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Dear 

PRELIMINARY SITE INVESTIGATION - BELMONT QUARRY - FIRTH BLOCK, NORTHERN GULLY AND SOUTHERN GULLY

1.0 Introduction

Winstone Aggregates Limited (Winstone; the client) owns and operates the Belmont Quarry in Lower Hutt, Wellington. Winstone has engaged Pattle Delamore Partners Limited (PDP) to undertake a preliminary site investigation (PSI) for the Belmont Quarry Parcels (Firth Block, Northern Gully and Southern Gully; 'the sites'), and a Preliminary and Detailed Site Investigation (PSI/DSI) for Dry Creek in support of Winstone's Belmont Quarry land exchange with the Department of Conservation (DoC), which in turn will support Winstone's Belmont Quarry Fast-Track Approval Application (FAA). The findings of the PSI/DSI for Dry Creek is presented in a separate report (PDP, 2025).

As part of the land exchange, Winstone proposes to exchange approximately 23.2 hectares of Belmont Regional Park land with up to 34.06 hectares of land owned by Fletcher Construction and Infrastructure Limited (FCIL; Winstone's parent company).

The FCIL land consists of four parcels of land (Dry Creek area and Belmont Quarry Parcels):

- ∴ Dry Creek (7.94 ha).
- ∴ Firth Block (9.6 ha).
- ∴ Northern Gully (12.62 ha).
- ∴ Southern Gully (3.9 ha).

The PSI has been directed and reviewed by a Suitably Qualified and Experienced Practitioner (SQEP) with respect to contaminated land and has been undertaken in accordance with the Ministry for the Environment's (MfE) *Contaminated Land Management Guidelines No. 1 – Guidelines for Reporting on contaminated Sites in New Zealand* (MfE, 2021). A certifying statement to this effect is provided in Appendix A.

Those authors confirm that, in their capacity as authors of this report, they have read and agree to abide by the Environment Court of New Zealand's Code of Conduct for Expert Witnesses Practice Note 2023. A copy of the authors CV, setting out necessary qualifications is at Appendix A.



2.0 Objectives and Scope

The objectives of the PSI are to:

- ∴ Determine whether any Hazardous and Industrial List (HAIL)¹ or other potentially contaminating activities, either from historical or current activities, have been undertaken on the Belmont Quarry Parcels;
- ∴ Conduct a preliminary assessment of the potential contaminated land risks of any identified HAIL activities;
- ∴ Assess the requirements/likelihood for potential consents in relation to the Resource Management (*National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health*) Regulations 2011 (NESCS) and the contaminated land rules within the Greater Wellington Regional Council's (GWRC's) *Proposed Natural Resources Plan (PNRP)*²; and
- ∴ Provide recommendations of further investigations, if required.

The scope of work included:

- ∴ Obtaining and reviewing a selection of publicly available historical aerial imagery of the sites;
- ∴ Reviewing GWRC Selected Land Use Register (SLUR) for the sites;
- ∴ Viewing property files for the sites held by the Hutt City Council (HCC);
- ∴ Reviewing publicly available geological and hydrogeological information for the sites;
- ∴ Visiting the Belmont Quarry Parcels to undertake a site walkover;
- ∴ Interviewing people with knowledge of the sites; and
- ∴ Preparation of this report.

3.0 Property Description and Background

Belmont Quarry is located at 541 Hebden Crescent, Belmont, Wellington. The investigation in this report is limited to three parcels of Winstone's land herein referred to as Firth Block, Northern Gully and Southern Gully (the sites). A plan of the parcels is shown in Figure 1 (Appendix B).

Firth Block is broadly trapezium shaped with an irregularly shaped southern border, it covers a 9.6 ha area within the northeastern part of the land legally described as Lot 1 DP 60552. The current land use of this parcel is as a QEII Trust bush block.

Land use surrounding Firth Block is as follows:

- ∴ North: Dense bush within Belmont Regional Park.
- ∴ East: State Highway 2 (Western Hutt Road) with the Hutt River and residential properties beyond.
- ∴ South: Belmont Masonry with State Highway 2 (Western Hutt Road), Hutt River and residential properties beyond.
- ∴ West: Belmont Quarry.

¹ The Hazardous Activities and Industries List (HAIL) is a compilation of activities and industries that are considered likely to cause land contamination resulting from hazardous substance use, storage or disposal. The HAIL is intended to identify most situations in New Zealand where hazardous substances could cause, and in many cases have caused, land contamination.

² While consenting under the Resource Management Act 1991 is not directly relevant to the land exchange, these consenting assessments have been undertaken to inform DoC of any potential liabilities/obligations and responsibilities arising from the land exchange.

The Northern Gully is located across a 12.62 ha, irregularly shaped area within the northwestern corner of the land legally described as Part Lot 1 DP 22561 and extending southward into Lot 5 DP 322126. The parcel in part is a QEII Trust area and comprises a terraced area of low vegetation followed by dense bush descending into the gully.

Land use surrounding the Northern Gully is as follows:

- ∴ North: Dense bush within Belmont Regional Park.
- ∴ East: Belmont Quarry.
- ∴ South: Belmont Quarry, dense bush and residential properties beyond.
- ∴ West: Dense bush with residential properties beyond.

The Southern Gully is irregularly shaped and located to the west of the wider property, covering approximately 3.9 ha. The site currently straddles Lots 4 and 5 DP 322126, which will be subdivided with the balance of the lots remaining in FCIL ownership.

Land use surrounding the Southern Gully is as follows:

- ∴ North: Belmont Quarry.
- ∴ East: Dense bush and Belmont Quarry.
- ∴ South: Residential properties on Liverton Road and dense bush.
- ∴ West: Residential properties on Liverton Road and dense bush.

4.0 Topography, Geology and Hydrology

4.1 Geology

The geological map of the region indicates that the site is underlain by undifferentiated Rakaia Terrane Triassic sandstone and mudstone (Begg and Johnson, 2000). These comprise alternating sandstone and mudstone, poorly bedded sandstone with minor coloured mudstone, conglomerate, basalt and chert.

A review of the New Zealand Geotechnical Database (NZGD) on 15 August 2025 indicated that the nearest borehole (NZGD_184772), is located approximately 230 m east of the Firth Block boundary. The associated borehole installation logs identified that fill material comprising sandy gravel is present to depths between 1.50 and 3.34 m below ground level (bgl). This is underlain by alluvium to a depth of 16.95 m bgl and Rakaia Terrane to 18 m bgl.

4.2 Hydrogeology

4.2.1 Firth Block

The nearest surface water body to Firth Block is the Hutt River, which is located approximately 65 m to the southeast of the site. This flows in a southwesterly direction discharging into Wellington Harbour.

Based on this, local groundwater in the fractured or weathered greywacke beneath the site is inferred to flow in a southeastern direction, discharging into the Hutt River.

A review of the GWRC map viewer on 15 August 2025 identified that two registered bores are situated within a 500 m radius of Firth Block, downgradient of the site and to the southwest of the site boundary. Bore depths were noted to be 19.95 m and 20 m bgl, indicating that these bores are within the Hutt Valley aquifer system rather than the weathered greywacke present at the site.

4.2.2 Northern Gully

A stream intersects the Northern Gully, running from the west through to the east of the site where it discharges off site via the adjacent quarry site into the Hutt River.

A review of the GWRC map viewer on 15 August 2025 identified no bores within a 500 m radius of Northern Gully.

4.2.1 Southern Gully

There is a stream present running in a general northeast-south-westerly direction, where it becomes culverted at the southern boundary of the site.

A review of the GWRC map viewer on 24 November 2025 identified no bores within a 500 m radius of the Southern Gully.

5.0 Site History

The purpose of the information review is to establish past land uses at the property and therefore the potential for soil contamination to have arisen from those uses.

5.1 Historical Aerial Photographs

Six historical aerial photographs (dated between 1942 and 2000) were obtained from Retrolens and 12 aerial photographs were sourced from Google Earth Pro (dated between 2004 and 2025). The aerial photographs are provided in Appendix C. A summary is provided below.

Table 1: Historical Aerial Photograph Review

Date	Reference	Description
1942	Photograph 1	An aerial image only partially showing the Northern Gully was able to be obtained from Retrolens. Firth Block and the eastern area of Northern Gully are both covered by dense bush. Belmont Quarry is observed to the south of the sites. The Southern Gully is not visible in the 1942 aerial image.
1957	Photograph 2	No significant changes to Firth Block are observed. An expansion of Belmont Quarry, outside of the Firth Block site boundary towards the south, has been observed extending further to the northwest. Two tracks are observed to intersect the northwestern corner of the Northern Gully. Another track external to the site meets the eastern boundary of the Northern Gully. The Southern Gully appears to be covered with vegetation. An access track is present, running from the western corner of the site before diverging into two tracks, one linking to the Northern Gully and one exiting along the eastern boundary of the site.
1966	Photograph 3	Firth Block is depicted as bush across the centre and northeastern area of the site. The southwestern area of Firth Block comprises a terraced quarry area. The northwestern corner of the site appears to have been developed to include a track and farmland. The Northern Gully comprises an area of dense bush to the north of the site with the southern portion of the site developed into farmland with tracks.

Table 1: Historical Aerial Photograph Review		
Date	Reference	Description
		<p>The route of the access track previously identified within the Southern Gully has altered slightly. The majority of the Southern Gully appears grassed.</p> <p>No other significant changes to the Southern Gully are observed.</p>
1984	Photograph 4	<p>More vegetation is observed across the southwestern portion of Firth Block. A track across the northwest of the site is observed.</p> <p>A track appears to intersect the central portion of the Northern Gully from east to west.</p> <p>To the south of the sites, Belmont Quarry has undergone further expansion.</p> <p>No significant changes to the Southern Gully are observed.</p>
2000	Photograph 5	<p>The terraced area to the south of Firth Block now comprises bush cover, with a small, cleared area in the centre of the site.</p> <p>The Northern Gully comprises dense bush and what appears to be quarrying activities and access track extending northward just into the central southern area of the Northern Gully. A track and area of soil disturbance intersects across the western boundary of the Northern Gully from the road beyond the site boundary.</p> <p>The Southern Gully is predominately vegetated, there appears to be an access track running in a northeast-southwest direction connecting to the main quarry site.</p>
2004	Photograph 6	<p>Firth Block comprises dense bush cover.</p> <p>The track intersecting the Northern Gully has been further developed to the northwest of the site, leading from the quarry. A terraced quarry face intersects the central east of the site. The previously observed track and area of development across the western boundary of the site now comprises vegetative cover.</p> <p>No significant changes to the Southern Gully are observed.</p>
2009	Photograph 7	<p>No significant changes to Firth Block are observed.</p> <p>The track and terraced areas across the central north and central east of the Northern Block is observed to have more vegetative cover.</p> <p>No significant changes are observed in the Southern Gully, there appears to be increased vegetation cover.</p>
2011	Photograph 8	<p>No significant changes to Firth Block are observed.</p> <p>In the Northern Gully, further quarry development is observed to the southeast and further vegetative cover is observed in the central north. A road to the west of the Northern Gully slightly intersects the site boundary.</p> <p>No significant changes are observed in the Southern Gully.</p>
2012	Photograph 9	<p>No significant changes to Firth Block are observed.</p>

Table 1: Historical Aerial Photograph Review

Date	Reference	Description
		<p>The quarry area to the southeast of the Northern Gully has further expanded in a western direction and more vegetative cover is visible in the central north area.</p> <p>No significant changes are observed in the Southern Gully.</p>
2014	Photograph 10	<p>No significant changes to Firth Block are observed.</p> <p>The quarry area to the south of the Northern Gully has further expanded to the west and more vegetative cover is visible in the central north area.</p> <p>No significant changes are observed in the Southern Gully.</p>
2015	Photograph 11	<p>No significant changes to Firth Block are observed.</p> <p>The quarry area to the south of the Northern Gully is observed to have had soil disturbance. The central northern area comprises dense bush.</p> <p>Soil disturbance, associated with activities within Belmont Quarry, is visible in the northeastern portion of the site. No other significant changes observed.</p>
2016	Photograph 12	<p>No significant changes to Firth Block are observed.</p> <p>The quarry area in the southern portion of the Northern Gully is observed to be partially covered with what appears to be gravels.</p> <p>Soil disturbance is still visible on the northern boundary. A cleared area of vegetation, potentially paved, is visible in the sites centre southwest of the area of soil disturbance. No other significant changes observed.</p>
2018	Photograph 13	<p>No significant changes to Firth Block are observed.</p> <p>The quarry area to the south of the Northern Gully is observed to be partially covered with what appears to be covered with some vegetation in places.</p> <p>No earthworks are now being undertaken in the Southern Gully which is now fully covered in vegetation.</p>
2019	Photograph 14	<p>No significant changes to Firth Block are observed.</p> <p>The previous quarry area to the south of the Northern Gully comprises vegetative cover over visible terraces.</p> <p>No significant changes are observed in the Southern Gully.</p>
2022	Photograph 15	<p>No significant changes to Firth Block are observed.</p> <p>Dense vegetation is observed to the south of the Northern Gully. A track is observed to intersect the east of the Northern Gully with the northern portion of Belmont Quarry.</p> <p>No significant changes are observed in the Southern Gully.</p>
2025	Photograph 16	<p>No significant changes to Firth Block are observed.</p> <p>The quarry area has been further developed and slightly intersects the central eastern area of the Northern Gully.</p> <p>No significant changes are observed in the Southern Gully</p>

5.2 Belmont Quarry Property Files

Property files for the sites were obtained from HCC. Documents relevant to the site history and/or contamination potential for site are summarised below with relevant documents attached in Appendix D.

5.2.1 Firth Block

A document titled certificate of compliance application and provided by Winstone includes a figure depicting the activity areas comprising Firth Block as predominantly general recreation with the southern area depicted as extraction.

The consent order dated October 2001 includes a figure, which depicts Firth Block as being located within a quarry extraction activity area.

5.2.2 Northern Gully

- ∴ A document titled proposed truckstop development (dated 1998) details a proposal for the installation of a truck stop facility outside of the Northern Gully boundary and within the southeast section of Belmont Quarry. This involved the removal of an existing underground 40,000 L storage tank and dispenser, and replacing it with an above ground 40,000 L diesel storage tank. The underground tank is depicted in an additional hand drawn site plan, dated August 1991, confirming its location near the office and main office block, which are situated to the southeast of the overall property, adjacent to State Highway 2 (Western Hutt Road).
- ∴ A document titled Belmont Quarry Disposal Application for Certificate of Compliance dated March 2006, states the overburden material will comprise of material overlying the mineral deposit, which itself does not contain saleable or processable minerals. Additionally, the document stated the northwest corner of the Northern Gully is to be filled with overburden disposal material.
- ∴ A Hutt City Council letter, titled certificate of compliance with city of Lower Hutt district plan to deposit overburden material within Belmont Quarry, dated September 2006 was provided by Winstone. This detailed future development of the quarry involving the removal of native vegetation from the gully and hillside, and the deposition of overburden within the gully. The overburden material is stated to amount to an approximate total of 1,500,000 m³. A provided figure depicting the location of deposited overburden shows a shaded blue area depicting the maximum extent of area upon which overburden is to be deposited; the area intersects the northern area of the Northern Gully.
- ∴ Consent to construct new overburden disposal areas (OBDA) was granted on 7 September 2006, as reported in a document detailing the decisions of hearing commissioners. The document also provides background information detailing the stream located in the Northern Gully stating that it is intermittently flowing and ceases flowing for parts of the year. It also states the stream discharges directly into the Hutt River under State Highway 2, to the southeast of Firth Block.
- ∴ A report titled Cottle Land Assessment of Ecology Values, dated March 2007 includes a figure depicting the proposed OBDA, the western corner of which intersects the Northern Gully boundary. The report also states that the deposition activities are expected to take 12 years to complete and further describes the Northern Gully as being modified in the past by farming activities, since these activities have ceased, the land was reverted back to a natural state.
- ∴ A geotechnical investigation and design advice for the proposed Cottle overburden disposal area, Belmont Quarry, by Tonkin + Taylor and dated May 2007 details the overburden material from the quarry is to be placed in layers, each approximately between 2.0 to 5.0 m in thickness. The material is to be compacted and stabilised against erosion by hydroseeding.

- ∴ Figures depicting the extent of the OBDA to be situated over the northern area of the Northern Gully are provided in a document titled Belmont Quarry Overburden Disposal Resource Consent Applications and Supporting Information (AEE), dated June 2007.
- ∴ A Resource Management Act 1991 – Section 139: Certificate of Compliance with City of Lower Hutt District Plan to Deposit Overburden Material within Belmont Quarry, dated September 2007 describes the removal of vegetation and deposition of overburden material would be brought to and from the area from other parts of the quarry.
- ∴ A figure sourced from an application by Winstone Aggregates for resource consents associated with the construction of a new OBDA on the neighbouring “Cottle Land”, Kelson, dated April 2008 depicted the approximate footprint of the OBDA and the location of the stream intersecting the northern gully from the west through to the east of the gully where it discharges off site into the Hutt River.
- ∴ A hearing commissioners document provided by GWRC, dated 2 September 2008 identified that consents were granted in relation to the construction of the OBDA for 1.3 million m³ of overburden material from Winstone Aggregates Belmont Quarry. The majority of the northern and western areas across the Northern Gully were depicted as an area on which no overburden would be placed. The OBDA was described to be situated to the south of the northern gully area (in the northwest of Lot 5, DP 322126) and set back 25 m from the quarry site boundary. Overburden is reported as being comprised of material unsuitable for aggregate production involving stop soil and weathered rock.
- ∴ A consent order dated May 2009 states that Winstone Aggregates is required to undertake a fish survey and an erosion and sediment control plan will be in place for each earthworks season during the construction of the OBDA.

5.2.3 Southern Gully

No new information was identified in the obtained property files for the wider Belmont Quarry. Information relating to the OBDA discussed in section 5.2.2 is only relevant to the earthworks observed along the northern boundary of the Southern Gully.

5.3 Greater Wellington Regional Council Historical Information

The GWRC maintains a SLUR of properties that it knows to be either contaminated, or to have a past use or industry with a greater potential for contamination.

5.3.1 Firth Block

A review of the GWRC website³ confirmed that the northwestern portion of Firth Block (comprising an area of 1,925 m²) falls within the SLUR delineation for the overall property (LOT 1 DP 60552), which is currently listed under the HAIL category of:

- ∴ Mineral extraction, refining and reprocessing, storage and use - Mining industries (excluding gravel extraction) including exposure of faces or release of groundwater containing hazardous contaminants, or the storage of hazardous wastes including waste dumps or dam tailings; and
- ∴ Chemical manufacture, application and bulk storage - Storage tanks or drums for fuel, chemicals or liquid waste.

³ <https://mapping.gw.govt.nz/gwrc/>

5.3.2 Northern Gully

GWRC were contacted on 8 August 2025. Their response indicated that a portion of the Northern Gully falls within the SLUR delineation for the overall property (LOT 1 DP 60552), which is currently listed under the HAIL categories of:

- ∴ Mineral extraction, refining and reprocessing, storage and use - Mining industries (excluding gravel extraction) including exposure of faces or release of groundwater containing hazardous contaminants, or the storage of hazardous wastes including waste dumps or dam tailings; and
- ∴ Chemical manufacture, application and bulk storage - Storage tanks or drums for fuel, chemicals or liquid waste.

The file notes identify the HAIL area as pertaining to Winstone Aggregates Belmont Quarry.

It also notes that there is evidence of hydrocarbon contamination surrounding fuel drums from photos on file. Old machinery and other waste is stored at the quarry, along with one large underground storage tank (containing hydrocarbons) and smaller containers of acetylene and LPG. Information provided by GWRC (URS, 2010) shows that the underground storage tank (UST) used for storing diesel has been removed from the property and replaced with an aboveground storage tank (AST). The associated figure shows that the UST and diesel AST were located adjacent to the quarry office and outside the site boundary for Northern Gully (see Section 6.1). The report states that all analytical results for samples representative of soil remaining on the site (as defined in the report) comply with the corresponding Oil Industry Guidelines Soil Tier 1 Soil Acceptance Criteria for commercial/industrial land use.

5.3.1 Southern Gully

A review of the GWRC website confirmed that the Southern Gully has no HAIL areas identified and is not located on the SLUR.

6.0 Summary of Site History

6.1 Firth Block

Since 1942, observed changes to the site include slight variations in bush density, particularly along the ridgeline and the development of a terraced quarry. The quarry intersects the southwestern corner of the site from 1966 and appears to have vegetative cover in the next available historical aerial photograph dated 1984. Additionally, a cleared area is observed within the dense bush in the centre of the site in 2000. Property files provided figures of Firth Block showing part of the site, specifically to the south, to comprise of an extraction activity area. The northern area of Firth Block is shown to be classified as general recreation.

The northwestern portion of Firth Block falls within the SLUR delineation for the overall property, which is currently listed on the GWRC's SLUR for mining industries (quarrying activities) and the bulk storage of drums for fuel, chemicals or liquid waste.

6.2 Northern Gully

Between 1942 and 1966 the Northern Gully was observed to comprise dense bush cover. From 1966 the land appeared to have been developed into farmland with tracks across the site. By 2000, the land within the site had been reclaimed as dense bush and the quarry continued to expand into the central southern and eastern areas of the Northern Gully. This expansion and infilling occurred between 2000 and 2018, after which vegetative cover is observed across the terraces.

The historical aerial photographs depict the quarry extending into the Northern Gully, representative of the placement of overburden material within the site, which is supported by the historical information

review. These activities within the site are unlikely to involve the release of hazardous contaminants and the storage of hazardous containers was not observed through historical aerial imagery. The HAIL activities associated with the storage of hazardous materials (as listed in the GWRC's SLUR) are likely to be isolated to the area within the Belmont Quarry situated toward the centre of the property and outside of the site boundary of the Northern Gully. Historical information provided in the property files identified that the expected location of the previous underground storage tank was approximately 350 and 700 m from Firth Block and the Northern Gully, respectively. The aforementioned hydrocarbon contamination, and potential impacts of old machinery and stored waste can be considered as not relevant to either site.

The information review and associated property files identified that an OBDA was constructed within the northern portion of the Northern Gully. The OBDA comprised material overlying the mineral deposit, which involved topsoil and weathered rock, and is not considered to be an activity that falls under the MfE's HAIL.

The wider property is listed on GWRC's SLUR for mining extraction (quarrying activities) and the bulk storage of drums for fuel, chemicals or liquid waste.

6.3 Southern Gully

The Southern Gully has remained largely unchanged, with an access road to the Northern Gully present between 1957 and 2000. The gully remained unchanged until construction of the overburden along the northern boundary between 2015 and 2016.

Relevant property files pertained to the previously discussed OBDA in 5.2 indicated that the material used for this is unlikely to contribute to potential contamination within the Southern Gully.

The site is not located in on GWRC's SLUR and no other evidence of HAIL activities have been identified.

7.0 Site Walkover

A site walkover was undertaken on 13 August 2025, with an additional visit undertaken of the Southern Gully on 26 November 2025. Photographs of the site visits are provided in Appendix E. Due to the Firth Block, Northern Gully and Southern Gully predominantly comprising dense bush, there was limited access to and poor visibility of the sites.

Observations of Firth Block were made from two locations, one from the northwestern corner of the site where Firth Block meets the ridgeline at the top of Belmont Quarry. The second location was accessed through Firth Belmont Masonry and was situated at the base of the slope along the southern boundary of Firth Block.

The dense bush to the north and northeast of the Northern Gully limited access and meant that the area was unable to be closely investigated. Observations were made from four locations along the site boundary of the Northern Gully as to gain an overview of the site and the surrounding area. One location involved traversing to the base of the Northern Gully via a path on the southeastern boundary, to gain access to the stream.

7.1 Firth Block

Firth Block was observed to comprises steep, densely covered slopes with mature, bush cover in the form of mixed vegetation (Photographs 1 and 2). A line of dead trees borders the southwestern site boundary (Photograph 3).

7.2 Northern Gully

The northern area of the Northern Gully was observed to comprise dense mature bush of mixed vegetation (Photograph 4 and 5), which descends into a what appears to be a shallow stream. A walkable

path was situated within the northeastern area of the Northern Gully, leading to the stream at the gully's base (Photographs 6 and 7). The land to the western central and southwest of the Northern Gully comprises a terraced, grass covered area that descends into a gully with a cover of semi-mature dense bush comprising mixed vegetation. Residential properties are situated outside of the site boundary to the west (Photograph 8).

Communication with a member of staff on site revealed that dumping activities had not been observed to have occurred within the gully from the neighbouring properties located along the western boundary of the Northern Gully.

7.1 Southern Gully

The Southern Gully generally comprised dense vegetation. The gully is well-established through the centre of the site (Photograph 9 and 10), with steep sides covered with dense bush cover of mixed vegetation.

8.0 Site Characterisation

A risk to human health can only occur if there is a hazard (e.g. contaminated soil), a receptor (e.g. people) and an exposure pathway between the hazard and receptor. The absence of any of these components means no risk can exist.

The wider Belmont Quarry property is listed on GWRC's SLUR for mining extraction (quarrying activities) and the bulk storage of drums for fuel, chemicals or liquid waste.

However, rock quarrying for aggregate or building stone, such as Belmont Quarry, is an activity that is excluded from the MfE HAIL list as it is considered that the likelihood of soil contamination from gravel or rock materials is considered low.

The review of historical information also indicates that the bulk storage of drums for fuel, chemicals or liquid waste were within isolated areas within Belmont Quarry and situated toward the centre of the property, outside of the site boundary of the Northern Gully (and Southern Gully and Firth Block).

The activities involving the deposition of overburden disposal material within the Northern Gully and Southern Gully are related to the importation of natural material from other areas of the overall property, which are unlikely to have contributed to soil contamination within the Northern Gully and Southern Gully.

As such, it is considered that the review of historical information and site walkover indicate that it is more likely than not that no HAIL activities have been undertaken at Firth Block, Northern Gully or Southern Gully.

9.0 Regulatory Considerations

The review of historical information indicates that it is unlikely that an activity that falls within the MfE's HAIL has been undertaken on the sites. The sites are therefore not considered "a piece of land" as described in regulation 5(7) of the NESCS and therefore these regulations do not apply to Firth Block, Northern Gully and Southern Gully.

As such, it is also considered that contaminated land Rules R81 – R83 of GWRC's PNRP do not apply.

10.0 Conclusions

Pattle Delamore Partners Limited (PDP) have been engaged by Winstone Aggregates Limited (the client) to undertake a Preliminary Site Investigation (PSI) of Firth Block, Northern Gully and Southern Gully to support the land exchange with the Department of Conservation (DoC).

Key findings of this investigation are summarised as follows:

✧ Firth Block:

- Since 1942, observed changes to the site include slight variations in bush density, particularly along the ridgeline and the development of a terraced quarry. The quarry intersects the southwestern corner of the site from 1966 and appears to have vegetative cover in the next available historical aerial photograph dated 1984. Additionally, a cleared area is observed within the dense bush in the centre of the site in 2000. Property files provided figures of Firth Block showing part of the site, specifically to the south, to comprise of an extraction activity area. The northern area of Firth Block is shown to be classified as general recreation.
- The northwestern portion of Firth Block (comprising an area of 1,925 m²) falls within the SLUR delineation for the overall property (LOT 1 DP 60552).

✧ Northern Gully

- Between 1942 and 1966 the Northern Gully was observed to comprise dense bush cover. From 1966 the land appeared to have been developed into farmland with tracks across the site. To the southeast of the site, and outside the property boundary, the quarry has expanded. By 2000, the land within the site had been reclaimed as dense bush and the quarry continued to expand into the central southern and eastern areas of the Northern Gully. This expansion and infilling occurred between 2000 and 2018, after which vegetative cover is observed across the terraces.
- The wider property is listed on GWRC's SLUR for mining extraction (quarrying activities) and the bulk storage of drums for fuel, chemicals or liquid waste.
- The construction of overburden disposal areas was identified in the Northern Gully, which involved the deposition of natural materials sourced from elsewhere on the property. This material is reported to not contain saleable or processable minerals and was further described as stop soil and weathered rock. This material is unlikely to have contributed to soil contamination within the Northern Gully.

✧ Southern Gully

- The Southern Gully has remained generally unchanged, with an access road present between 1957 and 2000 to the Northern Gully.
- The site is not identified on GWRC's SLUR and no other evidence of HAIL activities have been identified.
- The northern part of the site is partially covered by an overburden disposal area. This material is reported to not contain saleable or processable minerals and was further described as stop soil and weathered rock. This material is unlikely to have contributed to soil contamination within the Southern Gully.

Rock quarrying for aggregate or building stone, such as Belmont Quarry, is an activity that is excluded from the MfE HAIL list as it is considered that the likelihood of soil contamination from gravel or rock materials is considered low. The review of historical information also indicates that the bulk storage of drums for fuel, chemicals or liquid waste were within isolated areas within Belmont Quarry and situated toward the centre of the property, outside of the site boundary of the Northern Gully (and Southern Gully and Firth Block).

As such, it is considered that the review of historical information and site walkover indicate that it is more likely than not that no HAIL activities have been undertaken at Firth Block, Northern Gully or Southern Gully. It is therefore considered that the NESCS and the contaminated land rules in GWRC's PNRP do not apply.

11.0 References

- MfE, 2021. Contaminated Land Management Guidelines No. 1 – Guidelines for Reporting on Contaminated Sites in New Zealand revised 2021. Ministry for the Environment, Wellington.
- MWH, 2007. Winstone Aggregates Cottle Land Assessment of Aquatic Ecology Values. Prepared for Winstone Aggregates Limited.
- PDP, 2025. Detailed Site Investigation – Dry Creek – Belmont Quarry. Prepared for Winstone Aggregates Limited.
- Tonkin & Taylor Ltd, 2007. Geotechnical Investigation and Design Advice for the Proposed Cottle Overburden Disposal Area, Belmont Quarry. Prepared for Prepared for Winstone Aggregates Limited.
- URS, 2010. Underground Petroleum Storage System Decommissioning at Winstone Aggregates, Belmont Quarry, Lower Hutt Tank Pull Report. Prepared for BP Oil New Zealand Limited.

12.0 Limitations

This report has been prepared by Pattle Delamore Partners Limited (PDP) on the basis of information provided by Winstone Aggregates Limited (Winstone) and others not directly contracted by PDP for the work, including Hutt City Council, Greater Wellington Regional Council and Retrolens. PDP has not independently verified the provided information and has relied upon it being accurate and sufficient for use by PDP in preparing the report. PDP accepts no responsibility for errors or omissions in, or the currency or sufficiency of, the provided information.

This report has been prepared by PDP on the specific instructions of Winstone for the limited purposes described in the report. PDP acknowledges that this report may be used and relied upon by the Expert Panel appointed under the Fast-track Approvals Act 2024. PDP accepts no liability if the report is used for a different purpose or if it is used or relied on by any other person. Any such use or reliance will be solely at their own risk.

© 2025 Pattle Delamore Partners Limited

Yours faithfully

PATTLE DELAMORE PARTNERS LIMITED

Prepared by



Environmental Scientist – Contaminated Land

Reviewed by



Service Leader – Contaminated Land

Approved by



Technical Director – Contaminated Land



Appendix A: Certifying Statement

I, [REDACTED] of Pattle Delamore Partners certify that this preliminary site investigation meets the requirements of the Resource Management (*National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health*) Regulations 2011 (the NES-CS) because it has been:

- a. Completed by a suitably qualified and experienced practitioner;
- b. Reported on in accordance with the current edition of *Contaminated land management guidelines No. 1 – Reporting on contaminated sites in New Zealand*; and
- c. Certified by a suitably qualified and experienced practitioner.

This preliminary site investigation concludes that the NESCS does not apply as it is more likely than not that no HAIL activities have been undertaken at Firth Block, Northern Gully or Southern Gully.

Evidence of the qualifications and experience of the suitably qualified and experienced practitioner(s) who have done this investigation and certified this report is provided below.

This certification applies to the date of this report.

Signed,

Technical Director – Contaminated Land

██████████ - Project Director

██████████ is an environmental engineer with over 26 years of experience in undertaking environmental and contaminated land assessments. ██████████ has a BE in Civil and Resource Engineering from the University of Auckland. ██████████ has experience with undertaking and managing site investigations, environmental assessments, and monitoring programmes for a range of environmental issues, across a broad range of media including soil, sediment, surface water, groundwater, and ground gas; and for a wide range of contaminants including heavy metals, petroleum hydrocarbons, and asbestos. ██████████ has experience in the assessment of data (including statistical analysis) to undertake risk assessments, including Tier 2 risk assessments. He has familiarity with and understanding of the current contaminated land regulation and practice in New Zealand including assessments against the NES-CS; and in the consenting of contaminated sites.

██████████ - Project Manager and PSI Report Reviewer

██████████ is an Environmental Scientist with a Master of Science in Physical Geography. ██████████ has a background in environmental site investigations and contaminated land assessments. She is an experienced project manager with over 10 years' experience and is competent in risk identification, mitigation and problem solving. Her involvement in projects includes project management, technical input, risk assessments and liaison with stakeholders.

██████████ - Report Author

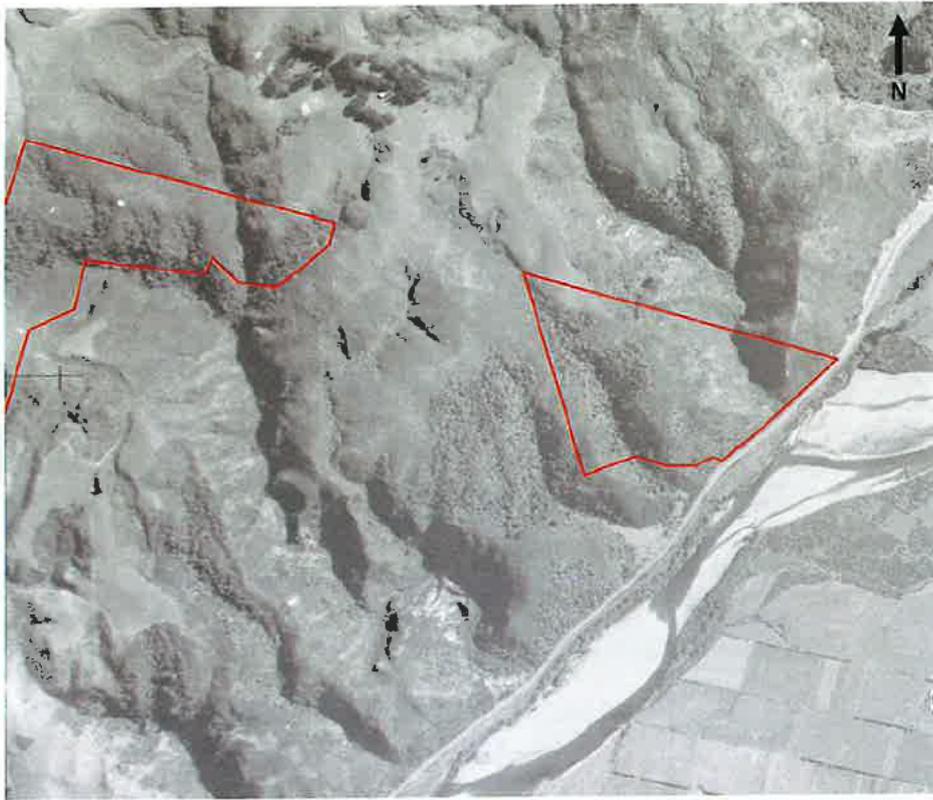
██████████ is an Environmental Scientist with a background in environmental site investigations and contaminated land assessments and reporting. She has carried out or contributed to a variety of soil sampling, surface water and ground water monitoring projects. ██████████ has worked on a variety of contaminated site types, including service stations, oil terminals, production stations, airport complexes, commercial/industrial, residential and agricultural sites. She is skilled in the supervision of contractors and heavy machinery, including drill rigs and excavators, and the design and implementation of site-specific health and safety procedures.



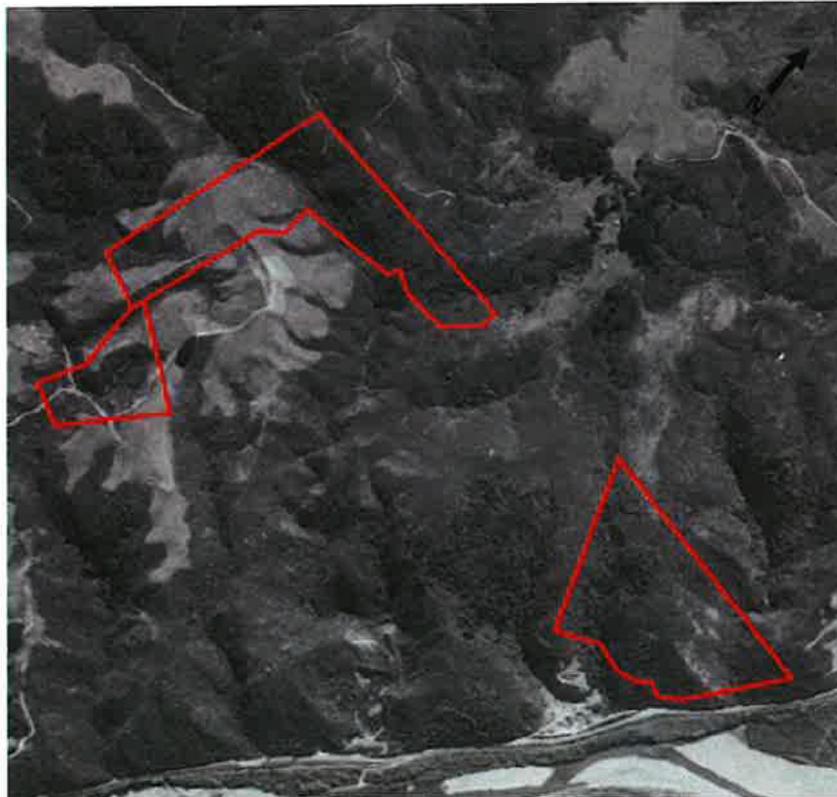
Appendix B: Figure 1 – Site Location Plan



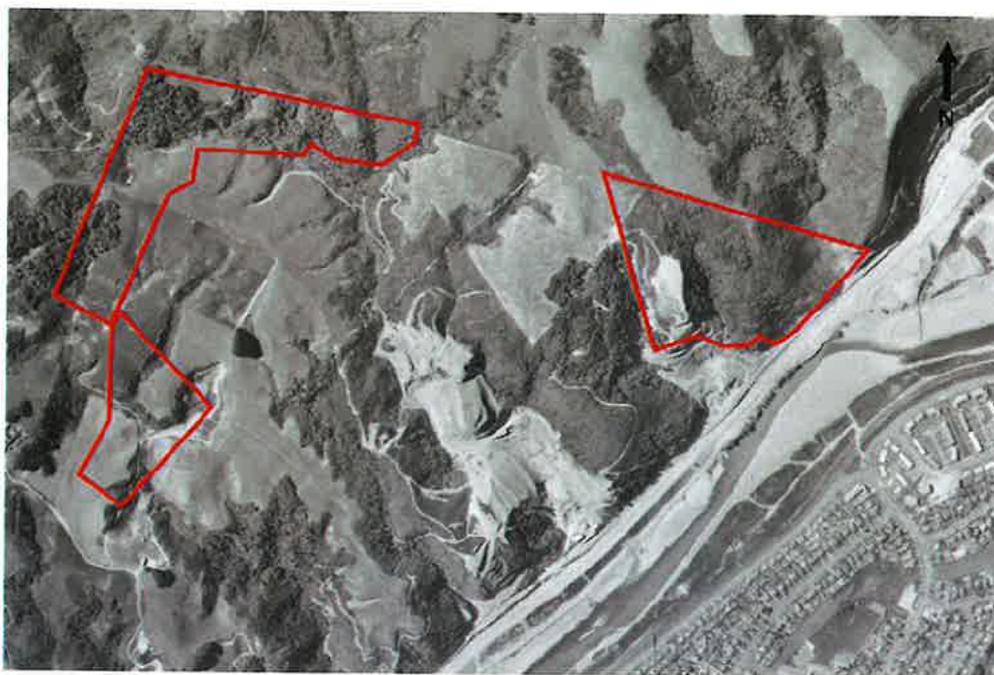
Appendix C: Historical Aerial Photographs



Photograph 1: 1942 sourced from Retrolens



Photograph 2: 1957 sourced from Retrolens



Photograph 3: 1966 sourced from Retrolens



Photograph 4: 1984 sourced from Retrolens



Photograph 5: 2000 sourced from Retrolens



Photograph 6: 2004 sourced from Google Earth Pro



Photograph 7: 2009 sourced from Google Earth Pro



Photograph 8: 2011 sourced from Google Earth Pro



Photograph 9: 2012 sourced from Google Earth Pro



Photograph 10: 2014 sourced from Google Earth Pro



Photograph 11: 2015 sourced from Google Earth Pro



Photograph 12: 2016 sourced from Google Earth Pro



Photograph 13: 2018 sourced from Google Earth Pro



Photograph 14: 2019 sourced from Google Earth Pro



Photograph 15: 2022 sourced from Google Earth Pro



Photograph 16: 2025 sourced from Google Earth Pro



WINSTONE AGGREGATES LIMITED - PRELIMINARY SITE INVESTIGATION - BELMONT QUARRY - FIRTH BLOCK,
NORTHERN GULLY AND SOUTHERN GULLY

Appendix D: Relevant Property File Documents



7 September 2006

Contact: Environmental Approvals
Group/Division: Customer Services
Telephone: 04-570-6828
Facsimile: 04-566-7098
E-Mail: [redacted]@huttcity.govt.nz
Our Reference: RM20-H32-BQ

[redacted]
Resource Management Advisor
Winstone Aggregates
PO Box 17-195
Auckland

Dear [redacted]

RESOURCE MANAGEMENT ACT 1991 - SECTION 139: CERTIFICATE OF COMPLIANCE WITH CITY OF LOWER HUTT DISTRICT PLAN TO DEPOSIT OVERBURDEN MATERIAL WITHIN BELMONT QUARRY

DECISION

1. I refer to your application received 4 April 2006 for a Certificate of Compliance pursuant to section 139 of the Resource Management Act 1991, and the further information submitted on 3 May 2006 and 14 August 2006, to deposit overburden material and remove native vegetation within the Belmont Quarry listed at 541 Hebden Crescent, Lower Hutt (being Lot 1 DP 60552).
2. After assessing the application, I certify that the proposal as submitted is a permitted activity in terms of the City of Lower Hutt District Plan on this day, 7th September 2006, and that the application for a Certificate of Compliance is granted.

THE PROPOSAL

3. The applicant, Winstone Aggregates, has applied for a Certificate of Compliance pursuant to Section 139 of the Resource Management Act 1991 to deposit overburden material and remove native vegetation within Belmont Quarry.
4. The applicant has stated that future development of the quarry involves deposition of overburden material within a steep gully at the western end of the site as shown on the plans submitted with the application and held on Council file RM20-H35-BQ. The proposal also involves the removal of native vegetation from the gully and hillside. The material will total approximately 1,500,000m². The material will not be deposited within 25m of the any site boundaries nor will vegetation removal

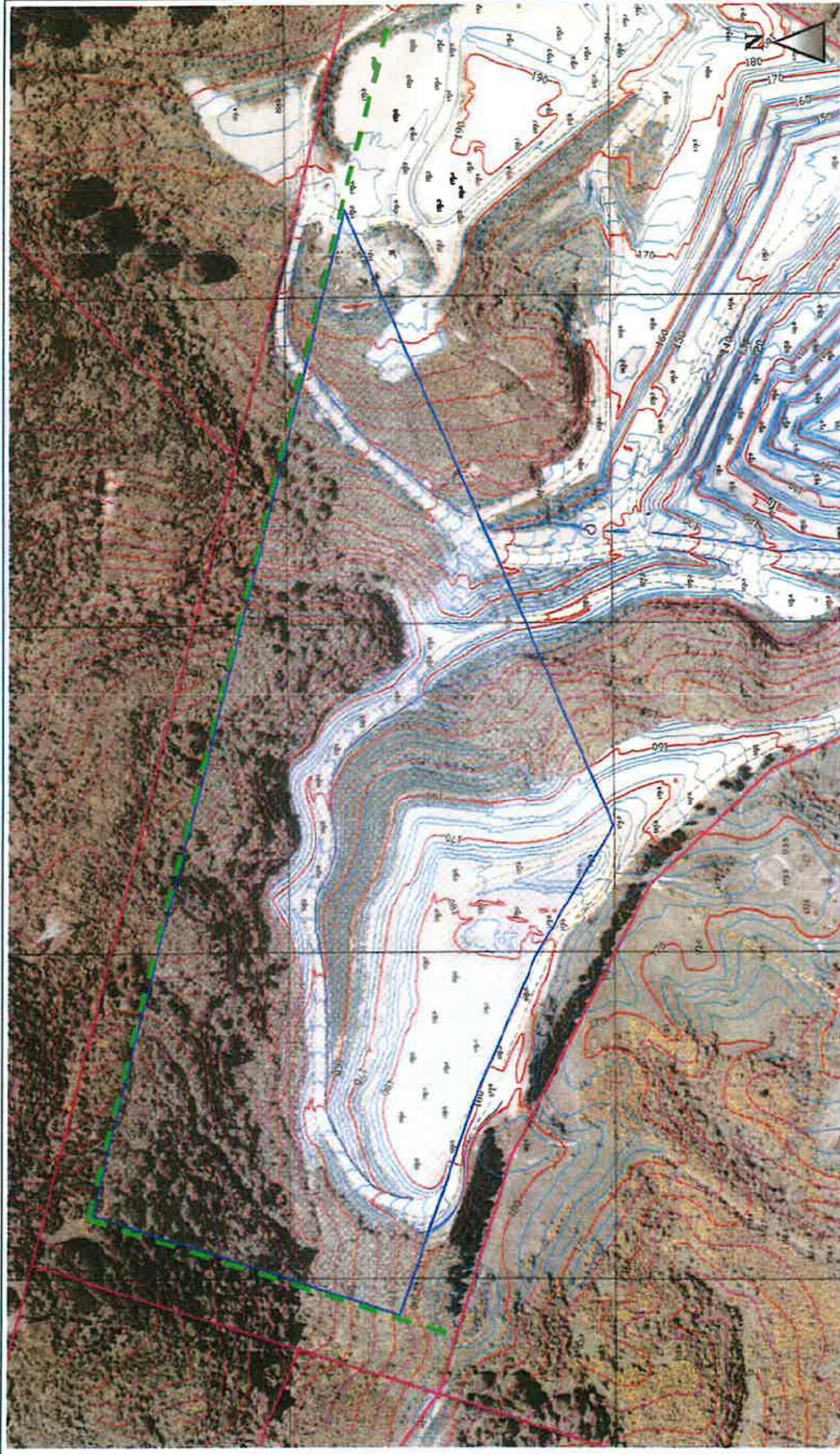


Hutt City Council, 30 Laings Road, Private Bag 31912, Lower Hutt, New Zealand
Tel: +64-4-570 6666, Fax: +64-4-569 4290, Web: www.huttcity.info

WINNER - 2002 New Zealand Performance Excellence Awards

WINNER - 2004 New Zealand Business Excellence Commendation Award - Bronze

Appendix 2 - Area Proposed to be Filled



Key:

- Buffer Strip - 25m in accordance with Rule 6D 2.1.1 (k) of Hutt City District Plan.
- Maximum extent of area upon which overburden is to be deposited.

Scale: 0 50 100 200 (Metres)

Overall Scale: 1:2500

Aerial Photograph Flown: March 2005

REVISED PLAN

7/10/06

AM1060176

ATC

Introduction

Winstone Aggregates – a division of Fletcher Concrete and Infrastructure Limited (Winstone) operates the Belmont Quarry in the Hutt Valley. The legal description of the site is Lot 1 DP 60552. A locality plan is attached as Appendix 1. Quarrying on the site takes place in accordance with the rules set out in the Extraction Activity Area of the Hutt City District Plan, by way of existing use rights in accordance with Section 10 of the Resource Management Act 1991, and under a number of authorisations from the Wellington Regional Council.

Future development of the site will require the removal and disposal of overburden (material overlying the mineral deposit, which itself does not contain saleable or processable minerals), to facilitate ongoing access to the underlying mineral resource necessary for construction and roading activities within the Wellington region.

Winstone is currently investigating a number of options for future overburden disposal, including filling an existing bush gully in the northwest corner of the Belmont site. It is for the filling of this bush gully that Winstone hereby applies for a Certificate of Compliance in accordance with Section 139 of the RMA. The proposed area to be filled is identified in detail on the plan in Appendix 2.

Proposal

Approximately 1,500,000m³ of material is intended to be disposed of within the bush gully described above, requiring the removal of existing native vegetation.

Some of the area within which the overburden is to be deposited was formerly identified by the Hutt City Plan as being within Significant Natural Resource 3 – Boulder Hill Bush, as identified in Appendix Significant Natural, Cultural and Archaeological Resources 1 and shown on Significant Natural, Cultural and Archaeological Resources Map Appendix 1A. However, in accordance with Rule 14E 2.2 (iii), rule 14E 2.2 requiring a restricted discretionary activity consent for any activity or site development within an SNR ceased to apply at 31 December 2005 in the case of privately owned land. Copies of Map Appendix 1A and an enlarged map obtained from Council showing the previous extent of SNR 3 are included as Appendix 3.

It is important to realise, as shown on the plan in Appendix 2, that a 25 metre buffer strip of vegetation will be maintained along the northern and western boundaries of the site in accordance with the requirements of Rule 6D 2.1.1 (k) which states:

(k) Buffer Strip:

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

The applicable appendix (Extraction 1A) from the District Plan, is included as Appendix 4 of this application.

On this basis, and applying the permissive presumption pertaining to Section 9 of the Act with regards to Chapter 14E: Significant Natural, Cultural & Archaeological Resources, Winstone consider that disposing of overburden in the area shown in



Figure 1: Location of Cottle Land and the proposed overburden disposal area.

3 Existing Aquatic Ecology Values

The four gullies that lie within the footprint of the proposed overburden disposal area are ephemeral watercourses which are dry for much of the summer, but which carry stormwater during heavy rainfall and probably remain wet through the winter. These are marginal aquatic habitats which have very limited life supporting capacity and which are not a significant component of the stream ecosystem.

The middle and lower reaches of the stream constitute a minor but permanent water course with a stony bed and dense overhanging vegetation. Field observations confirm that the lower stream supports an abundant macroinvertebrate fauna dominated by mayflies (*Deleatidium* and *Nesameletus*). The freshwater crayfish (*Paranephrops*) was also identified in the lower stream.

No fish were observed in the unnamed stream during the walkover. If a fish population has established it would likely be very limited, consisting of just one or two non-migratory species. The principal reasons for this are the small size of the stream and the very difficult (if not impossible) upstream access from the Hutt River. Beginning at the Hutt River confluence access barriers include the following (refer also to photographs in Appendix 1):

- Upstream access to the unnamed stream from the Hutt River is obstructed by a steep rise through rock rip-rap to a pool on the riverbank
- Access from the riverbank pool into the stream proper is obstructed by a 100m long culvert
- Access from the upstream end of the culvert into the unnamed stream is obstructed by an overhanging concrete base to a debris arrest structure
- Access through the gorge section of the lower stream is restricted by a series of "chutes".

4 Effects of Proposed Overburden Operations

4.1 Proposed Activity

Winstone seeks to dispose of approximately 1.3 million m³ of overburden material on the Cottle land in the disposal area indicated in Figure 1. The operation will be undertaken progressively over several seasons and is expected to take 12 years to complete, followed by contouring and rehabilitation.

At the outset of this operation it will be necessary to progressively clear much of the scrub and forest cover from the site prior to the placement of the overburden material. Winstone proposes to remove only enough vegetation at any one time to facilitate the immediate placement of overburden, the construction of internal access and other site preparation. These areas will be progressively stripped of top soil. Drainage, including subsurface field drains will be installed progressively in each gully prior to the placement of overburden.

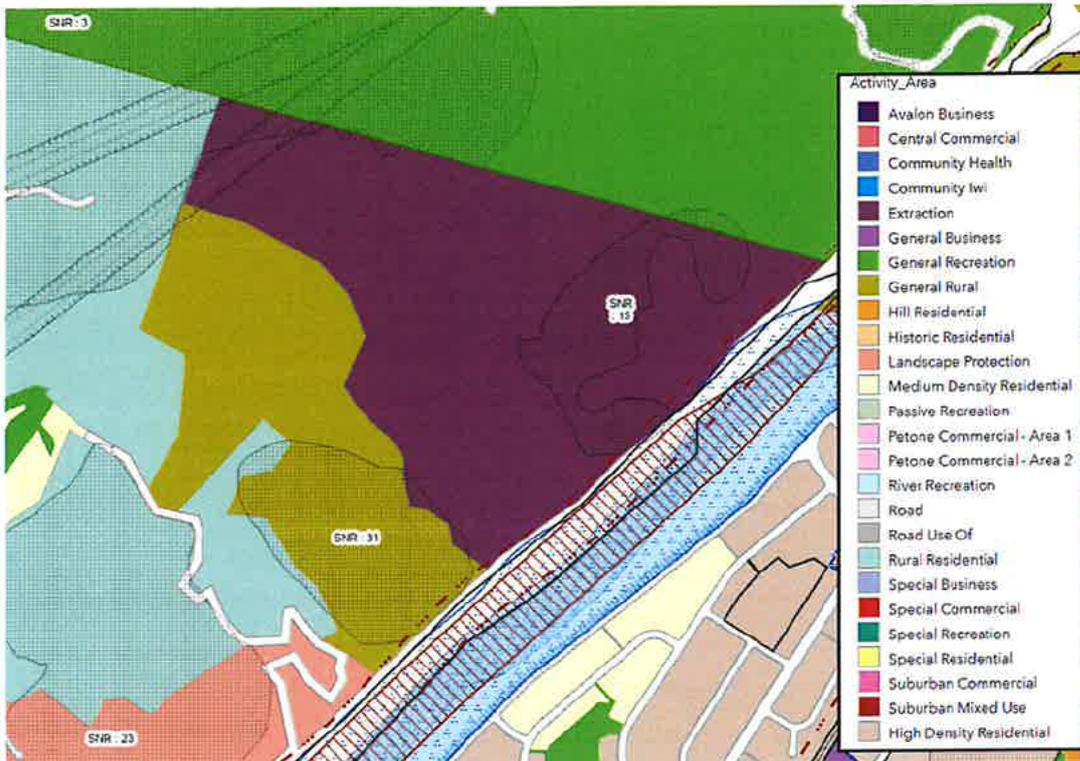


Figure 1: Hutt City District Plan

1.2.1 Description of Activity

The activity for which this Certificate of Compliance is sought pertains to the transportation of aggregate and associated materials from Belmont Quarry. The quarry's operations play a pivotal role in supplying high-grade aggregates for construction and infrastructure projects across the Wellington region.

2 Scope of the Activity:

- **Transportation:**
 - Daily truck movements to transport extracted greywacke aggregate and overburden materials via designated routes.
 - Utilisation of the quarry's existing access points and road network for vehicle ingress and egress.
- **Vehicle Movements:**
 - Heavy vehicles operate within approved timeframes to ensure minimal impact on local traffic.

1. Introduction

Pursuant to Section 88 of the Resource Management Act 1991 (the Act) Winstone Aggregates, a division of Fletcher Concrete and Infrastructure Limited applied for resource consent to construct a new overburden disposal area (OBDA) to dispose of 1.3 million m³ of overburden material from Winstone Aggregates Belmont Quarry located on an area of land formerly known as the 'Cottle Land' in Kelson, Lower Hutt at 176 and 178 Liverton Road.

The applicant requires consent from Wellington Regional Council (WRC) for three discretionary activities and one restricted discretionary activity under the Regional Freshwater Plan (RFP) and Regional Soil Plan (RSP) respectively. The consents are required for two land use consents and two discharge permits covering activities including the placement of structures in, and the draining and reclamation of sections of, the beds of watercourses, soil disturbance, the discharge of sediment laden water and the discharge of dust to air.

The proposal also requires consent from Hutt City Council as a discretionary activity under the City of Lower Hutt District Plan (DP).

The application was jointly notified and was jointly heard by a panel comprising the three commissioners listed on the cover sheet of this decision. Commissioners Baber, Bruce and Foster were delegated the authority by WRC to determine a decision on the WRC consents. Commissioner Foster was delegated sole authority by HCC to determine a decision on the HCC consent.

The commissioners visited the site and viewed the site from surrounding areas, including Liverton Road, Drummond Crescent, Kelson and Kaitangata Crescent, Kelson prior to the hearing.

The hearing commenced on Monday 12 May 2008 and was closed following the applicant's right of reply on Tuesday 24 June 2008. Commissioners made an additional site visit prior to the applicant's right of reply to assess impacts on views and noise from residences of five submitters located on Liverton Road and Kaitangata Crescent, Kelson. At the request of the commissioners the applicant's machinery undertook mock disposal activities similar to those proposed at the location of the current OBDA within the quarry site at the time of these site visits.

In addition to the evidence provided at the hearing, oral submissions, including visual aids (such as power point presentations), videos and photos were tabled at the hearing, the commissioners took into account all of the documentation provided with the application, the WRC and HCC officer's S42A report, and the comprehensive summary of the written submissions prepared by WRC and HCC officers. Full copies of all submissions lodged in regard to the application were available to the commissioners.

All consents applied for are **GRANTED** as detailed in Section 15 of this decision.

2. Background

2.1 Site description

The site comprises three properties (collectively known as the 'Cottle land'). They are numbers 176 and 178 Liverton Road and 401-405 Hebden Crescent (being legally described as Lots 3, 4 and 100 DP 322126).

176 and 178 Liverton Road and 401-405 Hebden Crescent are vacant sites owned by the applicant that are 9.4ha, 9.9ha and 19 ha in area respectively. 176 and 178 Liverton Road are moderately sloping (west to northwest) with a defined broad spur which runs in a south westerly aspect. On either side of the spur are incised gullies, each containing watercourses.

The watercourses through the site are tributaries to the Hutt River. Two main tributaries traverse the site along the northern and southern boundaries of the site. The tributary along the northern boundary is intermittently flowing (ceases flowing for portions of a year). The tributary along the southern boundary is permanently flowing. Both watercourses discharge directly to the Hutt River under State Highway 2. The tributary along the northern boundary also flows through a section of adjoining private property before flowing back the site near Hebden Crescent and then on to the Hutt River (also under State Highway 2).

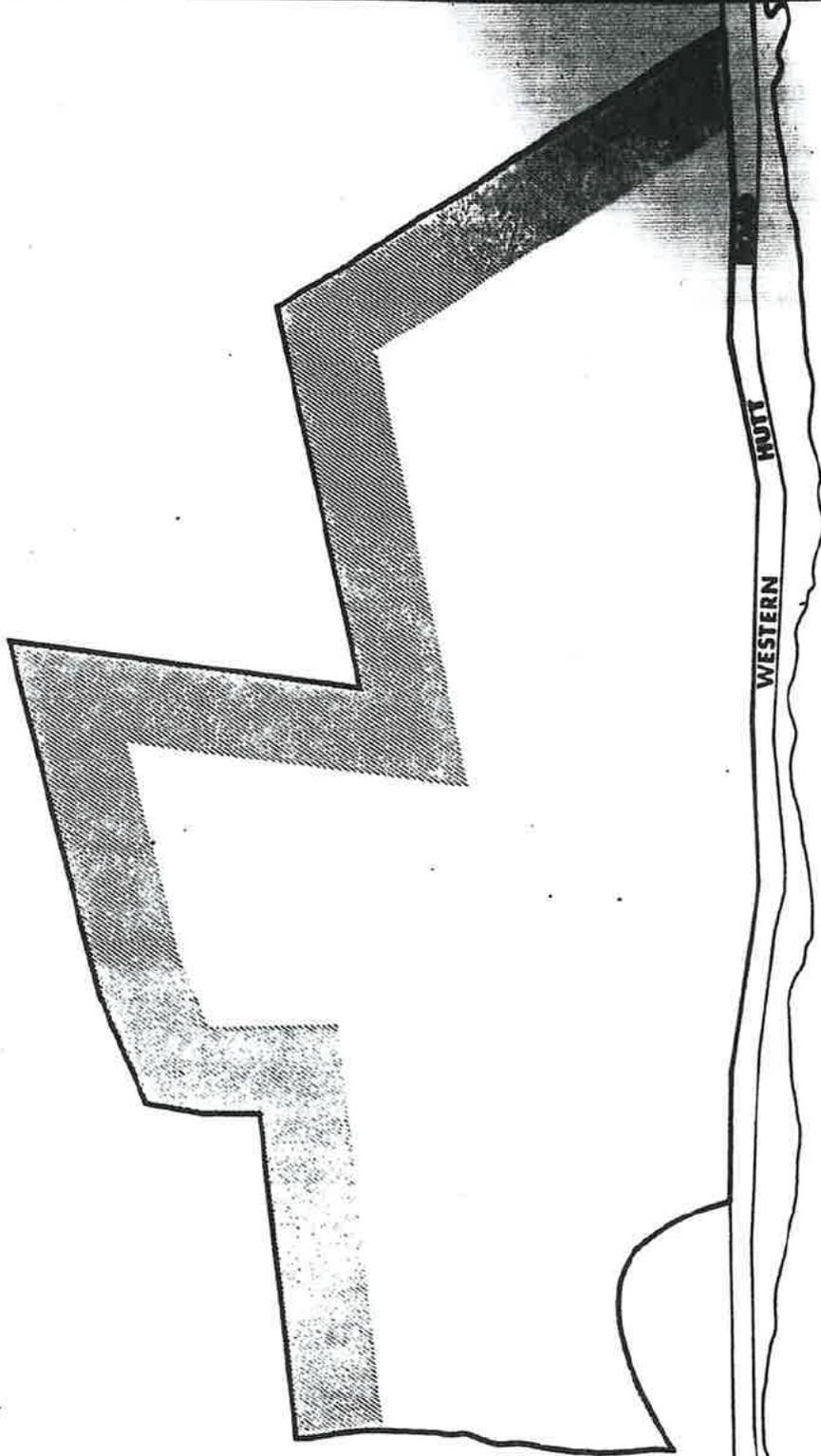
Watercourses in the gullies on the site drain to these two tributaries. Generally, these watercourses are ephemeral (may flow during and following storm events) or intermittently flowing in nature. However, some of the lower reaches of some of these watercourses are permanently flowing in nature. There are also isolated areas of wetland along some sections of the streams on site.

The site has been modified in the past by farming activities, however, those activities have since ceased and the site is reverting back to a natural state. The upper flatter parts of the site (primarily within 176 and 178 Liverton Road) are dominated by a mix of gorse, grass, broom and regenerating native vegetation. The gullies there, however, are covered in more mature and dense regenerating native vegetation (predominantly mahoe).

The lower parts of the site near Hebden Crescent contain semi mature and mature native vegetation. An area of this type of vegetation located in the south eastern part of the site is within the identified Significant Natural Resource known as "Liverton Road Bush" and is protected by a consent notice registered on the Certificate of Title for the site.

The site can be accessed from Liverton Road to the south east or through the existing quarry.

To the immediate north of the site is the existing Belmont Quarry (which is owned and operated by the applicant). Quarrying activities have highly modified that site. The quarry's current OBDA is located at the top (west) of the site. While the site is significantly modified, there are several remnant areas



QUARRY ZONE NEAR LIVERTON RD.
LOCATION OF 75 METRE BUFFER STRIP
SEE ORDINANCE II CLAUSE O

SCALE 1:6336



- (b) The proposed text for this amendment is, which is to be reflected in the appropriate resource consent condition is:

Winstone Aggregates shall undertake a fish survey in the tributaries to be covered by overburden plus the main stem tributary in the Cottle land prior to commencement of works for the first earthworks season. The results of that survey are to be taken into account in the Erosion and Sediment Control Plan for each earthworks season, and in the reporting of water quality monitoring results at the end of each earthworks season.

SIGNED by:

Western Hills Environment Foundation
Incorporated

Authorised Signatory

Winstone Aggregates (a division of
Fletcher Concrete and Infrastructure
Limited)

Authorised Signatory

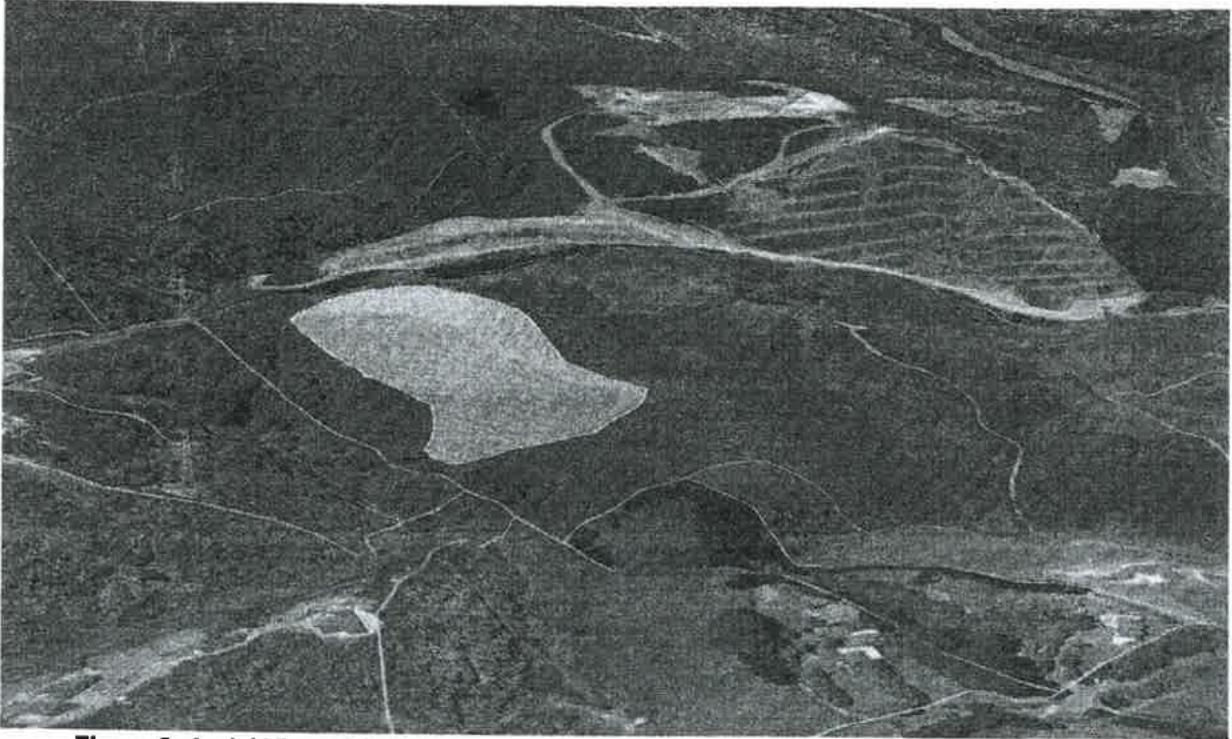


Figure 2: Aerial View of Stage 1 of Proposed OBDA (Looking East Towards Existing Quarry)

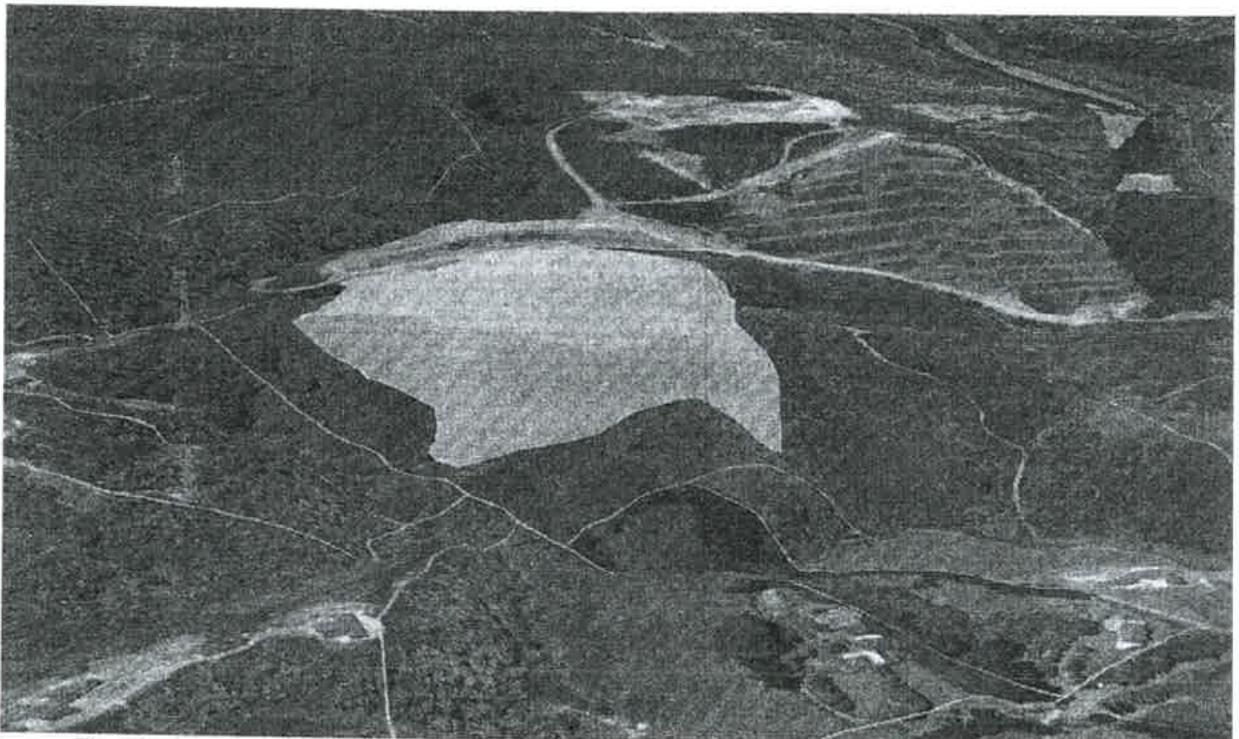


Figure 3: Aerial View of Stage 2 of Proposed OBDA (Looking East Towards Existing Quarry)

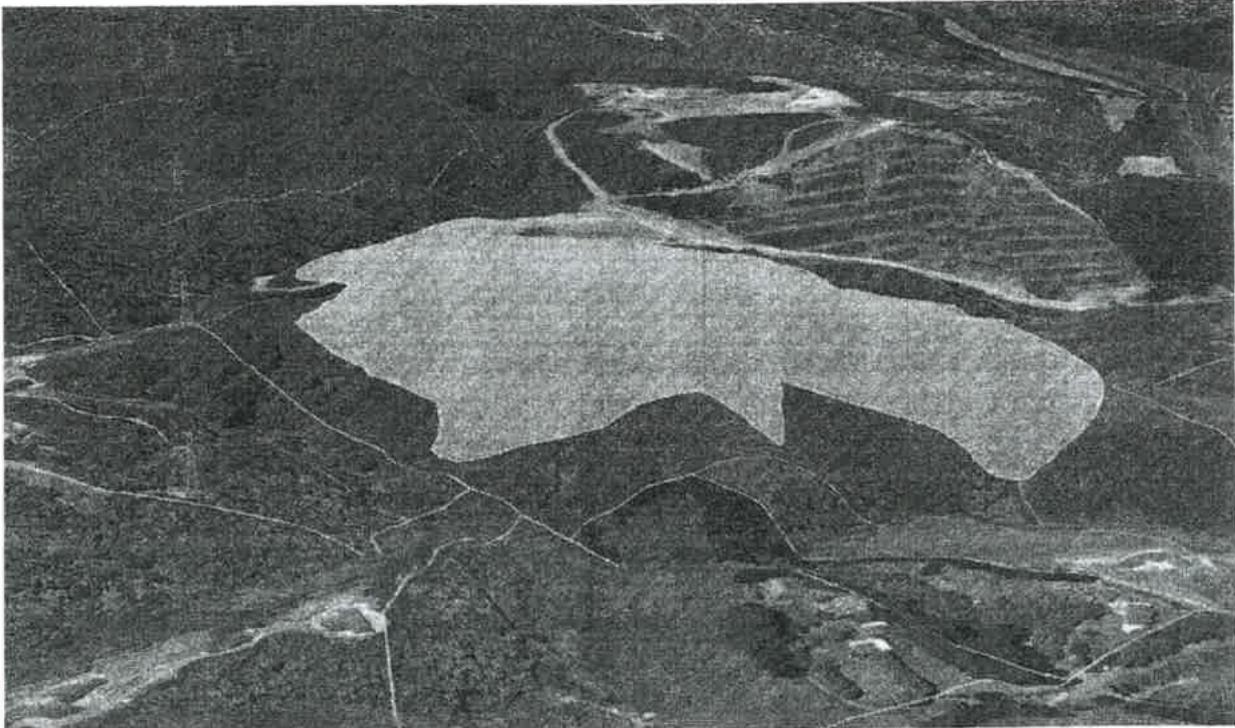


Figure 4: Aerial View of Stage 3 of Proposed OBDA (Looking East Towards Existing Quarry)

It is proposed that the OBDA would be constructed over a maximum of seven earthworks seasons, each lasting no more than 6 months, typically between October and April. Intermittent works outside these months will be necessary in order to facilitate day to day operation of the quarry, such as to remove slips from the quarry face, or dispose of material that is unsuitable for processing, however, these works will be limited to small volumes. It should also be noted that the earthworks seasons necessary to strip the overburden from the quarry may not be in consecutive years, and the applicant is therefore proposing a maximum time period for the complete construction of the OBDA of twelve years (once deposition actually starts). The proposed hours of operation would be 7 am to 6 pm Monday to Friday and 7 am to 1 pm Saturday.

Overburden deposition would typically include the following sequence of works:

1. Vegetation removal

Vegetation needs to be removed from the footprint of the area to be covered by the OBDA. Initially only enough vegetation will be removed to allow the construction of internal access tracks and other site works. From then on vegetation will be cleared incrementally to keep pace with the deposition of overburden, with no more vegetation being cleared than necessary.

2. Top soil stripping and storage

To ensure stability, the top soil in the footprint area of the OBDA also needs to be removed. Similar to the vegetation removal, only enough top soil will be removed to allow the immediate development of the OBDA. Top soil will be temporarily stored in mounds towards the rear of the working area, and then used for reinstating

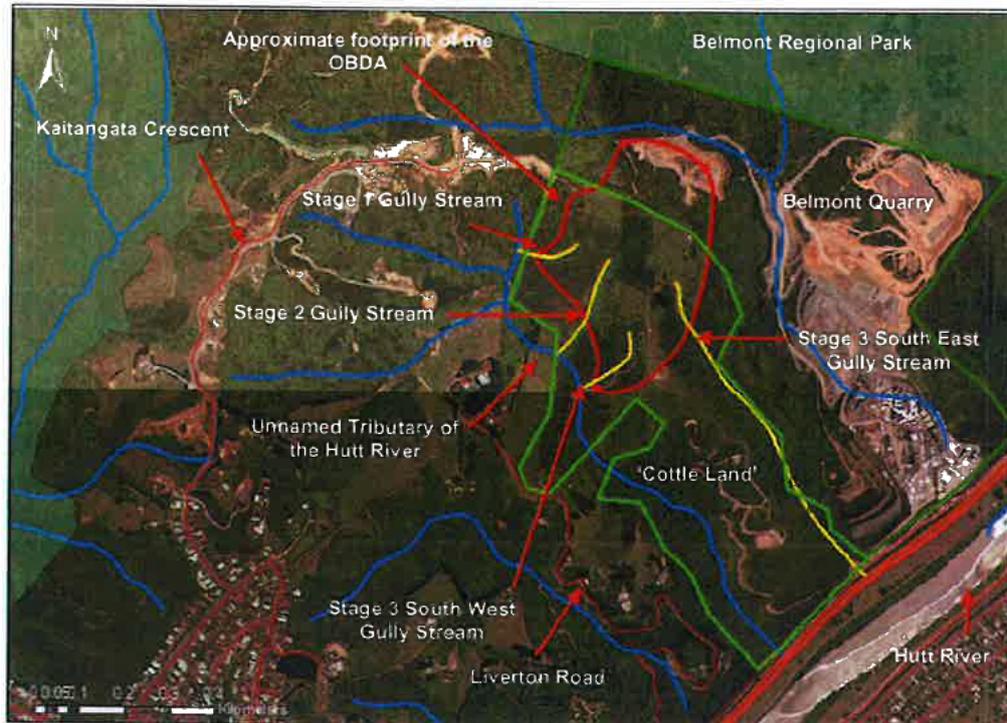


Figure 1: The application site is located in the foothills along the western side of the Hutt Valley (on the north western side of State Highway 2). The 'Cottle Land' property boundary is outlined in bright green. The OBDA will have a footprint of 14.6ha (as indicated approximately in red) and will be located at the north western end of the 'Cottle Land'. The permanently flowing unnamed tributary of the Hutt River is indicated in blue and is located in the south western side of the property. Four ephemeral streams are indicated in yellow.

The legal description of the property is Lots 4, 5 and 100 DP 322126. The land is held in Certificate of Title WN31B/40. The OBDA is spread across Lots 4, 5 and 100 DP 322126.

The approximate location of the application site is shown in Figure 1, including the approximate flow paths of the four ephemeral streams gullies (Stage 1, 2, 3 south west (SW) and 3 south east (SE)) and the unnamed tributary of the Hutt River as thick yellow and blue lines respectively.

3. Background

The applicant owns and operates Belmont Quarry on the adjacent block of land. The quarry has been operating since the early 1900s and is a regionally significant source of aggregate within the Wellington Region and produces a range of products necessary for construction and roading activities. The applicant envisages that there will be an ongoing demand for aggregate to be supplied within the region, and in order to satisfy that demand the applicant will need to continue to provide aggregate products from Belmont Quarry.

In the case of this application, overburden is the material which is unsuitable for aggregate production and includes top soil and weathered rock. This overburden material would be sourced from the existing working faces of the

Topsoil stripping

Areas where earthworks are to be undertaken or overburden is to be placed will be stripped of topsoil progressively with only enough topsoil being stripped at any one time to facilitate immediate development.

Topsoil will be stored in mounds adjacent to the earthworks for subsequent placement on the final batter faces.

Site development works

Works include construction of an access road, installation of drainage within the gully inverts and forming sediment retention ponding areas and other silt control measures, such as bunds, contour drains and soakage pits.

A bund of granular overburden will be formed at the toe of each gully and granular overburden will be used to construct the face of the overburden batter slope. Soft material in the gully invert beneath the toe of the overburden batter slope may be excavated and a shear key of granular material placed as required to ensure the stability of the batter slope.

Overburden Placement

Overburden material from the quarry will be placed in layers (lifts), each being approximately 2.0 to 5.0 metres thick.

As the material is placed on the earthworks surface, it will be bladed and compacted using a bulldozer or wheeled compactor. A bulldozer or excavator will be used to shape the batter slope to its final profile.

Once the overburden works for each season are completed, the batter slopes will be stabilised against erosion by hydroseeding. Topsoil will be placed on the final batter slopes and mulch may be applied if available or deemed appropriate.

Reinstatement and Revegetation

Reinstatement works will be undertaken on an ongoing basis. Once the overburden works for each season are completed the batter slopes visible to adjacent dwellings will be hydroseed with a grass mix. Final batter slopes will be topsoiled and vegetated as outlined in this document.

Water Management Activities

Suitable water management practices will be used to manage the potential effects of project work activities on surface water run off and slope stability. These are described in the Sediment Control Management Plan prepared as part of the consent application.

Site Water Requirements and Discharges

Water required for dust suppression will be sourced from within Belmont Quarry.

Stormwater runoff from the earthworks and seepages from the gully inverts will be discharged at the toe of the overburden batter slopes following appropriate treatment to remove sediment.

Stages of the Project

In order to assist understanding of the sequence of change to the overburden landform over time the project is described as three stages, as shown in Figures 2 and 3, and summarised below.

Stage 1	Stage 1 Footprint: 2.65ha Max height: RL 180m	Overburden placement will begin in the base of the gully near the western boundary of the site.
Stage 2	Total Footprint: 6.90ha Max height: RL 180m	Filling will progressively move southeast into the second gully to the south, which be filled from the base up.

1. Introduction

Pursuant to Section 88 of the Resource Management Act 1991 (the Act) Winstone Aggregates, a division of Fletcher Concrete and Infrastructure Limited applied for resource consent to construct a new overburden disposal area (OBDA) to dispose of 1.3 million m³ of overburden material from Winstone Aggregates Belmont Quarry located on an area of land formerly known as the 'Cottle Land' in Kelson, Lower Hutt at 176 and 178 Liverton Road.

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All consents applied for are **GRANTED** as detailed in Section 15 of this decision.

2. Background

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The watercourses through the site are tributaries to the Hutt River. Two main tributaries traverse the site along the northern and southern boundaries of the site. The tributary along the northern boundary is intermittently flowing (ceases flowing for portions of a year). The tributary along the southern boundary is permanently flowing. Both watercourses discharge directly to the Hutt River under State Highway 2. The tributary along the northern boundary also flows through a section of adjoining private property before flowing back the site near Hebden Crescent and then on to the Hutt River (also under State Highway 2).

Watercourses in the gullies on the site drain to these two tributaries. Generally, these watercourses are ephemeral (may flow during and following storm events) or intermittently flowing in nature. However, some of the lower reaches of some of these watercourses are permanently flowing in nature. There are also isolated areas of wetland along some sections of the streams on site.

The site has been modified in the past by farming activities, however, those activities have since ceased and the site is reverting back to a natural state. The upper flatter parts of the site (primarily within 176 and 178 Liverton Road) are dominated by a mix of gorse, grass, broom and regenerating native vegetation. The gullies there, however, are covered in more mature and dense regenerating native vegetation (predominantly mahoe).

The lower parts of the site near Hebden Crescent contain semi mature and mature native vegetation. An area of this type of vegetation located in the south eastern part of the site is within the identified Significant Natural Resource known as "Liverton Road Bush" and is protected by a consent notice registered on the Certificate of Title for the site.

The site can be accessed from Liverton Road to the south east or through the existing quarry.

To the immediate north of the site is the existing Belmont Quarry (which is owned and operated by the applicant). Quarrying activities have highly modified that site. The quarry's current OBDA is located at the top (west) of the site. While the site is significantly modified, there are several remnant areas

**PROPOSED TRUCKSTOP DEVELOPMENT
WINSTONE AGGREGATES
HEBDEN CRESCENT, LOWER HUTT**

1 INTRODUCTION

- 1.1 This report is submitted in support of the application lodged on behalf of Fuelquip Services Limited ("Fuelquip") seeking land use consent to install and operate a truckstop facility at Winstone Aggregates, Hebden Crescent, Lower Hutt.
- 1.2 This report is prepared in accordance with the requirements of Section 88 and the Fourth Schedule of the Resource Management Act 1991. It is intended to provide the information necessary for a full understanding of the proposal and any actual or potential effects that the proposed activity may have on the environment.
- 1.3 This report contains the following information:
- A description of the site and the surrounding locality;
 - A description of the proposed activity;
 - An assessment of the effects of the proposal on the environment;
 - An analysis of the provisions of the Transitional and Proposed District Plans which are relevant to the application; and
 - A statement regarding the written approval requirements.

2 SITE AND LOCATION

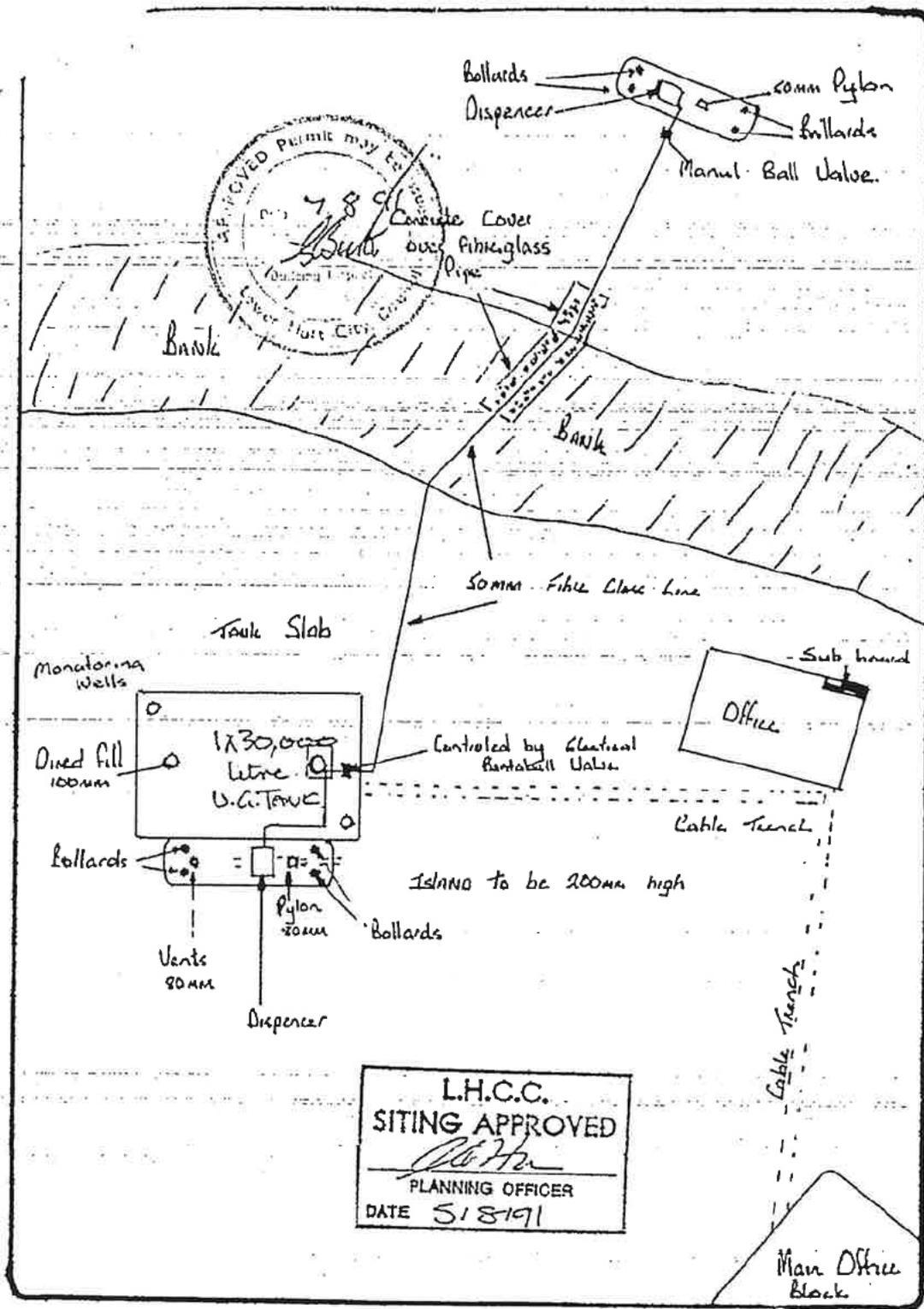
- 2.1 The subject site is located in the Belmont Quarry within the western hills overlooking Lower Hutt. Access to the site is obtained via Hebden Crescent.
- 2.2 The subject site has the legal description of Lot 1, DP 60552. The Certificate of Title that relates to the subject site is attached as Appendix 2 to this report.
- 2.3 An existing quarry operated by Winstone Aggregates is located on the subject site. The quarry comprises workshop, office buildings and other buildings and structures associated with the operation of the quarry.
- 2.4 The subject site is surrounded by hills covered in vegetation to the north, west and the east. State Highway 2 and the Hutt River are located to the south of the site with areas of residential properties located beyond both the road and the river.

3 THE PROPOSAL

- 3.1 Fuelquip proposes to install a truckstop facility within the Belmont Quarry. The proposal would involve the removal of an existing underground 40,000 litre storage tank with dispenser island which is currently located towards the front of the subject site in the position shown on the site plan attached as Appendix 1 to this report.
- 3.2 The proposed replacement tank would comprise an above ground 40,000 litre diesel portable fuelling facility with three dispensers connected via above ground and underground pipelines. The proposed installation would be located in the position above the existing underground tank. The base of the proposed tank would be approximately 12m by 2.5m.
- 3.3 The three dispensers connected to the above ground tank would be located in three separate positions. The first dispenser would be installed on a specifically constructed concrete dispenser island approximately 16 metres north of the proposed tank installation. Fuel to the dispenser island would be supplied via an underground pipe. The second dispenser would be mounted at the northern end of the above ground tank with all pipe work running above ground. The third dispenser would be installed on a dispenser island, approximately 25 metres east of the above ground tank. Fuel to the third dispenser would be supplied via an underground pipe.
- 3.4 The proposed truckstop facility would be primarily for the filling of quarry vehicles, such as loaders, trucks and general earthmoving machinery. The facility would also be available for the refuelling of commercial trucks visiting the quarry to procure quarry materials.
- 3.5 The installation would be unstaffed with the exception of the driver filling his or her vehicle. Fuel from the truckstop facility would be accessed via a card reading system.
- 3.6 The installation of the truckstop facility would meet all relevant Occupational Safety and Health requirements and Dangerous Goods Class 3 requirements. Tank installation would be carried out by an experienced Fuelquip installation team.

4 DISTRICT PLAN PROVISIONS

- 4.1 Under the Transitional District Plan (Western Hills Section) the subject site is situated within the *Quarry Zone*, whereas under the Proposed District Plan the site is located within the *Extraction Activity Area*.
- 4.2 Under the Transitional District Plan, buildings accessory to the *winning and processing of materials occurring naturally in the vicinity* is a Permitted Activity (Section O(4)(e)). The proposed above ground tank is a replacement of an existing underground tank. Both the existing facility and the proposed replacement facility is primarily for the use of refueling quarry vehicles and is therefore considered to be accessory to and an important component to the operation of the Belmont Quarry. In addition, the proposed above ground tank would fully comply with the bulk and location requirements set out in Section O(6) of the Transitional District Plan. The proposed truckstop is therefore deemed a Permitted Activity under the Transitional District Plan.



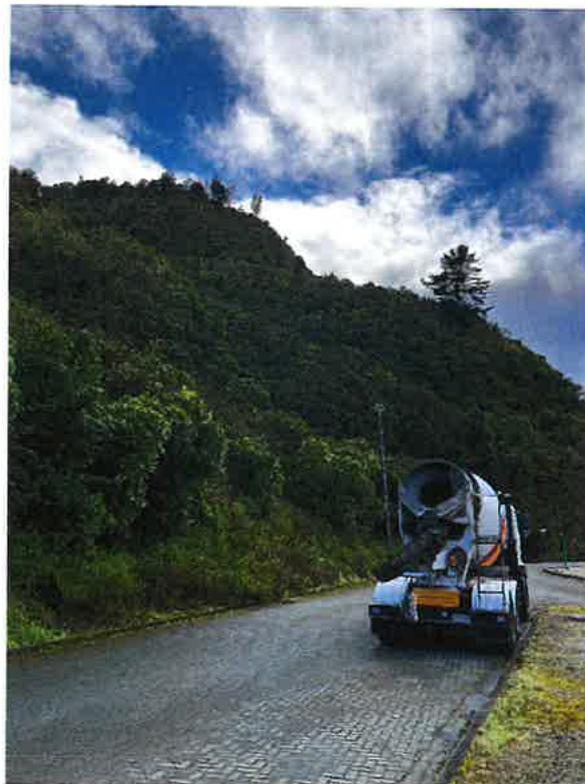
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 DATE **20/8/91**
 ADDRESS **HEBDEN CRES.**



Appendix E: Photolog



Photograph 1: Firth Block (in the background) from Firth Belmont Masonry, looking north.



Photograph 2: Firth Block (in the background) from Firth Belmont Masonry, looking northeast.



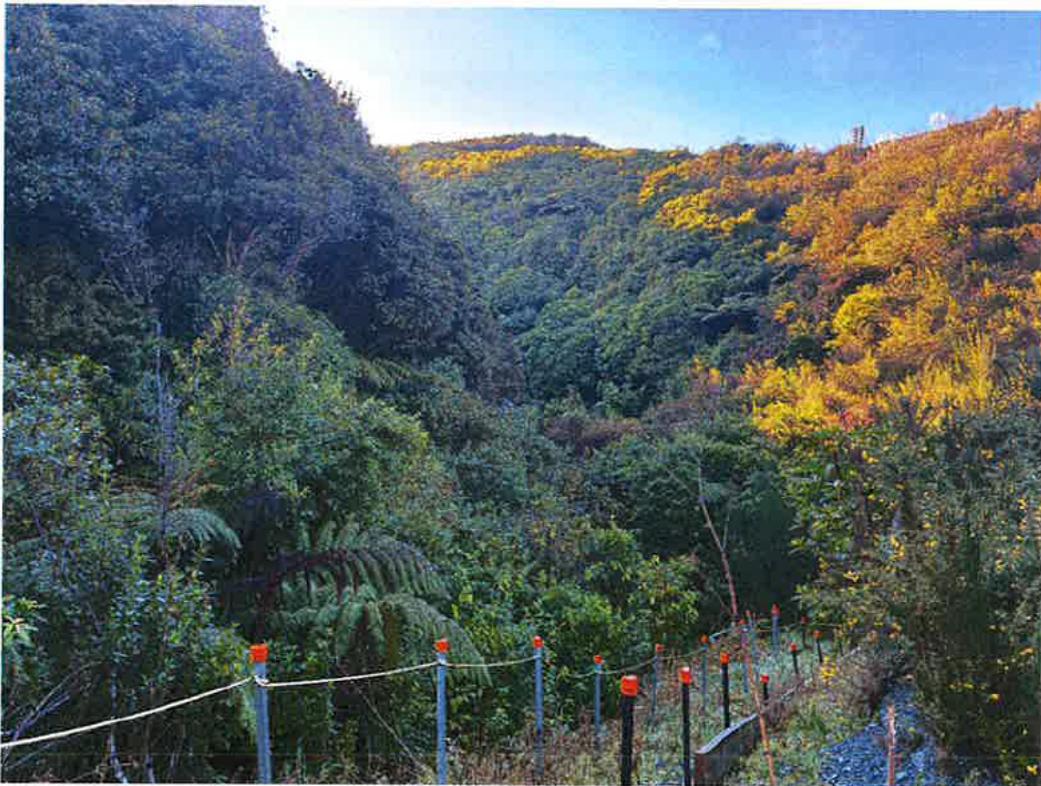
Photograph 3: Firth Block overview from northwestern corner of the site boundary, looking southeast.



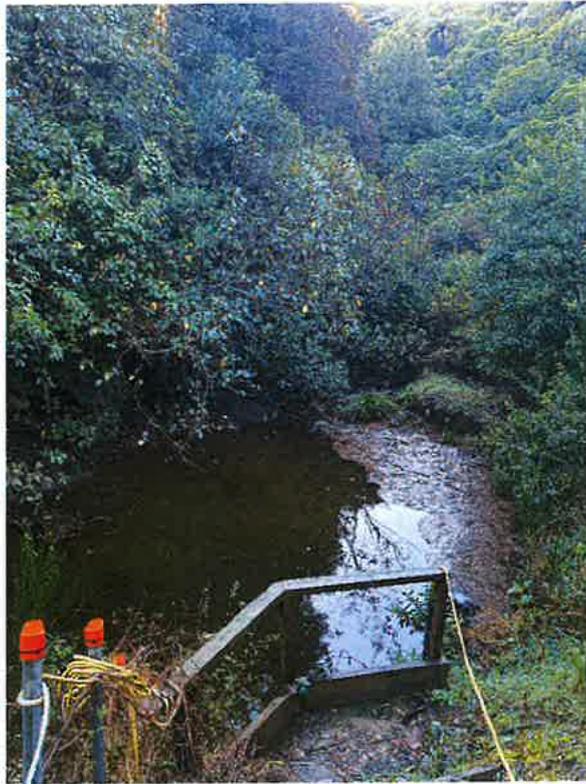
Photograph 4: Overview of Northern Gully, looking north.



Photograph 5: Northern Gully, looking north.



Photograph 6: Track descending to a stream within Northern Gully, looking northeast.



Photograph 7: Stream within Northern Gully, looking north.



Photograph 8: Northern Gully, looking west.



Photograph 9: Southern Gully, looking north.



Photograph 10: Southern Gully, looking south.