redacted.pdf; Attachment
1C_Balkwill_statement_on_belmont_Redacted.pdf

Kia ora,

Please find the attached information relevant to the upcoming Fast Track application from Winstone Aggregates to expand the Belmont quarry.

In providing the attached information, Greater Wellington notes the following:

- Greater Wellington is neutral on the proposed land exchange proposal.
- The neutral position held by Greater Wellington has not involved any determination of ecological or conservation value as DOC is accountable for making that determination.

We hope that the provision of the attached information supports DOC's role in considering the application under sections 33 and 34 of the Act. Greater Wellington also considers the attached information as complete and comprehensive regarding DOC's role to invite written comments from Greater Wellington both as the administering body and a requiring authority under section 35(1)(a), which points to 53(2)(a). (Please note that we are not providing this email as a local authority or consent authority under the RMA).

Regarding s.35(a)(i) – that DOC will invite written comments from any requiring authority that has a designation on land to which the substantive application relates or on land adjacent to that land - as a requiring authority that has given a Notice of Requirement for a designation to Hutt City Council over the proposed Belmont Quarry development Project land (being the DOC-give areas); it is expected that the applicant – Winstone Aggregates – will apply for Notice of Requirement/Designation consent from Greater Wellington, and Greater Wellington will provide this consent as and when required during the FTAA process.

Greater Wellington is aware of further information submitted by the Friends of Belmont Regional Park to FastTrackApplicationEnquiries@doc.govt.nz on 13 October which is not included in the attached information provided by Greater Wellington.

Ngā mihi
David



David Boone

Kaiwhakahaere Matua, Manager, Ecosystems & Community

Greater Wellington Te Pane Matua Taiao

s9(2)(a)

34 Chapel Street

P O Box 41, Masterton 5840

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MEMO

TO David Boone, Manager Ecosystems and Community

COPIED TO Dr Evan Harrison, Manager Knowledge
James Luty, Manager Data and Monitoring
Richard Romijn, Team Leader Environment Restoration
Kerry Charles, Team Leader Knowledge – Water Ecosystems
Dougall Gordon, Team Leader Knowledge – Land, Air and Climate

FROM Katrina Smith, Senior Specialist – Land Ecosystems
Roger Uys, Senior Environmental Scientist – Terrestrial Ecosystems
Seamus O’Mahony, Environmental Scientist – Freshwater
Bram Mulling, Senior Environmental Scientist - Freshwater
Kim Broad, Senior Advisor Environment Restoration, KNE Programme Lead

DATE 7 October 2025

FOR YOUR INFORMATION

Winstones Aggregates Belmont Quarry

Proposed land exchange - Information pack to support decision making

1. Introduction

Winstone Aggregates (WA) is proposing to extend the Belmont Quarry site in Lower Hutt to allow for the establishment of a new overburden disposal area adjacent to the existing quarry. To progress this proposal, WA is seeking a land exchange with the Department of Conservation (DoC) and approval under the Fast-Track Approvals Act 2024.

The DoC land being considered as part of the land exchange proposal falls within Belmont Regional Park which is managed by Greater Wellington Regional Council (GW). DoC will consider the land exchange proposal by WA and GWRC will provide DoC with information held by GW around the terrestrial and freshwater information within the land exchange areas being considered.

This memo summarises the information GW holds in respect to the terrestrial and freshwater of the land exchange areas. The information presented in this memo was gathered from a desktop assessment of geospatial data, expert knowledge within the GW Knowledge and Insights and Delivery functions and various documents held by GW. No site-specific visits, ecological surveys or assessment of the values have been undertaken by GW staff in the four

Wellington office
PO Box 11646
Manners St, Wellington 6142

Upper Hutt
PO Box 40847
1056 Fergusson Drive

Masterton office
PO Box 41
Masterton 5840

0800 496 734
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info@gw.govt.nz

parcels of land being considered as part of the proposed land exchange to support the compilation of this memo.

At the time of drafting this memo GW received information relating to this proposal from the Friends of Belmont Regional Park (FoBRP). This information has been appended to this memo (Attachment 1). GW has not undertaken any analysis of this information and is neutral regarding the quality or accuracy of this information.

2. Site context and proposed land exchange areas

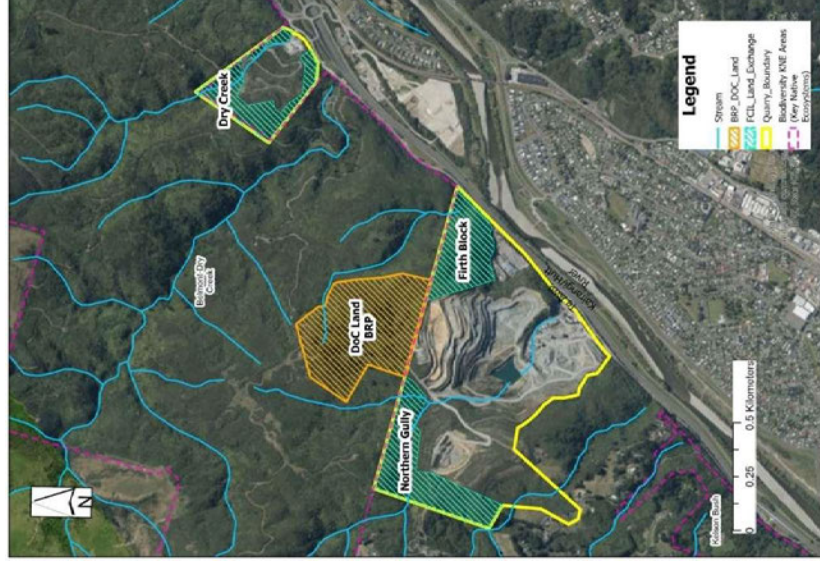
WA is proposing to exchange two parcels of land in the Belmont Quarry and one parcel of land in the nearby Dry Creek Quarry in exchange for an area of DoC public conservation land presently captured in the Belmont Regional Park in Lower Hutt (Table 1 & Map 1).

Table 1: Approximate area (ha) and locations of the four land blocks being considered as part of WA's land exchange proposal.

Land Exchange Proposal	Name of site	Site location	Number ha (approximately)
Winstone Aggregate land proposed to be exchanged for the public conservation land.	Northern Gully	Belmont Quarry	12.62 <i>(2.87ha of which is in QEII Covenant)</i>
	Firth Block	Belmont Quarry	9.6 <i>(9.47ha of which is in QEII Covenant)</i>
	Dry Creek	Dry Creek Quarry	7.94
Public conservation land proposed to go to Winstone Aggregates for the new overburden area.	DoC Land BRP	Belmont Regional Park	23.24

The public conservation land (DoC owned) land mentioned above falls within the Belmont -Dry Creek Key Native Ecosystem (KNE) site which is managed as part of the GW KNE Programme¹. The KNE programme provides long term funding to support the protection and enhancement of the natural values present within the site through weed control and pest animal control. A [KNE Operational Plan for Belmont -Dry Creek](#) has been developed to guide the management support delivered to this site through the GW KNE Programme.

Parts of the Northern Gully and Firth blocks of land contain Queen Elizabeth II National Trust open space covenants which means these areas are protected in perpetuity under the legal title of the land.



Map 1: Showing the approximate location of Belmont Quarry, Dry Creek Quarry and the four parcels of land being considered in the Winstone Aggregates proposed land exchange.

¹ <https://www.gw.govt.nz/environment/our-natural-environment/our-unique-ecosystem-types/key-native-ecosystem-programme/>

3. Terrestrial and Freshwater Information

Key environmental information held by GW was identified with a desk top assessment of the four land parcels being considered for a land exchange. This information is shown in Attachment 2.

Attachment 3 is a vegetation map surveyed by Boffa Miskell in 2017 showing the area around the proposed overburden area. The proposed overburden area shown on this map by the white line differs from the boundary of the present Winstone Aggregate proposal which has been revised since this map was created.

4. References

Boffa Miskell Limited. 2017. *Belmont Quarry Overburden: Ecological Values & Effects Assessment*. Report prepared by Boffa Miskell Limited for GBC Winstone.

Crisp, P; Robertson, H.; McArthur,N.; Cotter, S. 2023. *Conservation status of birds in the Wellington Region*.

Crisp P, Perrie A, Morar S and Royal C. 2022. *Conservation status of indigenous freshwater fish in the Wellington region*.

Singers N, Crisp P, and Spearpoint O. 2018. *Forest Ecosystems of the Wellington Region*.

Greater Wellington Regional Council. 2023. *Key Native Ecosystem Operational Plan for Belmont- Dry Creek 2023-2028*.

New Zealand Plant Conservation Network Plant Lists for Belmont Quarry: PCN218 (1997 & 1976) and PCN222.

Katrina Smith

Senior Land Specialist – Land Ecosystems
Knowledge and Insights

Attachment 1: Information provided to GW from FoBRP

- Email received by GW 18 September 2025, 10:22 a.m. – Subject: Belmont Regional Park land-swap proposal: updates.
- Letter from Wellington Botanical Society, *Proposed land-swap by Winstone Aggregates*, 18 September 2025. Received by GW via email 23 September 2025, 12:29 a.m.
- Colan Balkwill, academic submission on Belmont Regional Park land swap. Received by GW via email 2 October 2025, 9:33 a.m.

Attachment 2: Land exchange information summary based on information held by GW

Name of land parcel	Terrestrial Information	Freshwater Information	Physical Environment	Management Activities
Northern Gully	Historically, this land would have been vegetation predominantly in the Regionally Threatened M7 tawa, kamahi, podocarp forest (Singers <i>et al</i> 2018). Most of this land parcel has been disturbed previously as part of quarrying activities with quarry terraces evident on the aerial imagery. These areas of this land parcel are primarily covered in low stature gorse dominated regenerating native broadleaf scrub. The northern areas of this land parcel (about 4 ha) (including part of the QEII Trust covenant) contain later successional regenerating mahoe, tawa, titoki broadleaf forest, with occasional Puketea trees on the lower slopes. The Regionally Critical New Zealand falcon/kārearea (<i>Falco novaeseelandiae ferox</i>) has been found in this general area (Boffa Miskell, 2017).	Two branches of an unnamed tributary of Te Awa Kairangi/Hutt River drain through the northern side of the land, converging immediately below the eastern boundary of this land parcel. The unnamed tributary then flows down a steep slope into a large quarry lake, then discharging through the south-eastern side of the quarry, under SH2 and eventually discharging into Te Awa Kairangi. The New Zealand Freshwater Fish Database has records of the Regionally Declining Long fin eel, shortfin eel and koura.	The northern and eastern parts of this land parcel is identified within the Selected Land Use Register as a 'Verified history of hazardous activity or industry' (SN/03/212/02).	At least four possum/predator control sites are present either within or on the boundary of this land parcel funded through the KNE programme. The gorse dominated scrub in this area and in the adjacent areas of Belmont Quarry present a risk of wild-fires.
Firth Block	Historically, this land would have been vegetation predominantly in the Regionally Threatened M7 tawa, kamahi, podocarp forest (Singers <i>et al</i> 2018). Most of this land parcel is dominated by early successional gorse with occasional patches of mahoe and tawa scrub with tree ferns in the damper areas. About 1 ha of the vegetation is in a later stage of succession with more mature tawa, mahoe and tree ferns dominating. The Regionally Critical New Zealand falcon/kārearea (<i>Falco novaeseelandiae ferox</i>) has been found in this general area (Boffa Miskell, 2017).	The lower reaches of an unnamed tributary of Te Awa Kairangi/Hutt River that originates in the DoC land that is being considered as part of the land exchange drains through the eastern corner of the Firth Block. This tributary is likely then diverted beneath SH2 before discharging into Te Awa Kairangi/Hutt River.	A small part of the northwest corner of the Firth block is identified within the Selected Land Use Register as a 'Verified history of hazardous activity or industry' (SN/03/212/02).	Seven possum/predator control sites are present either within or on the boundary of this land parcel funded through the KNE programme.
Dry Creek	Historically, this land would have been vegetation predominantly in the Regionally Threatened M7 tawa, kamahi, podocarp forest (Singers <i>et al</i> 2018). A large part of this site is dominated with a mix of early-stage gorse dominated mahoe regenerating scrub and other exotic pest plants e.g pampas and Himalayan honeysuckle. The southern, western and northeastern margins of this land parcel appear to consist of later stage re-generation native forest containing mamaku and possibly tawa. Moko kākāriki/barking gecko (<i>Naultinus punctatus</i>) and ngahere gecko (Mokopirirakau "southern North Island") have been recorded in the vicinity, but moko pāpā/raukawa gecko (<i>Woodworthia maculata</i>) and	The lower reaches of unnamed tributary of Te Awa Kairangi/Hutt River run along the northeastern side of the Dry Creek Quarry including through the parcel of land proposed for the land exchange. This waterway is identified in Schedule F1 in the Natural Resources Plan as a river that has high macroinvertebrate community health.		Three possum/predator control sites are present along the boundary of the Dry Creek Quarry boundary with Belmont- Dry Creek KNE funded through the KNE programme. The gorse dominated scrub in this area and adjacent areas of Belmont Quarry presents a risk of wild-fires.

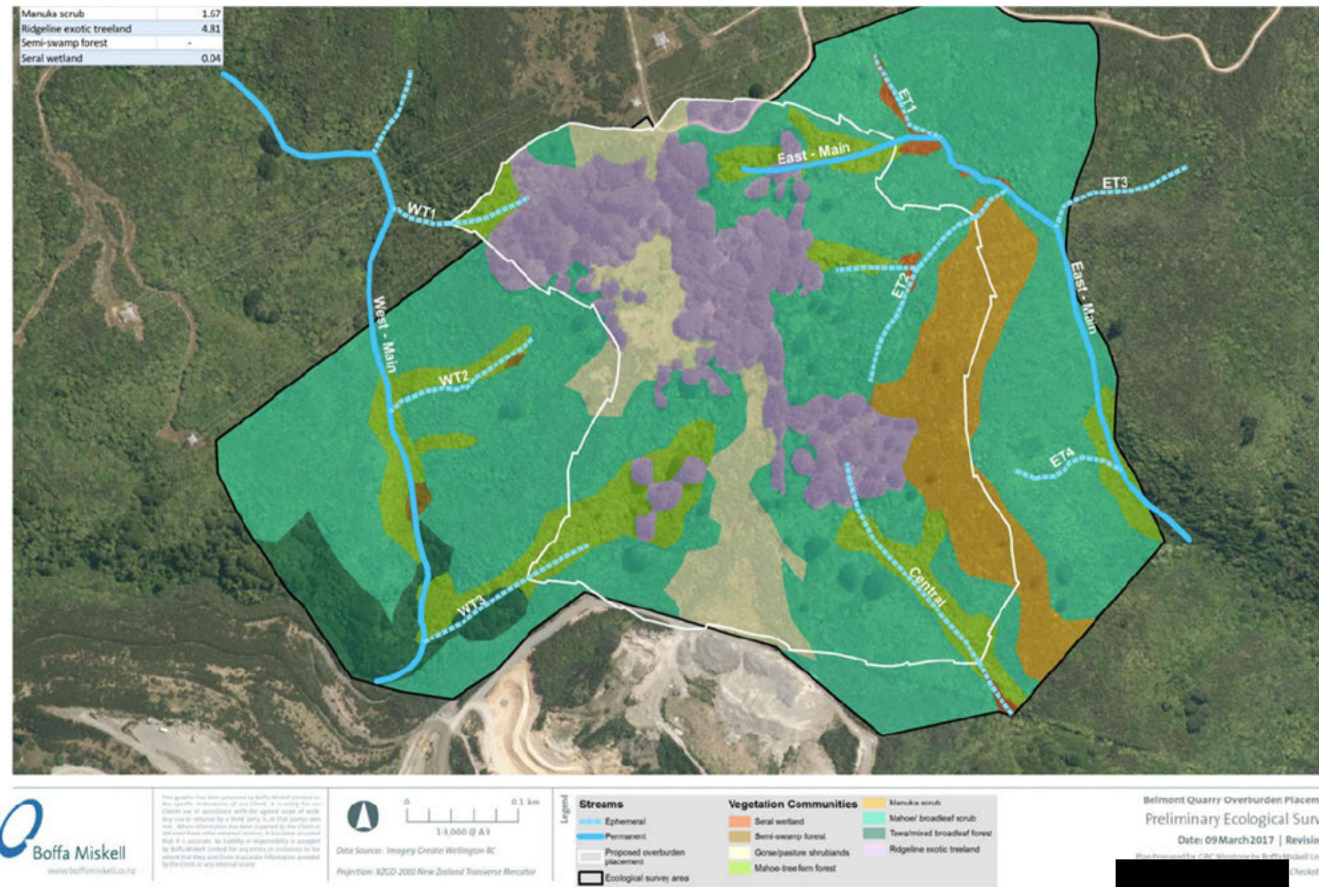
Attachment 2: Land exchange information summary based on information held by GW

	northern grass skink (<i>Oligosoma polychroma</i>) are also expected.			
	Terrestrial Information	Freshwater Information	Physical Environment	Management Activities
DoC Land BRP	Historically, this land would have been vegetation predominantly in the Regionally Threatened M7 tawa, kamahi, podocarp forest (Singers <i>et al</i> 2018). Boffa Miskell (2017) conducted a vegetation survey in this area being considered for the land exchange. Eight vegetation communities were identified in this area. A detailed description of these vegetation communities is provided in section 3.1 on page 14 of Boffa Miskell (2017) and the map of these communities is in Appendix 1. Some of the key points from this survey are: - Small areas of semi-swamp forest characterised by the presence of the Regionally Uncommon swamp maire (shown in a brown colour in Appendix 1). These patches were found in stream gullies on the gentler slopes adjacent to the western side of this land exchange area – the closest patch being within about 50 m of the boundary. Swamp maire is a species that is extremely vulnerable to the impacts of sediment accumulation and changes in hydrology. - Pine and macrocarpa treeland is concentrated on the northern ridgeline and a scattering of trees on upper slopes. - Seral broadleaved mahoe-mamaku forest forms a continuous string along the main valley floor with an understorey of kawakawa, kanono, rangiora, pigeonwood, pate and hangehange. - The dry ridgelines typically contained a mixture of gorse and pasture species. - Mahoe dominated late seral forest was observed in a number of the south facing gullies. Vines of supplejack, bush lawyer, pōhuehue and native clematis are common in the canopy and understorey. The subcanopy and understorey have a good diversity of typical forest shrubs (rangiora, hangehange, kawakawa, silver fern, pate) as well scattered saplings of potential canopy species such as kohekohe, titoki, pigeonwood, pukatea, tawa, nikau, and kamahi. The floor has a diverse range of fern species and seedlings and emerging vinelands of kiekie.	The upper reaches of a perennial unnamed tributary of Te Awa Kairangi/Hutt River originates in the northeastern side of this land. Three ephemeral streams drain off the eastern slopes of the site into this perennial stream. This stream then drains through a steep gully clad in regenerating early successional forest, conveyed under SH2 before discharging into Te Awa Kairangi/Hutt River. A detailed description of the stream habitat is provided in Boffa Miskell (2017) and is referred to as the 'Eastern Stream'. This stream has been identified as having high MCI values (Schedule F1 of the Natural Resources Plan: River and Lakes with significant indigenous) in its lower reaches below this land parcel. A second unnamed tributary flows close to the western corner of this parcel of land then through the Northern gully before entering the quarry lake and eventually discharging into Te Awa Kairangi/Hutt River from under SH2. A fish survey undertaken by Boffa Miskell in 2022 in this western tributary found the regionally declining and nationally at risk declining long fin eel (<i>Anguilla dieffenbachii</i>), the Not Threatened short fin eel (<i>Anguilla australis</i>) and koura. We expect these streams in this area to hold these species and potentially other native freshwater fish species.		Twelve possum/predator control sites are present either within or on the boundary of this land parcel funded through the KNE programme. These sites are spread across three main pest control access routes that run through the land exchange area. Access to these routes which continue west and east of the area is from the ridge that passes through the middle of the area. New access routes would need to be established if the land exchange takes place. Control of ecological weeds has been undertaken annually in this area for the last 15 years funded by the KNE programme.

Attachment 2: Land exchange information summary based on information held by GW

	There are small pockets of mature indigenous tawa mixed broadleaved forest on the western side of this land parcel. The indigenous forest birds are largely represented by predator-hardy species (e.g. tui, bellbird, grey warbler, New Zealand fantail), but tititipounamu/rifleman (<i>Acanthisitta chloris</i>), that are predator-sensitive and reluctant to cross gaps in the forest, were recorded recently in 2021. The Regionally Critical New Zealand Falcon/Kārearea (<i>Falco novaeseelandiae ferox</i>) has been found in this area general area (Boffa Miskell, 2017). Moko kākāriki/barking gecko (<i>Naultinus punctatus</i>) and ngahere gecko (Mokopirirakau "southern North Island") have been recorded from the site, but moko pāpā/raukawa gecko (<i>Woodworthia maculata</i>) and northern grass skink (<i>Oligosoma polychroma</i>) are also expected.			
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Attachment 3: Boffa Miskell 2017 vegetation survey



From: s7(2)(a) <s7(2)(a)>

Sent: Thursday, 18 September 2025 10:22 am

To: Jack Mace

Cc: s7(2)(a) s7(2)(a) Quentin Duthie

Subject: Belmont Regional Park land-swap proposal: updates

[Learn why this is important](#)

Dear Jack,

I'm writing on behalf of the Friends of Belmont Regional Park (FoBRP), about the proposed land-swap with Winstone Aggregates (WA). As you'll be aware, the land that WA want to acquire is public land, part of a Key Native Ecosystem, owned by DoC, and managed by GWRC. WA have claimed that the park land is of low ecological value, but that is clearly not the case.

DoC are currently considering whether to accept or decline WA's proposed land-swap, and GWRC will be asked to comment to DoC on that. The FoBRP have been working hard over the last year to better define the ecology of the park land in question, and have discovered some important species that the WA's own eco-surveys appear to have missed entirely.

We (FoBRP) want to ensure that GW is aware of all these findings, and our concerns about the land-swap, to better inform their comments to DoC.

Initially, I'll present the main points here, but we would be glad to call in and talk to the key people in person at any time. We're also greatly aware of the urgency of all of this, and would be happy to take any GW or DoC staff in to see the area for themselves. The botanical findings seem to be increasing by the week, and are all visible on iNaturalist, eg via this link (with a couple of screen-grabs attached to this Email) :

https://inaturalist.nz/observations?nelat=-41.15761972540405&nelng=174.96253765218174&subview=map&swlat=-41.163467809823835&swlng=174.95200764127532&iconic_taxa=Plantae

In summary :

- Currently 16 observations of Swamp Maire (Threatened - Nationally Vulnerable)
- 20 observations of Ramarama (Threatened - Nationally Critical)
- these populations are well protected here. Nationally they are both at risk from Myrtle rust.
- WA have recently reduced the area they wish to use, to avoid the first of these Swamp Maire populations, but may not be aware of the rest
- To protect these swamp-loving plants also requires careful conservation of their upstream water catchments.
- We have also found Coprosma rubra (At Risk – Declining)
- **Overall, the area in question has a rich diversity of plant life, with 98 species noted so far**
- **In particular, the shallow valley trending SSE towards the large pond is a particularly rich and valuable habitat**
- Potentially, that area could become the perfect focus for a new walkway, which would significantly enhance community connection.
- The DoC/GWRC land in question is not just regenerating farmland; it is part of a KNE which contains original landforms, wetlands and streams, and incised gullies with original native forest. This land is protected by a well-maintained network of bait-lines.
- The proposed land-swap would destroy the original landforms and fragment the structure of this part of the regional park
- Two parcels of the WA land proposed for the swap are already protected by a QEII covenant
- The QEII protection was a resource consent requirement for a previous quarry expansion. It has already been traded for other land.
- **The proposed land-swap does not offer any net ecological gain, but instead a significant ecological loss.**
- Should the land-swap and fast-track proposal go ahead, the FoBRP would be extremely concerned about the financial burden that would be placed on public funds for remediation, should WA, their parent company, or a later new owner, fail. A significant bond would need to be set aside to counter that possibility, but we have seen no mention of that in the WA proposals.

- **The recreational value of Belmont Regional Park would be significantly reduced by the land-swap**

- Access to the QEII-covenanted WA land would be impossible, given that the access from the north would be blocked by WA earthworks, and access from the south is too steep to access (the GW contractors even find it challenging).

- WA have recently stated that "*We see genuine ecological and community value in this land becoming part of the Belmont Regional Park, creating more space for everyone to explore, connect with nature, and enjoy for generations to come.*". But that could not work if the area is inaccessible.

Thank you for considering this and bringing it to the attention of those in GWRC who will be commenting to DoC. We look forward to your response and repeat our offer to help GWRC in any way we can.

Kind regards,

§7(2)(a) [REDACTED], for Friends of Belmont Regional Park

§7(2)(a) [REDACTED]

cc'd : Quentin Duthie, §7(2)(a) [REDACTED] (FoBRP Convener) & §7(2)(a) [REDACTED] (FoBRP Secretary)



Dr Colan Balkwill

s7(2)(a)

02 October 2025

To whom it may concern

Statement on Remnant Swamp Forest Habitat near Dry Creek, Belmont Regional Park

Tēnā koutou katoa

I am writing to provide a statement on the remnant swamp forest habitat near Dry Creek in Belmont Regional Park, with specific reference to the proposed land swap with Winstone Aggregates.

I am a both an academic researcher and concerned member of the public. The body of my work has dealt with locating and conserving the nationally critically threatened tree swamp maire (*Syzygium maire*)^{1,2,3}. I have visited and assessed many habitats and remnant patches across Aotearoa, and thus have the expertise to identify high quality habitat for the species.

At the request of Friends of Belmont Regional Park, I visited the proposed land swap site on the 25th of September 2025. I observed healthy swamp maire trees of various ages, at least two of which were likely original and seeded prior to land clearance. These trees are therefore not only of historical value, but also harbour a snapshot of the ancestral genetic diversity of the region prior to deforestation. They therefore represent living fossils, and any seed they produce is of high value. The habitat as a whole is well suited to swamp maire and other swamp forest plants.

Of specific note is the site's relative isolation from other swamp maire remnants, and its ease of access, both which are important components of protecting these trees from myrtle rust⁴. Isolation means reinfection is less likely, and accessibility allows monitoring and control to be more easily carried out by members of the public.

Greater Wellington has lost over 95% of its swampland habitat^{5,6}. Any remaining swamps, and the plants they contain, should therefore be considered irreplaceable, and it is hard to envisage how the proposed swap could provide land that is as ecologically valuable as the park land considered for exchange.

Thank you for your time and consideration.

Dr Colan Balkwill

References:

- 1 Balkwill, C.G., Koot, E., Ritchie, P., Chagné, D. and Deslippe, J.R, (accepted September 2025). Adaptive potential of *Syzygium maire*, a critically threatened habitat specialist tree species in Aotearoa New Zealand. Evolutionary Applications.

- 2 Balkwill, C.G., Deslippe, J.R., Horton, P., David, C., Wu, C., Koot, E., Ritchie, P., Blissett, W. and Chagné, D., 2024. De-novo assembly of a reference genome for a critically threatened Aotearoa New Zealand tree species, *Syzygium maire* (Myrtaceae). *Tree Genetics & Genomes*, 20(5), p.24.
- 3 Balkwill C.G., *Conservation and restoration genomics of Syzygium maire, a nationally critically threatened tree species of Aotearoa New Zealand* (Doctoral dissertation, Open Access Te Herenga Waka-Victoria University of Wellington).
- 4 Herbert, S.M., Tomscha, S.A., Lai, H.R., Benavidez, R., Balkwill, C.G., Ruston, P.R., Jackson, B. and Deslippe, J.R., 2025. Identifying potentially suitable and accessible refugia to mitigate impacts of an emerging disease on a rare tree. *Conservation Biology*, p.e70088.
- 5 Ausseil, A.-G., P. Gerbeaux, W. L. Chadderton, T. Stephens, D. Brown, and J. Leathwick. 2008. Wetland ecosystems of national importance for biodiversity: criteria, methods and candidate list of nationally important inland wetlands. Landcare Research Contract Report LC0708/158.
- 6 Singers, N., P. Crisp, and O. Spearpoint. 2018. Forest ecosystems of the Wellington Region. Greater Wellington Regional Council.

Cam Russell (Winstone Aggregates)

From: Jade Wikaira
Sent: Friday, 20 February 2026 8:54 am
To: Amy Robinson; Shalini Sanjeshni (Winstone Aggregates); Phernne Tancock
Cc: Emma Fahey
Subject: RE: Invitation to comment on land exchange application - Belmont Quarry Development

Kia ora Amy,

3 emails received with thanks.

Jade

From: Amy Robinson
Sent: Friday, 20 February 2026 8:55 AM
To: Jade Wikaira
Cc: Emma Fahey
Subject: FW: Invitation to comment on land exchange application - Belmont Quarry Development

Hello again

This is the third set of comments received this week – from Great Wellington Regional Council. Please let me know if you have any questions, otherwise Emma will be back from leave next week.

Kind regards
Amy

Amy Robinson
Project Manager Fast Track Consenting (Contractor)
Hamilton | Kiriikiriroa

From: Land Exchange <landexchange@doc.govt.nz>
Sent: Monday, 16 February 2026 8:48 am
To: Amy Robinson <amy.r@doc.govt.nz>
Cc: Grace Masterton
Subject: FW: Invitation to comment on land exchange application - Belmont Quarry Development

Kia ora Amy,

I'm not entirely sure of the process here, as these documents were provided to DOC before invitations to comment were issued. They have obviously informed our pre-lodgement engagement, but I am unclear as to whether these need to be forwarded on to WA or not as part of the commentary process?

Ngā mihi,

Grace Masterton (she/her)
On behalf of the Fast-track Applications team
Te Papa Atawhai | Department of Conservation

From: David Boone
Sent: Friday, 13 February 2026 4:34 pm
To: Land Exchange <landexchange@doc.govt.nz>
Subject: Invitation to comment on land exchange application - Belmont Quarry Development

You don't often get email from

Kia ora Emma,

Greater Wellington has no further comments beyond those we provided in the pre-application stage specific to the land exchange, see attached for easy reference.

Please can you confirm that you've received the information attached now that the land exchange application is in process?

Greater Wellington, in its role as a local authority and consent authority under the Resource Management Act, reserves its comments on the environmental effects of the proposal to the substantive application under section 53 of the Fast-track Approvals Act.

Ngā mihi
Dave



David Boone
Kaiwhakahaere Matua, Manager, Ecosystems & Community
Greater Wellington Te Pane Matua Taiao
34 Chapel Street
P O Box 41, Masterton 5840
Follow us online: [Facebook](#) | [Twitter](#) | gw.govt.nz

From: Land Exchange <landexchange@doc.govt.nz>
Sent: Wednesday, 28 January 2026 4:20 pm
To: Land Exchange <landexchange@doc.govt.nz>
Subject: Invitation to comment on land exchange application - Belmont Quarry Development

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Tēnā koe,

Notice of application by Winstone Aggregates, and invitation to comment under the Fast-track Approvals Act 2024

Notice of Application

On 10 December 2025, Winstone Aggregates lodged a land exchange application with the Department of Conservation (DOC) for Belmont Quarry Development under the Fast-track Approvals Act 2024 (the Act).

On 21 January 2026 DOC determined that the application complied with section 34 of the Act.

A copy of the application and supporting documents can be accessed on the Fast-track website: [Belmont Quarry Development](#)

Invitation to Comment

DOC invites you to comment on the above application under section 35 of the Act. If you wish to comment on the application, please submit your comments to the Fast-track team by email to landexchange@doc.govt.nz with the project name in the subject line. A response form is enclosed to assist you with providing relevant details and comments.

To assist timeframes to be met, email is the preferred method for response. If you are unable to submit your comments digitally, you may respond by post to Land Exchange Fast-track Application, Conservation House, PO Box 10 420, Wellington 6143

Your comments must be received by the Fast-track Team no later than 26 February 2026.
There is no right for you (or any other person) to seek a waiver of this time limit.

The Fast-track team will forward copies of any comments received to Winstone Aggregates.

If you comment on the application, DOC will also invite you to comment on the draft land exchange report at a later stage. If you do not comment on the application, you will be notified of the final report once it is available.

Important Information

Your personal information will be held by DOC and used in relation to the project application process. You have the right to access and correct personal information held by DOC. Certain information in relation to your comments on the application will become public as the EPA will publish a copy of your comments on the Fast-track website.

If you are a corporate entity making comments on this application, your full contact details will be publicly available. For individuals, your name will be publicly available, but your contact details (phone number, address, and email) will not be publicly available.

All information held by the EPA and DOC is subject to the Official Information Act 1982. If you believe any of the information you provide is confidential or sensitive and should be withheld from publication, please highlight the information concerned and provide an explanation to support your request for withholding it.

Further Information

More information on the fast-track consenting process can be found at <https://www.fasttrackgovt.nz/>

If you have any questions, please contact Emma Fahey, Application Lead by email at landexchange@doc.govt.nz.

Nāku noa, nā

Emma Fahey

Fast-track Team

Whare Kaupapa Atawhai |
Conservation House

18 - 32 Manners St | PO Box 10 420, Wellington 6143

www.doc.govt.nz



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To: Rachael Mora, Department of Conservation

Via: The Friends of Belmont Regional Park Inc
§7(2)(a) (Secretary), §7(2)(a) (Convener),
§7(2)(a) (working group)
§7(2)(a)

18 September 2025

Proposed land-swap by Winstone Aggregates

Tēnā koe Rachael,

I am writing on behalf of the Wellington Botanical Society. We have a membership of approximately 200 professional and amateur botanists. We aim to encourage the study of botany (particularly New Zealand flora), foster an interest in New Zealand's native plants, and advocate for the protection, under protected area statutes, of lands and waters.

With these aims, we wish to express our concern of, and opposition to, the proposal to swap DOC land for private land for use as an overburden deposit site. We understand this area to be within [the rectangle represented here](#).

We wish to bring a few matters to the attention of the project team at DOC considering the overburden proposal.

First, is recent research on maire tawake *Syzygium maire* in the Wellington region published by the School of Biological Sciences at Victoria University.¹ The authors highlight that we 'need to identify refugia in accessible, albeit sometimes fragmented, habitat' and recommend 'leveraging human-nature interactions in areas to create, expand, and protect habitat for [this] rare species in a rapidly changing world'. *Syzygium maire* has a threat classification of Threatened-Nationally Vulnerable.² The article illustrates that *Syzygium maire*'s preferred habitat of waterlogged areas in the Wellington region are few and shrinking.

Second, is the number of recently observed *Syzygium maire* in the proposed overburden deposit site. These can be seen at [this link](#). Given that their habitat is shrinking, an area that hosts so many *Syzygium maire* is, in our view, rare and precious.

Third, a large proportion of the land area under consideration for development is classified as a Category 1 threatened environment, indicating that less than 10% indigenous land cover of this type

¹ Herbert, S. M., Tomscha, S.A., Lai, H. R., Benavidez, R., Balkwill, C. G., Ruston, P. R., Jackson, B., & Deslippe, J. R. (2025). Identifying potentially suitable and accessible refugia to mitigate impacts of an emerging disease on a rare tree. *Conservation Biology*, e70088. <https://doi.org/10.1111/cobi.70088>

² Peter J. de Lange, Jane Gosden, Shannel P. Courtney, Alexander J. Fergus, John W. Barkla, Sarah M. Beadel, Paul D. Champion, Rowan Hindmarsh-Walls, Troy Makan and Pascale Michel, *New Zealand Threat Classification Series* 43.

remains intact in Aotearoa New Zealand.³ This is the most threatened status allowed by this classification. Other species recorded in the area at risk are *Coprosma rubra* (with a national threat status of declining and regional status of uncommon) and *Lophomyrtus bullata* (with a national threat status of nationally critical and regional status of critical).

We hope this information is of use to the project team at DOC.

Ngā mihi,

§7(2)(a)

Chairperson

Wellington Botanical Society

³ Cieraad et al, *New Zeal J Ecol.* 39, 309–315 (2015)