



Belmont Quarry Development – Part B

Substantive Application
Appendix B.3.B – PSI – Overburden Source Area
Winstone Aggregates

16 August 2026



3 August 2026

✦ Shalini Sanjeshni
Project Coordinator
Winstone Aggregates Limited
PO Box 17195
Greenlane
AUCKLAND 1051

Dear Shalini,

PRELIMINARY SITE INVESTIGATION - BELMONT QUARRY - OVERBURDEN SOURCE AREA

1.0 Introduction

Winstone Aggregates Limited (Winstone; the client) owns and operates Belmont Quarry in Lower Hutt, Wellington. The quarry's current Overburden Disposal Area (OBDA) will shortly reach overburden placement capacity. Therefore, a new OBDA is proposed immediately north of the quarry. The proposed OBDA will be constructed across 10 stages and will accommodate approximately 2.8 million m³ of overburden including topsoil, subsoil, weathered greywackes and process and pond fines over a 35-year period.

Pattle Delamore Partners Limited (PDP) has been engaged by Winstone to undertake a Preliminary Site Investigation (PSI) for the overburden source area located at Belmont Quarry. The PSI has been produced in support of Winstone's substantive aspect of the Belmont Quarry Development Fast-Track Approval Application (FAA).

This report should be read in conjunction with the Preliminary/Detailed Site Investigation for the Belmont Quarry Proposed Overburden Disposal Area (PDP, 2026), which relates to the proposed overburden disposal area assessed as part of the wider project.

This PSI has been undertaken at the direction of and supervised by a Suitably Qualified and Experienced Practitioner (SQEP) for Contaminated Land and has been undertaken in accordance with the Ministry for the Environment (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.

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 within the Belmont Quarry overburden source area.
- ✧ 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) *Natural Resources Plan* (NRP).
- ✧ 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 site.
- ✧ Viewing property files held by Hutt City Council (HCC).
- ✧ Reviewing GWRC Selected Land Use Register (SLUR) and obtaining any relevant environmental information held by the council.
- ✧ Reviewing site photographs provided by the client.
- ✧ Reviewing publicly available geological and hydrogeological information for the site.
- ✧ Preparation of this report.

3.0 Property Description and Background

Belmont Quarry is located at 541 Hebden Crescent, Belmont, Wellington. The investigation is limited to an approximate 10.6 ha, irregularly shaped area extending across part of two parcels of land legally described as LOT 1 DP 60552 WN31B/39 and PT LOT 1 DP 22561 BLKK IX BELMONT SD, herein referred to as the site. A plan of the site is outlined in Figure 1, (Appendix B).

The site is zoned as 'Extraction' under the HCC District Plan.

Land use surrounding the site is as follows:

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

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.

4.0 Geology and Hydrogeology

The geological map of the region indicates that the site is underlain by undifferentiated Rakaia Terrane Triassic sandstone and mudstone². These comprise alternating sandstone and mudstone, poorly bedded sandstone with minor coloured mudstone, conglomerate, basalt, and chert.

An active fault named Wellington Fault is located approximately 400 m to the southeast of the site.

The nearest surface water body is the Hutt River, which is located approximately 500 m to the southeast of the site. This flows in a south westerly direction, discharging into Wellington Harbour.

Based on this, groundwater beneath the site is inferred to flow in a south-eastern direction discharging into the Hutt River.

A review of the GWRC map viewer identified no bores within a 500 m radius of the site.

5.0 Information Review

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

Five historical aerial photographs (dated between 1942 and 2000) were obtained from Retrolens and 21 aerial photographs were sourced from Google Earth Pro (dated between 2004 and 2025). The aerial photographs for the site are provided in Appendix C. A summary is provided below.

Table 1: Historical Aerial Photograph Review

Date	Reference	Description
1942	Photograph 1	The site and surrounding area appear to be predominately grassed and in pastoral use. Dense bush cover is observed along the site boundary in the western and southeastern areas of the site. A gully is present running south through the centre of the site.
1957	Photograph 2	The site appears to have obtained more bush/vegetative cover.
1966	Photograph 3	The site appears to have been developed into farmland with some areas of bush remaining centrally and to the west and southeast of the site. Multiple tracks are observed through the central, eastern and western areas of the site, with the far eastern area of the site. Belmont Quarry is located offsite and is now visible to the south of the site.
1984	Photograph 4	The site appears to have more vegetative cover, and a track, connected to Belmont Quarry, intersects the southwestern area of the site.
1995	Photograph 5	Belmont Quarry has now expanded into the site, and a terraced quarry area can be observed across the site. Part of a road extends from the site into the wider property to the north of the site. Miscellaneous items and equipment, and a small structure appear to be located in the northern area of the site.

² <https://data.gns.cri.nz/geology/> accessed 10/03/2026

Table 1: Historical Aerial Photograph Review

Date	Reference	Description
1996	Photograph 6	The quarry area has been further developed to the east of the site. Further miscellaneous items, equipment and tyres are observed in the northern area of the site. A small cleared area is present offsite to the northeast.
2000	Photograph 7	The quarry area has been further developed across the site and vegetation cover can be observed in the eastern area of the site where a quarried area had been previously, as observed in the 1996 historical photograph. Externally to the site, a track and earth disturbance area is visible north of the site's northern boundary.
2004	Photograph 8	The quarry area has been further developed across the site. Miscellaneous items are observed across the northern area of the site.
2005	Photograph 9	The quarry area to the east and west of the site has been further developed.
2009	Photograph 10	The quarry area has extended into the central area of the site, the terraced area along the southern boundary has been further developed and extends offsite. The small portico structure is no longer present onsite. Externally to the site, the quarried area to the north is now covered by vegetation.
2011	Photograph 11	No significant changes have been made to the site.
2012	Photograph 12	The central-eastern area of the site has been further developed into a quarry. Miscellaneous items appear to be stored in the central northern area of the site.
2013	Photograph 13	The quarried terrace to the southeast of the site has been further developed and extends offsite. Miscellaneous items including spare pieces of culvert pipe are visible in the central area of the site.
2014	Photograph 14	Stockpiled aggregate material is visible in the central and western areas of the site.
January 2015	Photograph 15	The stockpiled aggregate material is more clearly visible. Tyres are visible in the northern area of the site.
May 2015	Photograph 16	The aggregate stockpiles are no longer present on the site and further expansion of the quarry is visible to the south of the site.
September 2015	Photograph 17	Further benching is observed in the quarry area to the south of the site.
2017	Photograph 18	The quarry area has expanded to the southeast of the site, and a large stockpile of what appears to be quarried material is visible in the north of the site.
February 2018	Photograph 19	Further expansion of the quarry area to the southeast of the site is observed and the amount of material to the north of the site has increased.
March 2018	Photograph 20	Further expansion of the quarry area to the southeast of the site is observed. A small white shed is situated in the west of the site.

Table 1: Historical Aerial Photograph Review

Date	Reference	Description
April 2018	Photograph 21	Further expansion of the quarry area to the southeast of the site is observed.
October 2018	Photograph 22	The quarry area to the southeast of the site has been further developed, as more terraces are observed. Stockpiled material comprising pipes and potentially aggregate, is visible in the central area of the site and the existing stockpiled aggregate to the northeast of this appears to have slightly increased in size.
April 2019	Photograph 23	The roading in the southwest area of the site has been further developed and spans across a wider area.
2021	Photograph 24	Further development of the quarry has occurred across the site. Tyres and miscellaneous items are stored in the central area of the site, and a pile of tyres are visible to the north.
2022	Photograph 25	Further development of the quarry has occurred across the site.
2024	Photograph 26	Further development of the quarry has occurred across the northern area of the site.
2025	Photograph 27	Further development of the quarry has occurred across the northern area of the site.
2026	Photograph 28	Minimal changes have been made to the site.

5.2 Belmont Quarry Property Files

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

The files contained the following information:

- ✧ A Certificate of Compliance, dated September 2006, to deposit overburden material within Belmont Quarry. The document described the removal of vegetation and that the deposition of overburden material would be brought to and from the area from other parts of the quarry. Included in this file is a figure depicting the maximum extent of area upon which overburden is to be deposited, which intersects with the western area of the site.
- ✧ A report titled Cottle Land Assessment of Ecology Values, dated March 2007, includes a figure, titled Figure 1: Location of Cottle Land, which shows the area to the north of the site, located within the adjacent proposed overburden disposal area (PDP, 2026) to be an extension of the quarry and appears to contain stockpiled materials.
- ✧ A figure, dated April 2008, shows the approximate footprint of a proposed OBDA which intersects with the southern area of the site. The OBDA is described as containing material unsuitable for aggregate production and includes topsoil and weathered rock, sourced from the existing work faces of Belmont Quarry.
- ✧ A document pertaining to the wider property, titled proposed truckstop development (dated 1998), details a proposal for the installation of a truck stop facility, located within the southeast section of Belmont Quarry, outside of the current site boundary. This involved the removal of an existing 40,000 L underground storage tank (UST) and dispenser and replacing it with an above

ground 40,000 L diesel storage tank. The UST 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) (i.e. outside the overburden source area).

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.

A review of the GWRC website confirmed that the site falls within the SLUR delineation for the overall property (LOT 1 DP 60552), which is currently listed under the HAIL category:

- ✧ 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.

The file note also states *“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 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 the overburden source area. 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.

5.4 Client Provided Information

A draft geotechnical appraisal report provided by the client (Baseline Geotechnical, 2025), refers to the soil lithology identified at locations within the site. The material in the northeastern corner of the site is stated to have been gravel rich colluvium, supported by a buttress of unweathered rock. To the southeast of this area, the soil lithology is referred to as silt and gravel rich colluvium, and highly weathered greywacke rock respectively. The area further to the southeast has been identified as variably weathered greywacke.

Communications with the Belmont Quarry Manager identified the miscellaneous items observed through the historical aerial images onsite as being spare culvert pipe, boulders, spare parts comprised of steel and tyres. It was also communicated that no storage of chemicals or petroleum related products had occurred on the site. Belmont Quarry also provided current aerial photographs (Photographs 28 and 29) of the site which show no significant changes since the 2025 historical aerial photograph (Photograph 27).

6.0 Summary of Site History

A review of historical information and information provided by the client indicates that the site comprised farmland with varying bush density between the earliest available image in 1942 and 1984. The site was developed into a quarry area between 1984 and 1995. Within the northern area of the quarry miscellaneous items and equipment appear to be present, in addition to a small temporary building structure which was present at the site between circa 1995 and 2009.

The northern area of the site comprised of areas where miscellaneous items, and equipment were situated across the central and northern areas of the site, in different quantities and locations between the years of 1995 and present day. Communications with the Belmont Quarry Manager identified the miscellaneous items observed in the historical aerial photographs as spare parts, mainly comprised of steel, tyres, boulders and spare culvert pipe.

A small quantity of tyres are located in the northern area of the site and have been observed in historical aerial photographs since 2013.

Significant expansion of the quarry area to the east of the site takes place in 2021 with further quarrying activities occurring between 2021 and the last available aerial photograph in 2025.

The site is listed on the GWRC SLUR. The presence of a truck stop facility and the associated former UST, current AST, and containers of acetylene and LPG referenced in the GWRC SLUR, are relevant only to the southern portion of the property, which is outside of the site boundary and spatially separate to the overburden source area. Additionally, no tanks or drums for fuel, chemicals or liquid waste was reported or observed to have been stored on the site.

7.0 Site Characterisation

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 located within isolated areas within Belmont Quarry and situated toward the centre of the property, outside of the site boundary and spatially separate to the overburden source area. Communication with the Site Manager for Winstone Aggregates confirmed that no chemical or fuel storage has been undertaken at the site.

A review of the available information indicates that no HAIL activities have occurred on the site.

8.0 Regulatory Considerations

The NESCS seeks to control activities on contaminated land so as to protect human health. The regulations apply to a "piece of land" which is described by one of the following (regulation 5(7)):

- (a) an activity or industry described in the HAIL is being undertaken on it.
- (b) an activity or industry described in the HAIL has been undertaken on it.
- (c) it is more likely than not that an activity or industry described in the HAIL is being or has been undertaken on it.

The review of historical information and analytical results indicates that it is unlikely that an activity which falls within the MfE's Hazardous Activities and Industries List has been undertaken on the site. It is therefore not considered "a piece of land" as described in regulation 5(7) of the NESCS, and therefore these regulations do not apply to the proposed change in land use.

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

9.0 Conclusions

PDP has been engaged by Winstone (the client) to undertake a PSI for the overburden source area located at Belmont Quarry, to support Winstone's substantive aspect of the Belmont Quarry Development FAA.

Key findings of this investigation are summarised as follows:

- ✧ The site has been developed from farmland to an expansion of Belmont Quarry between 1984 and 1995.
- ✧ Minor amounts of materials and quarry related items, were temporarily stored in various locations at the site between 1995 and present day.
- ✧ The presence of a truck stop facility and the associated former UST, current AST, and containers of acetylene and LPG that were referenced in the GWRC SLUR, are relevant only to the southern portion of the property, which is outside of the site boundary and spatially separate to the overburden source area.
- ✧ 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 overall property, outside of the site boundary and spatially separate to the overburden source area.
- ✧ Therefore, based on the scope of the PSI it is more likely than not that no HAIL activities have been undertaken across the overburden source area. It is therefore considered that the NESCS and the contaminated land rules in GWRC's NRP do not apply.

10.0 References

- Baseline Geotechnical, 2025. Geotechnical Appraisal Report – Land Exchange Belmont Quarry Development Project. Prepared for Winstone Aggregates.
- PDP, 2026. Preliminary/Detailed Site Investigation - Belmont Quarry – Proposed Overburden Disposal Area. Prepared for Winstone Aggregates Limited.
- MfE, 2021. Contaminated Land Management Guidelines No. 1 – Guidelines for Reporting on Contaminated Sites in New Zealand revised 2021. Ministry for the Environment, Wellington.
- URS, 2010. Underground Petroleum Storage System Decommissioning at Winstone Aggregates, Belmont Quarry, Lower Hutt Tank Pull Report. Prepared for BP Oil New Zealand Limited.

11.0 Limitations

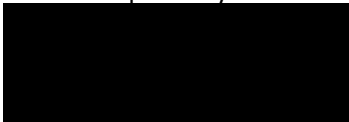
This report has been prepared by Pattle Delamore Partners Limited (PDP) on the basis of information provided by Winstone Aggregates Limited and others not directly contracted by PDP for the work, including Hutt City Council, Greater Wellington Regional Council and Retrolens. PDP has not independently 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 Aggregates Limited a division of Fletcher Concrete and Infrastructure Ltd 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. This report has been prepared in accordance with the Environment Court's Code of Conduct for Expert Witnesses, contained in the Environment Court's Practice Note 2023. The authors of this report agree to comply with the Code of Conduct, and confirm that unless otherwise stated, the issues addressed in this report are within the area of expertise of the authors. No material facts have been omitted that might alter or detracted from the opinions expressed in this report. © 2026 Pattie Delamore Partners Limited

Yours faithfully

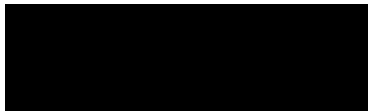
PATTLE DELAMORE PARTNERS LIMITED

Prepared by



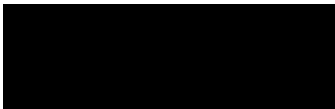
Bailey Johnson
Environmental Scientist

Reviewed by



Melody Robyns
Service Leader – Contaminated Land

Approved by



Hamish Wilson
Technical Director – Contaminated Land

Appendix A: Certifying Statement

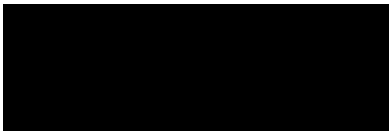
I, Hamish Wilson, of Pattle Delamore Partners certify that this preliminary site investigation meets the requirements of the Resource Management (*National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health*) Regulations 2011 (the NESCS) because it has been:

- 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.

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,



Hamish Wilson

Technical Director – Contaminated Land

Hamish Wilson – Project Director

Hamish is an environmental engineer with over 26 years of experience in undertaking environmental and contaminated land assessments. Hamish has a BE in Civil and Resource Engineering from the University of Auckland. Hamish 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. Hamish 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.

Melody Robyns – Project Manager and PSI Report Reviewer

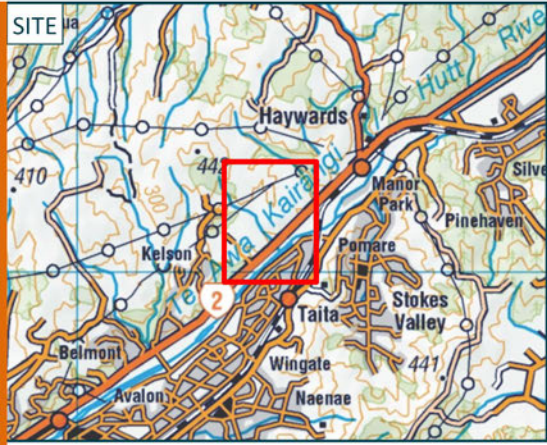
Melody is an Environmental Scientist with a Master of Science in Physical Geography. Melody has a background in environmental site investigations and contaminated land assessments. She is an experienced project manager with over 10 years' experience and is competent in risk identification, mitigation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

Bailey Johnson – Report Author

Bailey 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. Bailey 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



KEY :

	SITE BOUNDARY
	BELMONT QUARRY
	PARCEL BOUNDARY

0 100 200
METRES
SCALE : 1:7,000 (A3)

THIS DRAWING REMAINS THE PROPERTY OF PATTLE
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FOR DISCUSSION
11/03/2026

A	ISSUED FOR REVIEW	MAR 26	DO
NO.	REVISION	DATE	BY

SOURCE:
1. AERIAL IMAGERY (FLOWN 2025) SOURCED FROM THE LINZ
DATA SERVICE <https://data.linz.govt.nz/> AND LICENCED FOR RE-
USE UNDER THE CREATIVE COMMONS ATTRIBUTION 4.0
INTERNATIONAL LICENCE.
2. CADASTRAL/TOPOGRAPHICAL INFORMATION AND INSET
DERIVED FROM LINZ DATA.

CLIENT



FIGURE

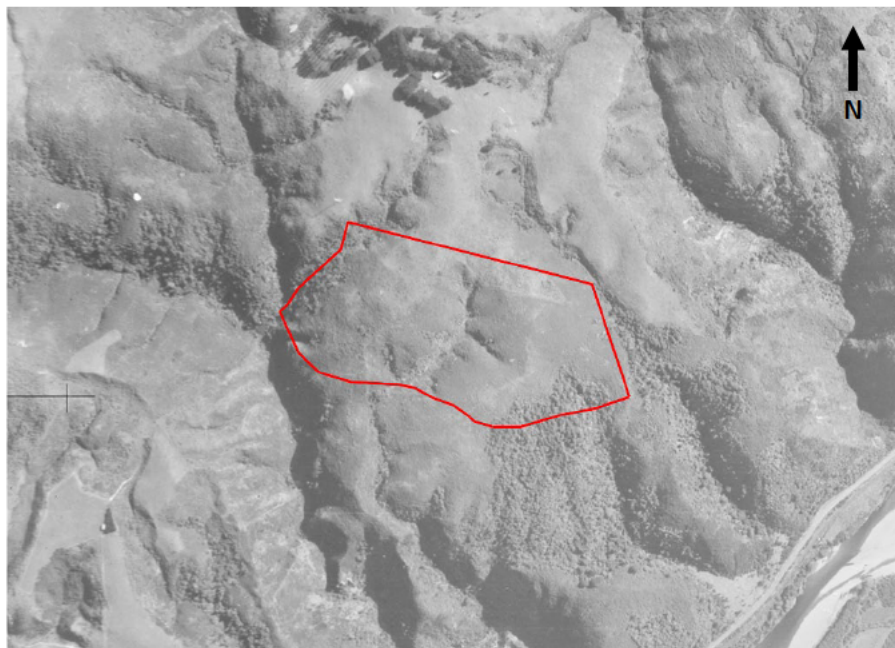
FIGURE 1: SITE LOCATION PLAN

PROJECT

PRELIMINARY SITE INVESTIGATION - BELMONT QUARRY - OVERBURDEN SOURCE AREA



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: 1995 sourced from Retrolens



Photograph 6: 1996 sourced from Retrolens



Photograph 7: 2000 sourced from Retrolens



Photograph 8: 2004 sourced from Google Earth Pro



Photograph 9: 2005 sourced from Google Earth Pro



Photograph 10: 2009 sourced from Google Earth Pro



Photograph 11: 2011 sourced from Google Earth Pro



Photograph 12: 2012 sourced from Google Earth Pro



Photograph 13: 2013 sourced from Google Earth Pro



Photograph 14: 2014 sourced from Google Earth Pro



Photograph 15: January 2015 sourced from Google Earth Pro



Photograph 16: May 2015 sourced from Google Earth Pro



Photograph 17: September 2015 sourced from Google Earth Pro



Photograph 18: 2017 sourced from Google Earth Pro



Photograph 19: February 2018 sourced from Google Earth Pro



Photograph 20: March 2018 sourced from Google Earth Pro



Photograph 21: April 2018 sourced from Google Earth Pro



Photograph 22: October 2018 sourced from Google Earth Pro



Photograph 23: April 2019 sourced from Google Earth Pro



Photograph 24: 2021 sourced from Google Earth Pro



Photograph 25: 2022 sourced from Google Earth Pro



Photograph 26: 2024 sourced from Google Earth Pro



Photograph 27: 2025 sourced from Google Earth Pro



Photograph 28: 2026 sourced from Belmont Quarry



Photograph 29: 2026 sourced from Belmont Quarry



Appendix D: Property Files



7 September 2006

Contact: Environmental Approvals
Group/Divison: Customer Services
Telephone: 04-570-6828
Facsimile: 04-566-7098
E.Mail: dan.kellow@huttcity.govt.nz
OurReference: RM20-H32-BQ

Kevin Bligh
Resource Management Advisor
Winstone Aggregates
PO Box 17-195
Auckland

Dear Kevin Bligh

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

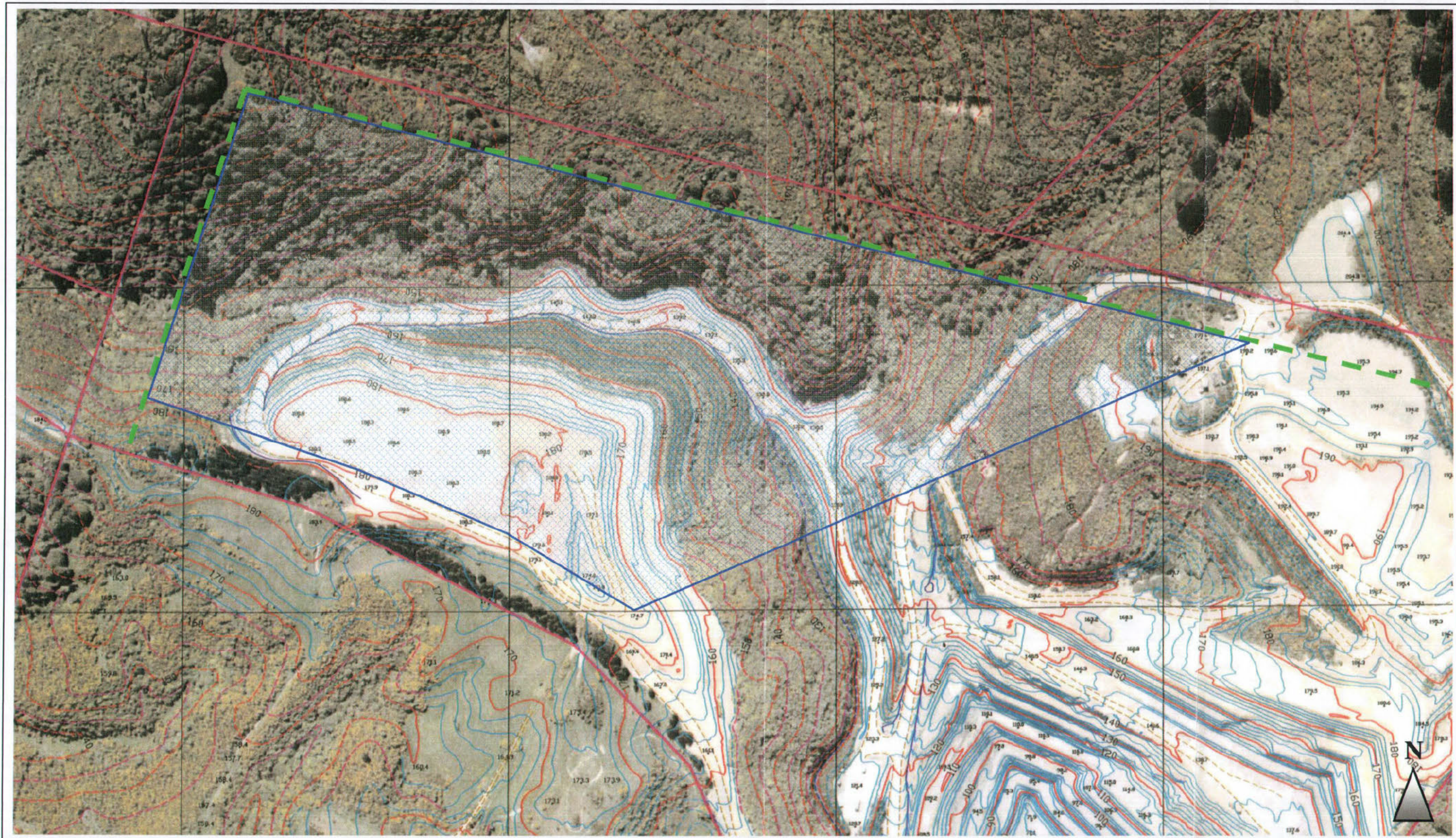


Hutt City Council, 30 Laings Road, Private Bag 31912, Lower Hutt, New Zealand
Tel: +64-4-570 6666, Fax: +64-4-569 4290, Web: www.huttcity.info

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

PROVED PLAN

7/09/06

AM060176

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.

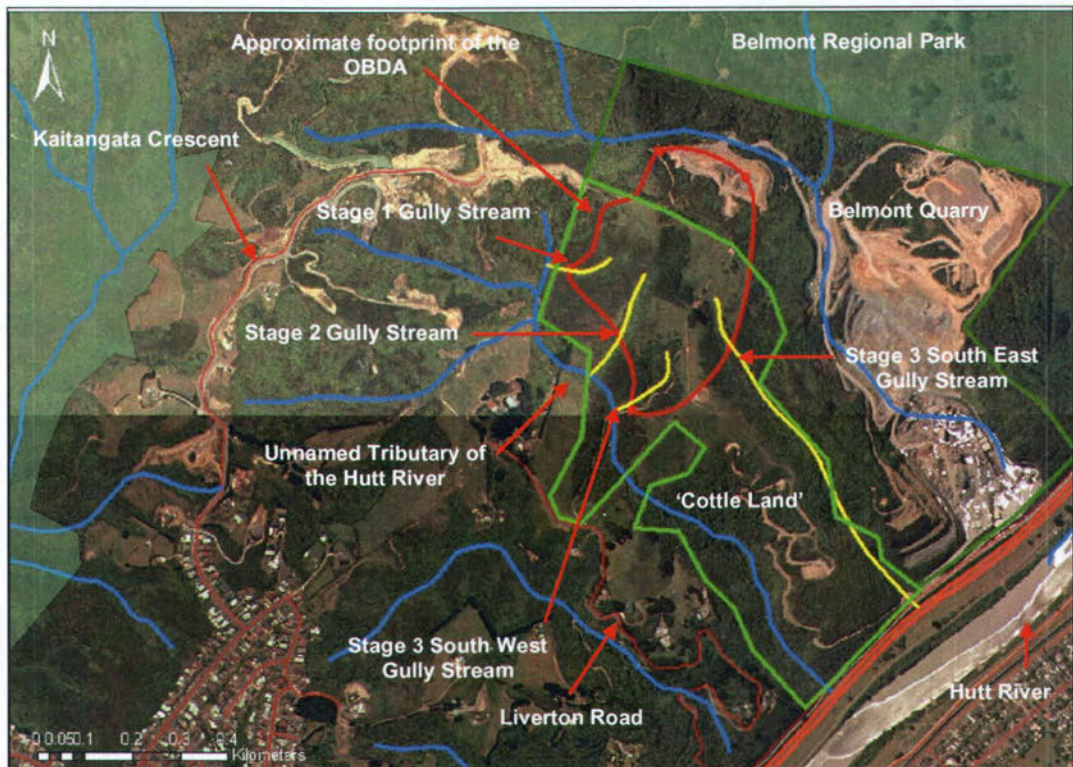


Figure 1: The application site is located in the foothills along the western side of the Hutt Valley (on the north western side of State Highway 2). The 'Cottle Land' property boundary is outlined in bright green. The OBDA will have a footprint of 14.6ha (as indicated approximately in red) and will be 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

Belmont Quarry including the southern face where the early stages of further mining activities is currently occurring.

To enable the ongoing mineral extraction from Belmont Quarry, overburden, must first be removed and disposed of to facilitate ongoing access to the underlying aggregate resource.

The overburden from the existing quarrying of the northern face has been placed within a disposal area located to the northwest of the quarry face, but still within the quarry site. However, the existing OBDA is reaching capacity and a new area needs to be developed to allow access to further hard rock.

In assessing and reviewing the various options for disposal sites, the applicant has identified and determined that the most suitable option at this stage is to develop a new OBDA on a piece of land that is located adjacent and immediately south west of the existing quarry site.

4. Proposal/description of activities

The applicant has detailed their proposal to construct a new OBDA in the application and further information (received on the 13 June 2007 and the 18 December 2007, and during the site visit 5 June 2007). A summary of the proposal is detailed below:

- The placement of 1.3 million m³ of overburden material from Winstone Aggregates Belmont Quarry onto the neighbouring 'Cottle Land' over a total area of 14.6 ha over a maximum of seven earthworks seasons over 12 years.
- Earthworks to establish suitable land to dispose of the overburden, including the stripping of vegetation and topsoil and the filling/reclamation of portions of four ephemeral tributaries of the Hutt River by the OBDA.
- Discharge of sediment laden stormwater from the OBDA into tributaries of the Hutt River.
- Discharge of dust from the working areas of the OBDA.

Overburden deposition typically includes the following sequence of works:

4.1.1 Timeline of OBDA construction

The applicant proposes to construct the OBDA over a maximum of seven earthworks seasons over 12 years (once works have commenced). The earthworks seasons will each last no more than 6 months between October and April.

The applicant has proposed the hours of operation of the OBDA be from 7am-6pm Monday – Friday and 7am-1pm Saturday. No work is proposed to occur on Sundays or on public holidays.

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 top soiled 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.

**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

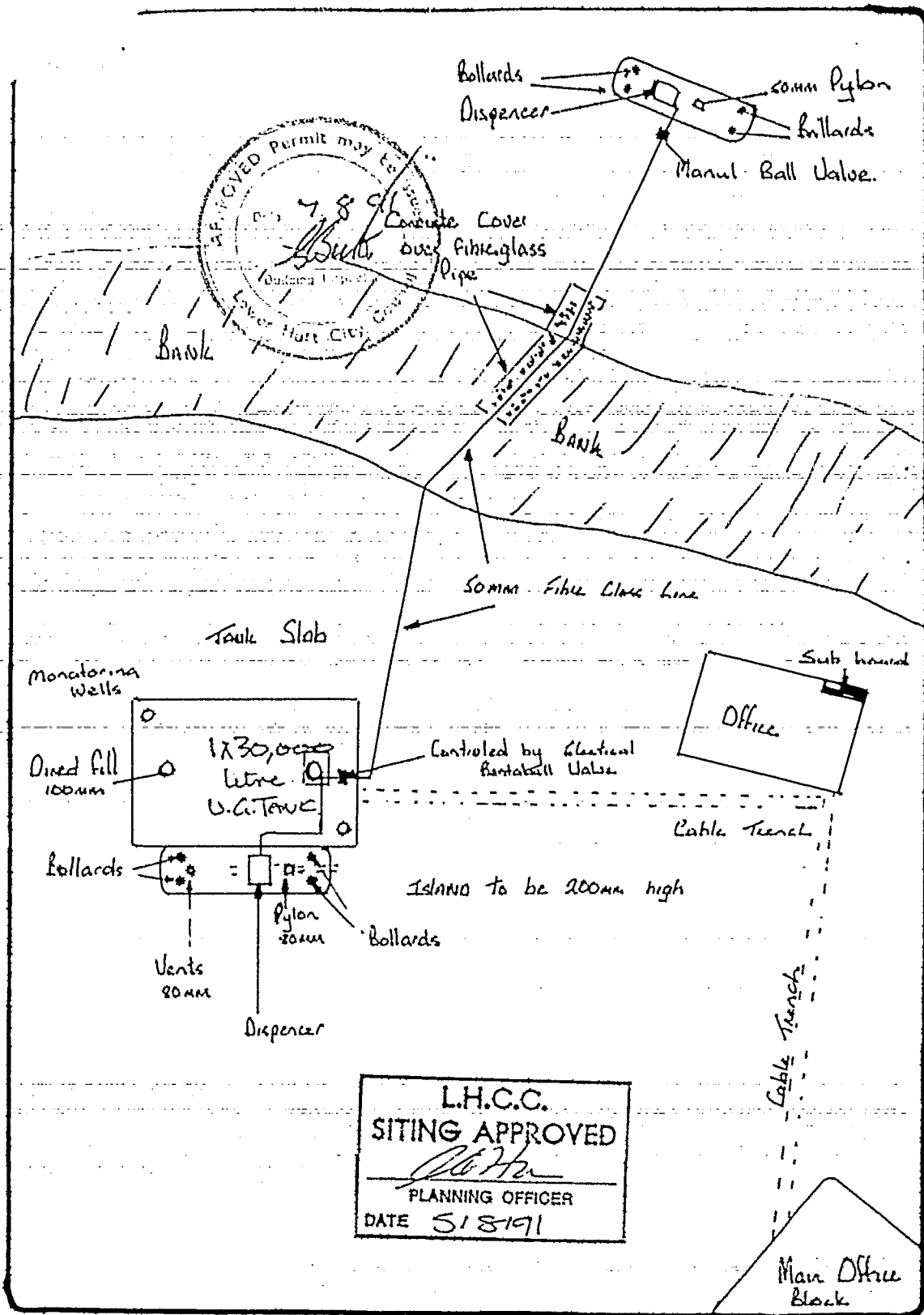
- 2.1 The subject site is located in the Belmont Quarry within the western hills overlooking Lower Hutt. Access to the site is obtained via Hebden Crescent.
- 2.2 The subject site has the legal description of Lot 1, DP 60552. The Certificate of Title that relates to the subject site is attached as Appendix 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.



FILE No.....

PERMIT No. 57103

DATE 20/8/91

ADDRESS HEBDEN CRES.