

16 October 2025

Philip Heffernan: Project Manager

Winstone Aggregates

By email: [REDACTED]

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.

Please do not hesitate to contact me if you require further information.

Ngā mihi,



Andy Eccleshall

Technical Lead – Landowner Development Enquiries | Environment Group

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
Proposed 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
 This Scheme Plan has been prepared for the purpose
 of gaining Resource Consent pursuant to Section 88
 of the Resource Management Act 1991.
 Adamson Limited accepts no responsibility for its use
 for any other purpose.
 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

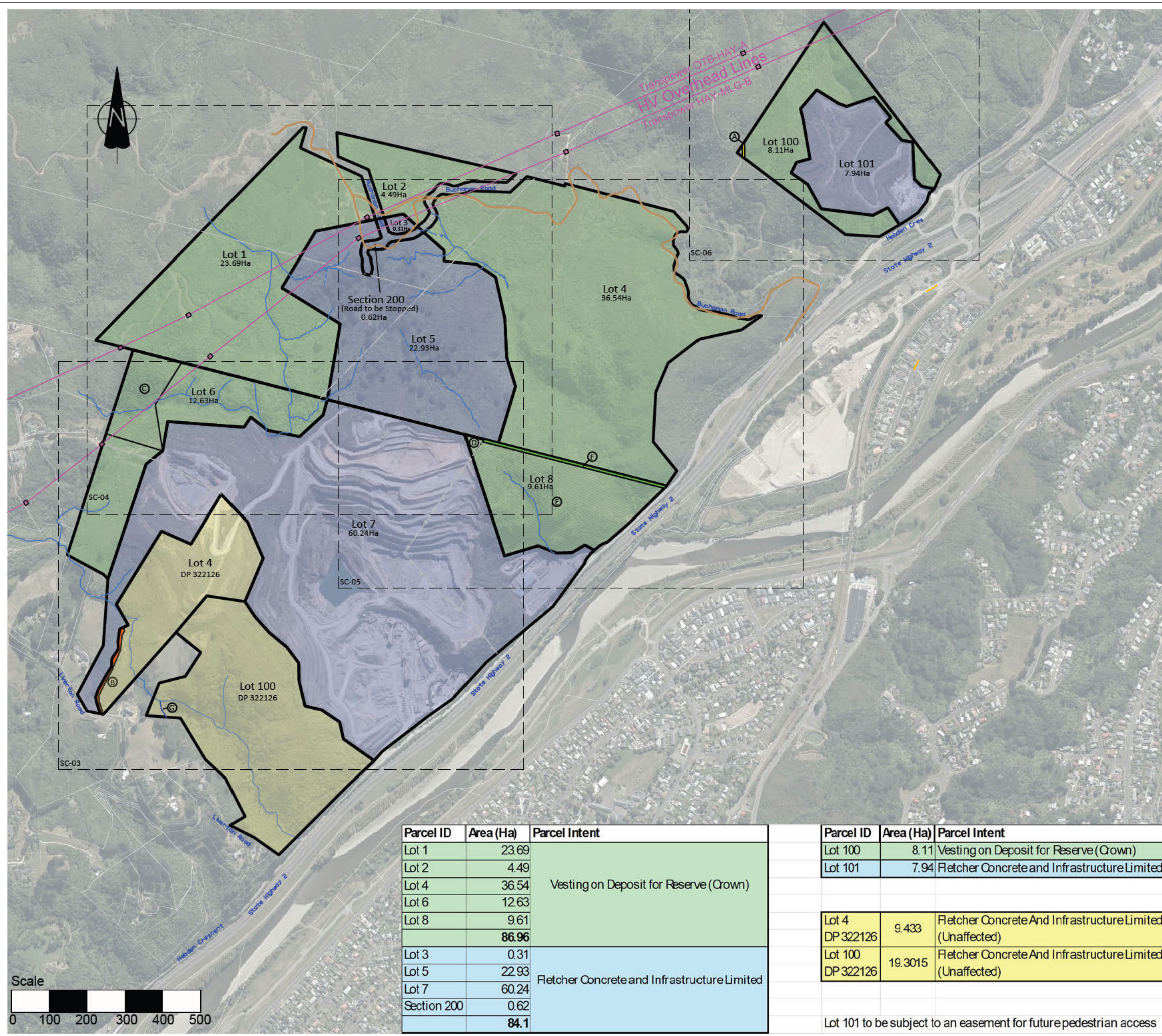
Date
 15/09/2025

Scale (A3 Original)
 1:10,000

Project No
 21890

Drawing No
 SC - 02

Revision
 D

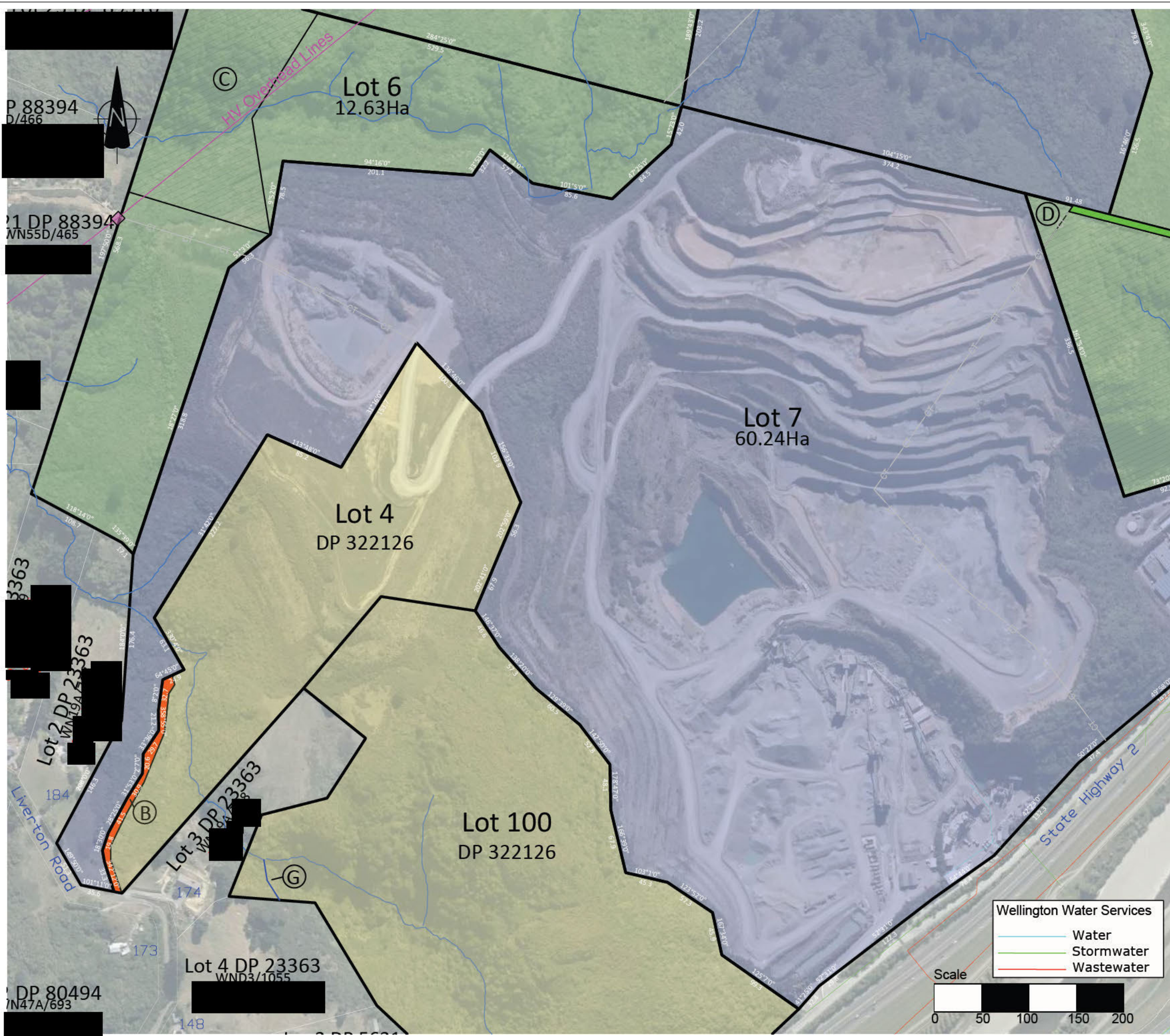


Parcel ID	Area (Ha)	Parcel Intent
Lot 1	23.69	Vesting on Deposit for Reserve (Crown)
Lot 2	4.49	
Lot 4	36.54	
Lot 6	12.63	
Lot 8	9.61	
	86.96	
Lot 3	0.31	Fletcher Concrete and Infrastructure Limited
Lot 5	22.93	
Lot 7	60.24	
Section 200	0.62	
	84.1	

Parcel ID	Area (Ha)	Parcel Intent
Lot 100	8.11	Vesting on Deposit for Reserve (Crown)
Lot 101	7.94	Fletcher Concrete and Infrastructure Limited
Lot 4 DP 322126	9.433	Fletcher Concrete And Infrastructure Limited (Unaffected)
Lot 100 DP 322126	19.3015	Fletcher Concrete And Infrastructure Limited (Unaffected)

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





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
Proposed 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
 This Scheme Plan has been prepared for the purpose
 of gaining Resource Consent pursuant to Section 88
 of the Resource Management Act 1991.
 Adamson Limited accepts no responsibility for its use
 for any other purpose.
 The areas and dimensions shown on this Scheme
 Plan have not been checked by survey and are likely
 to change upon final survey.



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)
 1:4,000

Project No
 21890

Drawing No
 SC - 03

Revision
 D

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
Proposed 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
 This Scheme Plan has been prepared for the purpose
 of gaining Resource Consent pursuant to Section 88
 of the Resource Management Act 1991.
 Adamson Limited accepts no responsibility for its use
 for any other purpose.
 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

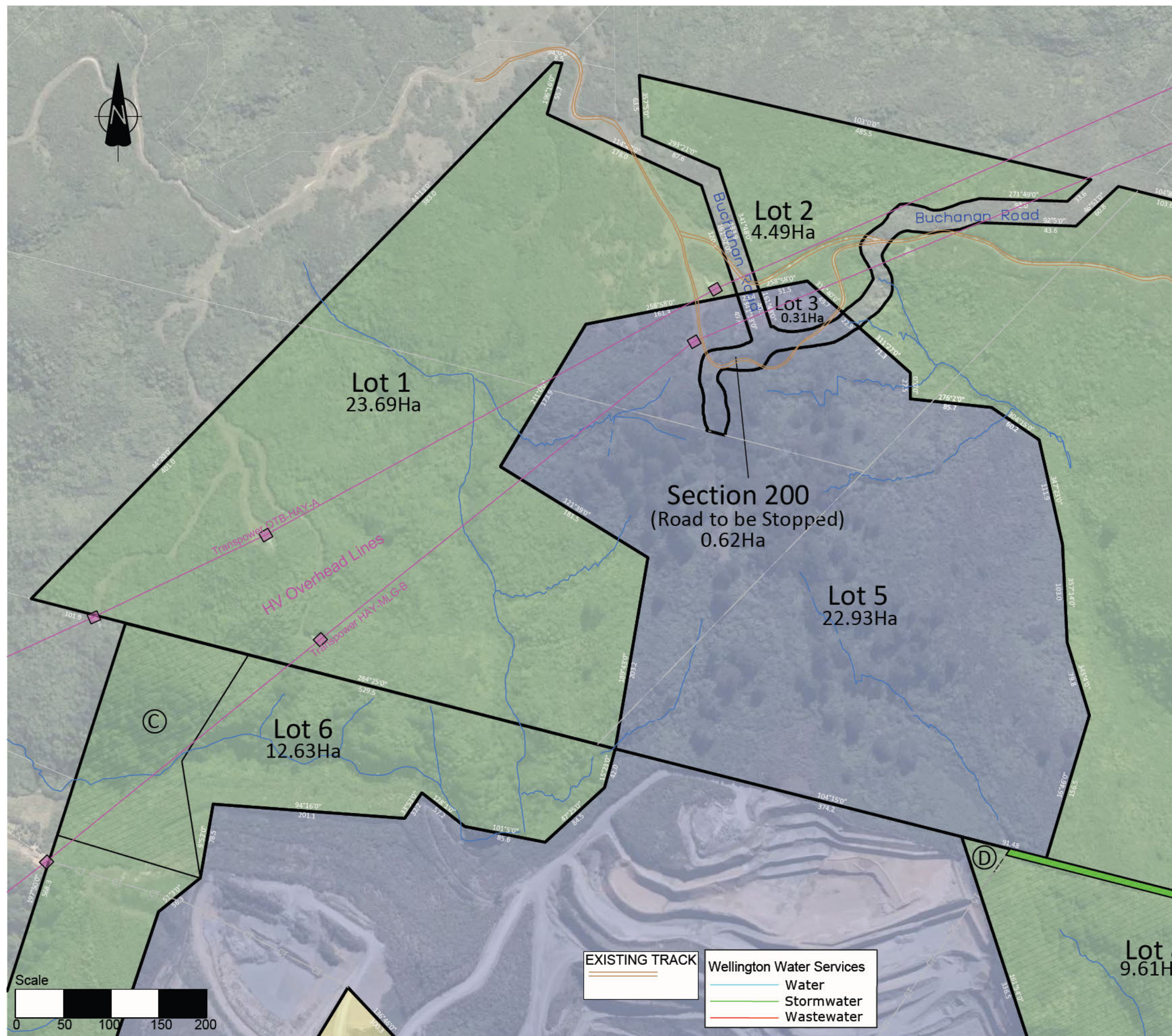
Date
 15/09/2025

Scale (A3 Original)
 1:4,000

Project No
 21890

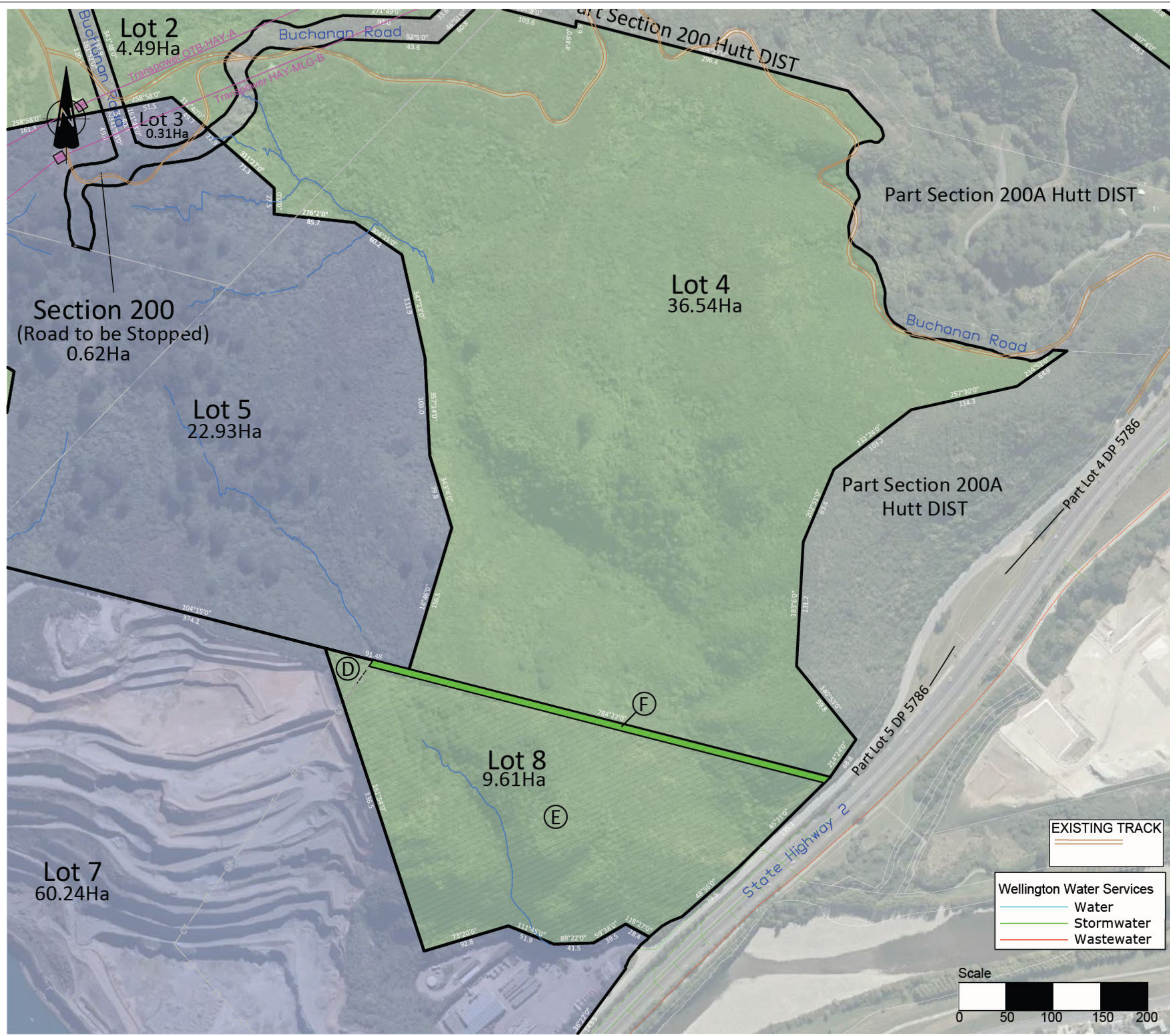
Drawing No
 SC - 04

Revision
 D



EXISTING TRACK

-  Wellington Water Services
-  Water
-  Stormwater
-  Wastewater



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
Proposed 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
 This Scheme Plan has been prepared for the purpose
 of gaining Resource Consent pursuant to Section 88
 of the Resource Management Act 1991.
 Adamson Limited accepts no responsibility for its use
 for any other purpose.
 The areas and dimensions shown on this Scheme
 Plan have not been checked by survey and are likely
 to change upon final survey.



Wellington City
 Level 1, 85 The Terrace
 Wellington 6011

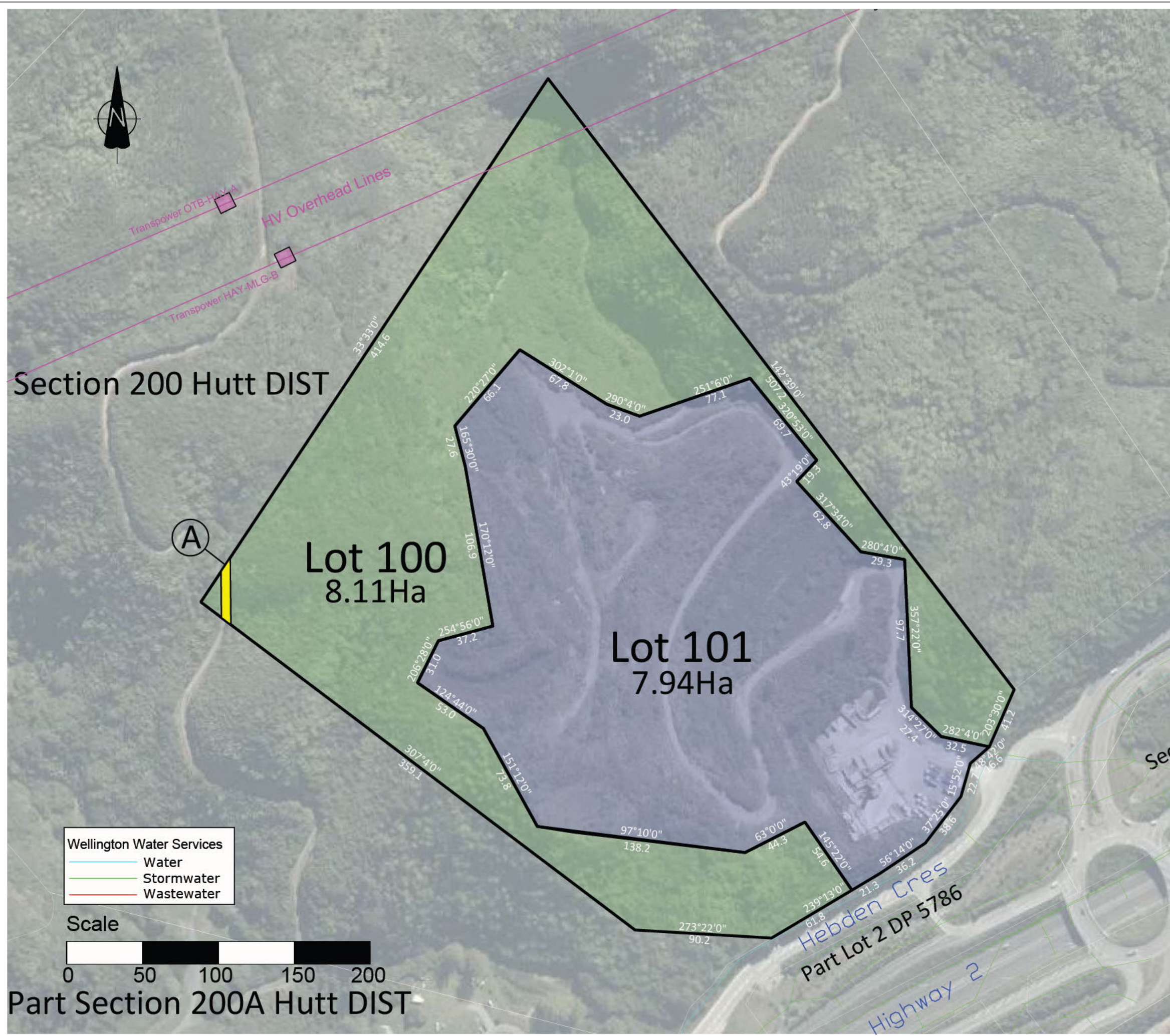
P 04 472 9076 F 04 472 6519
 Email: enquire4@adamsonshaw.co.nz
 www.adamsonshaw.co.nz

Date
 15/09/2025

Scale (A3 Original)
 1:4,000

Project No	Drawing No	Revision
21890	SC - 05	D

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
Proposed 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
 This Scheme Plan has been prepared for the purpose
 of gaining Resource Consent pursuant to Section 88
 of the Resource Management Act 1991.
 Adamson Limited accepts no responsibility for its use
 for any other purpose.
 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) : 1:2,500

Project No	Drawing No	Revision
21890	SC - 06	D