



Belmont Quarry Development – Part F

Substantive Application
Appendix F.1.D.1 – Land Exchange Application -
Letters of Approval
Winstone Aggregates

16 August 2026

By email

25 November 2025

Applicant:

Winstone Aggregates
PO Box 17195 Greenlane
Auckland

Attention: Ian Wallace, Head of Environment and Planning

[REDACTED]

100 Cuba Street
Te Aro, Wellington 6011
PO Box 11646
Manners Street
Wellington 6142
T 04 384 5708
F 04 385 6960

Tēnā koe Ian

RMA s178(2) consent for the Belmont Quarry Development Project in relation to the requirement for designation WRC-15 Belmont Regional Park

I refer to Winstone Aggregates' agreement with the Wellington Regional Council (WRC, hereafter "Greater Wellington") dated 10 October 2025 in which Greater Wellington indicated that it would provide the necessary Resource Management Act 1991 (RMA) s178 consent for the Belmont Quarry Development Project, should it be granted approvals under the Fast-Track Approvals Act 2024.

This notice confirms that Greater Wellington provides its written consent as requiring authority, subject to conditions, under s178(2) of the Resource Management Act 1991.

This consent is provided by Greater Wellington as requiring authority for designation WRC-15 and is for the activity described as the Belmont Quarry Development in Schedule 2 of the Fast-track Approvals Act 2024 (FTAA 2024). Further consent will need to be sought for any other works affecting the Greater Wellington designation, or on Greater Wellington owned or managed land.

Condition(s) of Designation consent are:

1. This consent is valid in perpetuity from 14 November 2025 and applies before, during and after the consideration of the Belmont Quarry Project under the FTAA 2024 process.
2. This consent is nullified and withdrawn if, for any reason, the approvals for the Belmont Quarry Project are declined under the FTAA 2024 process, or the approvals lapse.

Notes in relation to Designation consent are:

- a) Greater Wellington agrees that if Winstone receives approval for the exchange under the Act, then it will not advance its Notice of Requirement for a designation in the Overburden Disposal Area any further and will seek to either alter its designation (section 181) or remove its designation (section 182) so that it no longer covers the Overburden Disposal Area.
- b) Greater Wellington agrees that if the exchange is implemented by Winstone, then after new titles are issued for the land it will not advance its Notice of Requirement for a designation in the Overburden Disposal Area any further, and will seek to either alter its designation (section 181) or remove its designation (section 182) so that it no longer covers the Overburden Disposal Area.

Please contact David Boone at [REDACTED] if you wish to discuss this matter further.

Nāku noa, nā



Lian Butcher
Group Manager
Environment



Outlook

Winstone Aggregates FTAA scheduled project

From David Boone [REDACTED]**Date** Thu 2025-12-04 12:18 PM**To** FastTrackApplicationEnquiries@doc.govt.nz <FastTrackApplicationEnquiries@doc.govt.nz>

4 attachments (2 MB)

Advice to Delivery on Winstones Belmont Quarry Land swap proposal October 2025.pdf; Attachment 1A_Email 18 September 2025_Redacted.pdf; Attachment 1B_Proposed_overburden_deposit_site_Wellington_Botanical_Society.cleaned_Redacted.pdf; Attachment 1C_Balkwill_statement_on_belmont_Redacted.pdf;

Kia ora,

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

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

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

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

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

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

Ngā mihi
David

**David Boone**

Kaiwhakahaere Matua, Manager, Ecosystems & Community

Greater Wellington Te Pane Matua Taiao**M:** [REDACTED]

34 Chapel Street

P O Box 41, Masterton 5840

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1



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Winstone Aggregates FTAA scheduled project

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**David Boone**

Kaiwhakahaere Matua, Manager, Ecosystems & Community

Greater Wellington Te Pane Matua Taiao**M:** [REDACTED]

34 Chapel Street

P O Box 41, Masterton 5840

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From: David Boone <[REDACTED]>

Date: Wednesday, 26 November 2025 at 4:34 PM

To: Phernne Tancock <[REDACTED]>

Cc: Philip Heffernan (Winstone Aggregates)

[REDACTED] Jade Wikaira (Guest)

[REDACTED] Duncan Ballinger

[REDACTED], Charlie Hopkins [REDACTED], Shalini

Sanjeshni (Winstone Aggregates) [REDACTED]

Subject: RE: Belmont Fast Track - land exchange footprint change.

Kia ora Pherne,

Confirming that GW has no objections to this change to the proposed "DOC get" land, and that there's no change to the "DOC give" land.

Ngā mihi

Dave



David Boone

Kaiwhakahaere Matua, Manager, Ecosystems & Community

Greater Wellington Te Pane Matua Taiao

M: [REDACTED]

34 Chapel Street

P O Box 41, Masterton 5840

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Winstone Aggregates FTAA scheduled project

From David Boone [REDACTED] >

Date Thu 2025-12-04 12:19 PM

To FastTrackApplicationEnquiries@doc.govt.nz <FastTrackApplicationEnquiries@doc.govt.nz>

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David Boone

Kaiwhakahaere Matua, Manager, Ecosystems & Community

Greater Wellington Te Pane Matua Taiao

M: [REDACTED]

34 Chapel Street

P O Box 41, Masterton 5840

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MEMO

TO David Boone, Manager Ecosystems and Community

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

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

DATE 7 October 2025

FOR YOUR INFORMATION**Winstones Aggregates Belmont Quarry****Proposed land exchange - Information pack to support decision making****1. Introduction**

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

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

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

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

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

2. Site context and proposed land exchange areas

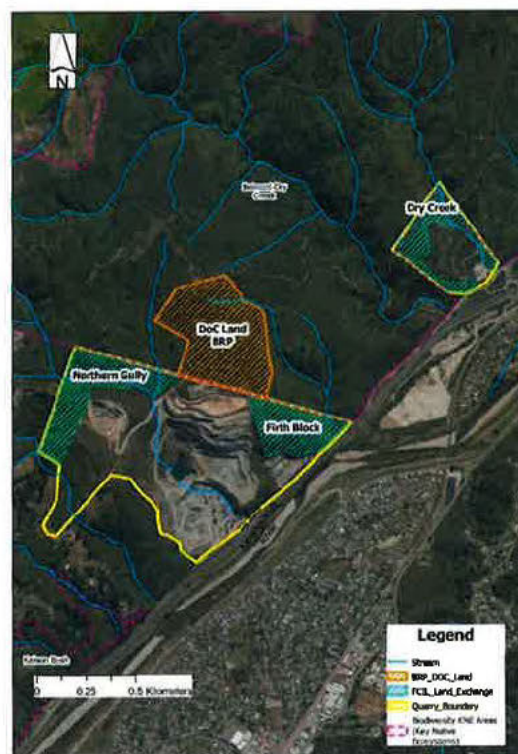
WA is proposing to exchange two parcels of land in the Belmont Quarry and one parcel of land in the nearby Dry Creek Quarry in exchange for an area of DoC public conservation land presently captured in the Belmont Regional Park in Lower Hutt (Table 1 & Map 1).

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

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

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

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



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

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

3. Terrestrial and Freshwater Information

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

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

4. References

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

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

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

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

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

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

Katrina Smith

Senior Land Specialist – Land Ecosystems
Knowledge and Insights

Attachment 1: Information provided to GW from FoBRP

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

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

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

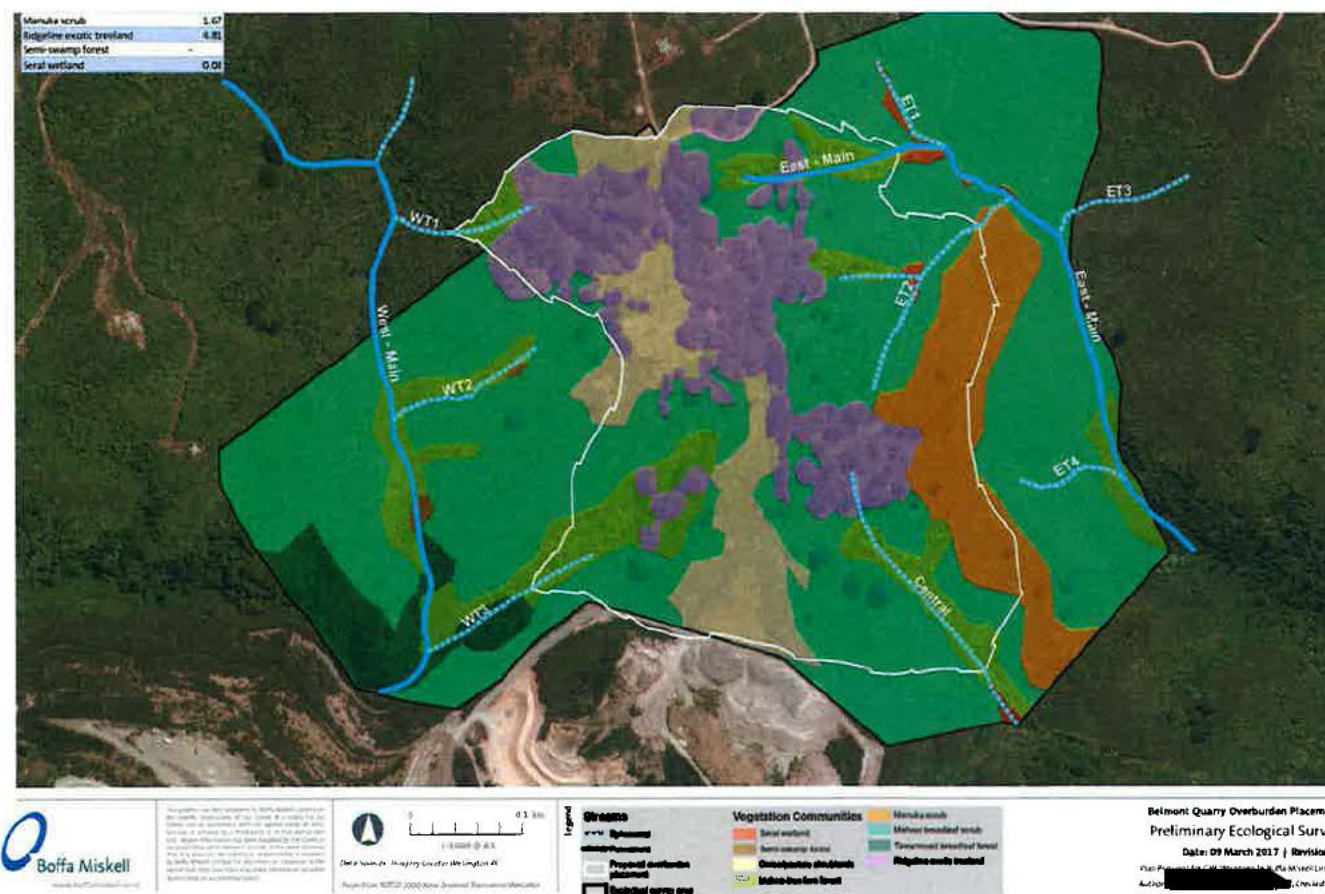
Attachment 2: Land exchange information summary based on information held by GW

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

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

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



From: [REDACTED] <[REDACTED]>

Sent: Thursday, 18 September 2025 10:22 am

To: Jack Mace [REDACTED]

Cc: s7(2)(a)

s7(2)(a)

Quentin Duthie

Subject: Belmont Regional Park land-swap proposal: updates

[Learn why this is important](#)

Dear Jack,

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

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

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

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

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

In summary :

- Currently 16 observations of Swamp Maire (Threatened - Nationally Vulnerable)
- 20 observations of Ramarama (Threatened - Nationally Critical)
- these populations are well protected here. Nationally they are both at risk from Myrtle rust.
- WA have recently reduced the area they wish to use, to avoid the first of these Swamp Maire populations, but may not be aware of the rest
- To protect these swamp-loving plants also requires careful conservation of their upstream water catchments.
- We have also found Coprosma rubra (At Risk – Declining)
- **Overall, the area in question has a rich diversity of plant life, with 98 species noted so far**
- **In particular, the shallow valley trending SSE towards the large pond is a particularly rich and valuable habitat**
- Potentially, that area could become the perfect focus for a new walkway, which would significantly enhance community connection.

- The DoC/GWRC land in question is not just regenerating farmland; it is part of a KNE which contains original landforms, wetlands and streams, and incised gullies with original native forest. This land is protected by a well-maintained network of bait-lines.
- The proposed land-swap would destroy the original landforms and fragment the structure of this part of the regional park
- Two parcels of the WA land proposed for the swap are already protected by a QEII covenant
- The QEII protection was a resource consent requirement for a previous quarry expansion. It has already been traded for other land.
- **The proposed land-swap does not offer any net ecological gain, but instead a significant ecological loss.**
- Should the land-swap and fast-track proposal go ahead, the FoBRP would be extremely concerned about the financial burden that would be placed on public funds for remediation, should WA, their parent company, or a later new owner, fail. A significant bond would need to be set aside to counter that possibility, but we have seen no mention of that in the WA proposals.

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

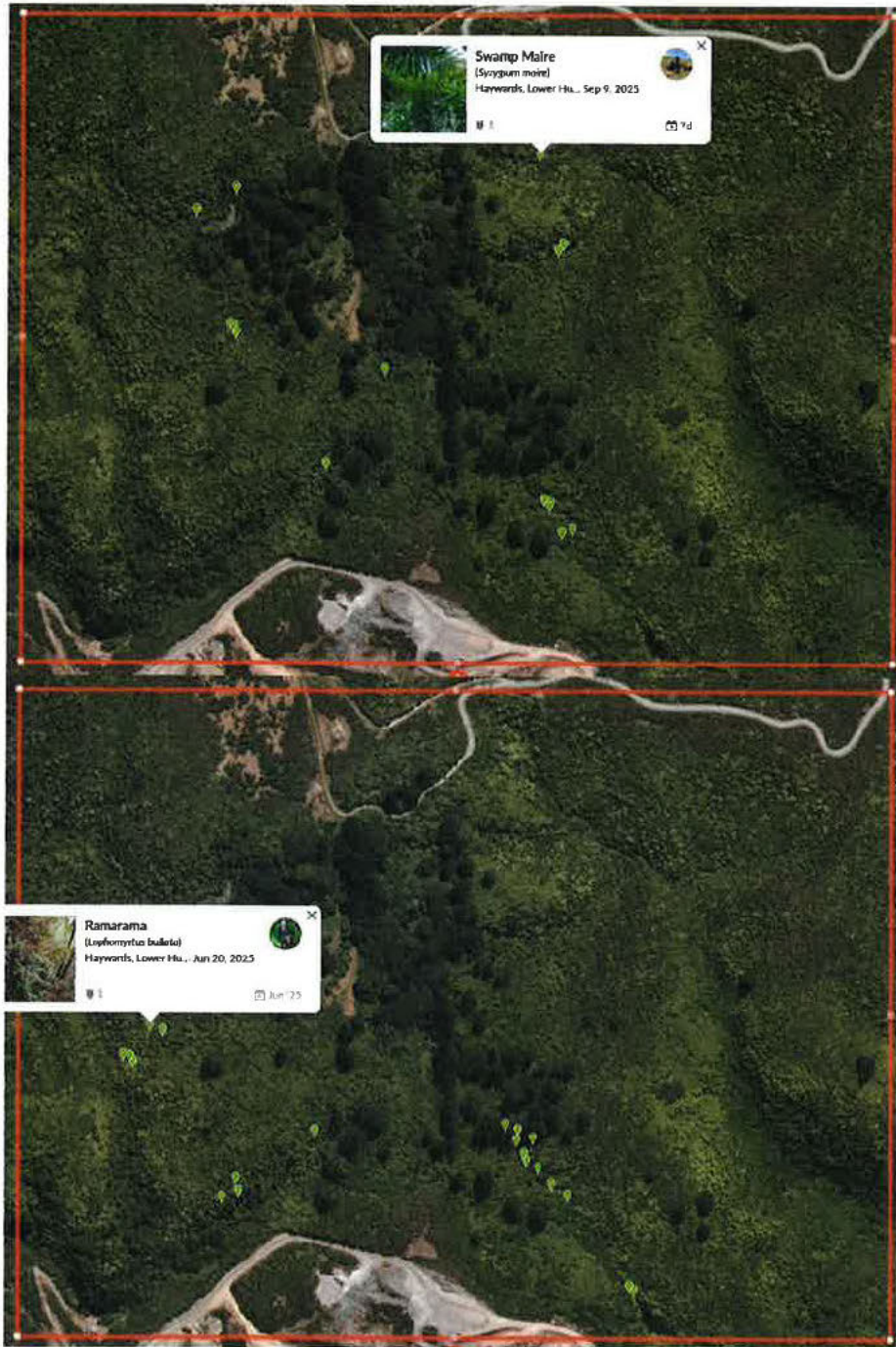
- Access to the QEII-covenanted WA land would be impossible, given that the access from the north would be blocked by WA earthworks, and access from the south is too steep to access (the GW contractors even find it challenging).
- WA have recently stated that "*We see genuine ecological and community value in this land becoming part of the Belmont Regional Park, creating more space for everyone to explore, connect with nature, and enjoy for generations to come.*". But that could not work if the area is inaccessible.

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

Kind regards,

s7(2)(a) [REDACTED], for Friends of Belmont Regional Park
s7(2)(a) [REDACTED]

cc'd : Quentin Duthie, s7(2)(a) [REDACTED] (FoBRP Convener) & s7(2)(a) [REDACTED] (FoBRP Secretary)



To: Rachael Mora, Department of Conservation

Via: The Friends of Belmont Regional Park Inc
 s7(2)(a) (Secretary), s7(2)(a) (Convener),
 s7(2)(a) (working group)
 s7(2)(a)



18 September 2025

Proposed land-swap by Winstone Aggregates

Tēnā koe Rachael,

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

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

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

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

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

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

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

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

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

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

Ngā mihi,

s7(2)(a)

Chairperson

Wellington Botanical Society

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

1c

Dr Colan Balkwill

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

02 October 2025

To whom it may concern

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

Tēnā koutou katoa

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

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

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

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

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

Thank you for your time and consideration.

[REDACTED]

Dr Colan Balkwill

References:

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

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

FAST TRACK – LAND STATUS CHECK DISCLOSURE

Date of disclosure	1 August 2025
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The purpose of this document is for the Department of Conservation to record relevant information in its possession

Blue and Red text – entered by DOC staff

Green text – GWRC content added to template. Provided by David Boone, Manager Ecosystems & Community, 1 August 2025

PROTECTED AREA NAME(S)	Dry Creek Recreation Reserve
NaPALIS ID(s):	#3376081
Administering Body:	DOC or TLA or other administering body as applicable Wellington Regional Council (Control and Manage)
FT Application Name / Ref:	Belmont Quarry Development / FT-0064-PRE
Project land required for:	Proposed Quarry expansion
Area required for FT work (e.g. whole or part):	Part (29.04ha of a ~532ha protected area). Parts of (Legal descriptions): (a) Part Section 200A Hutt District [PID 3836284] (b) Part Section 255 Hutt District [PID 3864752] (c) parts of Part Section 261 Hutt District [PID 3948663; 3774210; 4020004]

Map of Area involved:	
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1.0 TITLE ISSUES

1.1 Title references

1.2 Gazette notice

1.3 Tenure or Status of Land

i. Fee simple

ii. Reserve

iii. Conservation Area

Yes	Details	Copy Held
	N/A Eg. Current Computer Freehold Register, Computer Interest Register or other Land Transfer reference	
	Gazette Notice 1989 p2757, New Zealand Gazette Set apart as a reserve for recreation purposes Gazette Notice 1991 p1765, New Zealand Gazette Appointment to Control and Manage a Reserve May look like a current Gazette 1998 page 451 or GN 425819, or a Proclamation or other reference. Include original gazette notice /classifications or control and management vestings. Make sure your formatting is correct	✓✓
	N/A Not usually DOC land	
	Recreation Reserve – section 17 Reserves Act 1977 Detail the reserve status / type/ statutory reference eg Scenic Reserve 19(1)(a)	
	N/A Details of status / type/ statutory reference eg Stewardship area. Evidence of allocation should be sufficient. Eg area on allocation SO Plan.	

iv. *Crown Land*

	N/A Some DOC land is subject to the Land Act or special Acts such as ROLD	
v. <i>Other status</i>	No Held under some other statute. Note endowments or Trusts if applicable. Be careful of control and management vesting.	
vi. <i>Marine and Coastal Area (Takutai Moana) Act 2011</i>	N/A Is the site affected by or does it adjoin the Marine and Coastal area? Is the land a reclamation or existing reclamation?	

1.4 Registered Interests

i. *Leases*

	No Nil Includes registered concessions and any registered rights of occupation, or profits granting rights. Please attach signed copy of document, including any variations and assignments.	
ii. <i>Statutory memorials</i>	None known None Any memorials imposed by statute against the title or gazette notice etc. Please attach signed copy of document	
iii. <i>Easements</i>	No None Subject and appurtenant easements. Easements in gross. Please attach signed copy of document	
iv. <i>Caveats</i>	No Nil	
v. <i>Fencing Covenants</i>	No Nil Note obligation to share fencing costs or agreements to give and take fences. Please attach signed copy of document	

vi. Other

No Nil	
Any ad hoc registered interests granted over the land	

2.0 THIRD PARTY INTERESTS

Yes	Details	Copy Held
2.1	Unregistered leases	
	As above. local knowledge is important to identify these – provide copies of any documentation, including variations and assignments Nil	
2.2	Tenancy agreements	
	Residential tenancies are likely to be managed by National Office Property – make sure they are included in the process. Nil	
2.3	Licences	
i.	Grazing	Nil
ii.	Other Occupation	Nil
iii.	Mining	Mining permissions Prohibited under the reserve management plan
iv.	Other	Likely Transpower easement for powerlines, There are no easements for the Transpower lines, they do however have rights under the electricity act to access and maintain their works.
2.4	Other concessions or permits	
	E.g. State whether Hunting permits are issued online (no need to detail individually). Guiding concessions, Wildlife Act permits, etc. Hinting prohibited under the reserve management plan, no other concessions active.	
2.5	Other third party interests (including informal agreements, drainage rights or pipes)	
	Eg water rights or access arrangements. A catch all to ensure we do not inadvertently negate an existing use where no formal instrument is in place Nil	

2.6 Unauthorised occupations

	Any other occupation, use, that we are aware of but has not been authorised or informally 'agreed'. (Aerial photos could prove useful but not mandatory, depending on timeframes, ease of access etc. Note aerial imagery layer on docGIS Data Sources tab.)	
	il	

3.0 ACCESS TO PROPERTY

3.1 Current public access to the property

3.2 Detail of access:

i. Formal legal public access

ii. Informal public access over private land

iii. Informal public access over public land

3.3 Current owner's access to property

i. Legal access

Yes	Details
	The public have access to the site given it is public reserve being recreation reserve. Do the public have access to the site and how is this catered for? Does the land status limit public access (eg nature reserve or bylaws)?
	Yes. Access from either Western Hutt Road or Buchanan Road Yes and from Boulder hill and Kaitangata Crescent in Kelson. e.g. easement in DOC's favour
	N/A. Access from either Western Hutt Road or Buchanan Road Yes and from Boulder hill and Kaitangata Crescent in Kelson. If so whose land and what is the arrangement
	Access from either Western Hutt Road or Buchanan Road Yes and from Boulder hill and Kaitangata Crescent in Kelson. If so whose land and what is the arrangement
	Yes. Access from either Western Hutt Road or Buchanan Road Yes and from Boulder hill and Kaitangata Crescent in Kelson. From a legal road or formal right of way; Road names. If a state highway is it limited access?

ii. <i>Informal access over private land</i>	N/A Nil If so whose land and what is the arrangement
iii. <i>Informal access over public land</i>	Access from either Western Hutt Road or Buchanan Road Yes and from Boulder hill and Kaitangata Crescent in Kelson. If so whose land and what is the arrangement eg Reserve under the Reserves Act 1977
3.4 Estimated annual maintenance cost or time requirement for the access	Are there cost share agreements How much does DOC pay? Nil shared costs, GWRC has control and management agreement.

4.0 IMPROVEMENTS ON THE SITE

4.1 Identifying improvements and their ownership (including fences)

Yes	Details
	Improvements on the land should be clearly identified. There should be a clear statement as to whether or not improvements are to transfer. Improvements will transfer with land unless specifically excluded. Are there signs to be protected /removed, permanent traps etc. Plaques or Memorials? Attach inventory of assets e.g if recorded in departmental systems. If not recorded, seek assistance from a Recreational Planner in Operations for recreation and heritage assets. If buildings are used for residential purposes or otherwise managed by National Office Property, ensure that team is involved in preparing information. An inventory of major improvements (eg. buildings, suspension bridges, plant and equipment) should include an assessment of its current state or repair and remaining useable lifetime. This may require site visits, possibly engineer assessments and photos may be useful. Ensure the inventory information also include the existing maintenance and management regime as required below in 5.0. Ensure Operations and National Office Property are aware of Deed commitments to maintain existing management regime and to maintain improvements in a state similar to that existing at the time of the Deed being signed (note this can be some time after disclosure). Approx. 15 bait stations and traps in the area, no public tracks, one small section of gravel road approx. 100m,

5.0 CURRENT MANAGEMENT OF THE SITE

5.1 Estimated annual maintenance cost or time requirement

Yes	Details
	This includes costs of maintaining major improvements, which should be itemised separately. 1500.00 per annum to maintain traps and trap lines in the area.
5.2 Pest and weed control	Identify any known weed and pest issues. Rats, stoats, possums and deer, no significant weed issues.

5.3 Relevant conservation management plans

	Attach relevant documentation (for example, CMP or operating plans). No need for summary or explanation
	Nil

6.0 ENFORCEMENT NOTICES AND OTHER MATTERS

6.1 Any outstanding enforcement or other notices, requisitions or proceedings

Yes	Details
	TLA notices for example weed and pest control Nil
	E.g. Public Works Act actions by Crown, Local Authorities or Requiring Authorities Nil
	NZ Transport Agency or Local Authority interests Nil
	Any known orders protecting historic places, buildings, structures or trees). None known

6.2 Orders or resolutions for compulsory acquisitions or acquisitions by agreement

6.3 Proposals for road widening

6.4 Protection orders

7.0 MARGINAL STRIPS

7.1 Possible qualifying waterway/ waterbody

Yes	Details
	Not known Nil Identify if there are any waterways over 3 m wide adjoining or affecting the site. (If it is clear that the waterway is under or over 3 m please say so. If you do not know answering Not known is ok). Does the site adjoin the coastal marine area?
	Not known Nil If it is a qualifying waterway and the land is transferring unencumbered, or with a covenant, than a marginal strip will apply. If it is transferring as a reserve however, marginal strip requirements will only come into effect if the reserve classification is removed in future.
	Advise any other situations e.g. property is a lake or is within the marine and coastal area.

7.2 Does a marginal strip apply?

7.3 Any notes

8.0 OTHER COMMENTS

8.1 Comments

Details
No other relevant information known by SLM Is there any other information relevant to the site which should be brought to the new owner's attention. E.g. is there any information on file of any historical issues such as gifting of land or Public Works acquisition which may need further research. NB: you aren't required to beyond readily accessible information in current files (There may be no issues of note, however.) Please just provide information, do not attempt to include possible future projects or expenditure, nor make undertaking for future DOC involvement.
None known by SLM "Business as usual" management activities e.g. planting, addition or removal of structures. (not actions required by the settlement). Eg concession up for renewal. Also discuss with the Negotiations Adviser as to whether there are any rights to be created by the settlement (e.g. rights of way) or assets such as tracks to be defined and protected.

8.2 Are there any proposed changes but not yet completed, e.g. a public works consent requirement (taking part for road).

9.0 ADDITIONAL INFORMATION

Survey required

Subdivision required

Yes	Details
Y	Required SLM Advisor to advise
Y	Required SLM Advisor to advise

The information set out in this checklist is all the material information relating to the property that the Crown is aware of from its records as owner. It has not undertaken a formal physical inspection of the Property or made enquiries beyond its own records.

PROVIDED BY:	Name and designation	Date
SLM Advisor:	Craig Jones, Senior SLM Advisor	

Permissions Advisor:		
District Office – Ops Manager		

Land Notices

Conservation

Land Act 1948

Reservation of Land

Pursuant to the Land Act 1948, the Minister of Conservation with the consent of the Minister of Lands hereby sets apart the land described in the Schedule hereto as a reserve for recreation purposes subject to the provisions of the Reserves Act 1977.

Schedule

Wellington Land District—Lower Hutt City

147.3688 hectares, more or less, being Sections 257 and 258 and part Sections 259 and 437, Hutt District, situated in Blocks III and IV, Belmont Survey District. Part *New Zealand Gazette*, 1983, page 751.

46.7412 hectares, more or less, being Sections 255 and 256, Hutt District, situated in Blocks III and IV, Belmont Survey District. Part *New Zealand Gazette*, 1983, page 751, limited as to parcels.

338.5587 hectares, more or less, being Sections 263 and 264 and part Sections 14, 197, 198, 200, 200A, 260, 261, 262 and 265, Hutt District, situated in Blocks III and IV, Belmont Survey District. Subject to Proclamations 3673 and 3693, defining the middle line of a road, Proclamation 3862, defining the middle of a road deviation and to the right of way easements created by Proclamation 5074 and to the water pipeline easement taken by Proclamation 5571, together with the right of way easement contained in easement certificate 701267. All *New Zealand Gazette*, 1983, page 2755. (Document 579901.1).

Dated at Wellington this 10th day of June 1989.

PHILIP WOOLLASTON, Minister of Conservation.

(D.O.C. C.O. R.R.C. 0997; R.O. G04/401; D.O. R04/303)_{1/1}
In 9466

National Parks Act 1980

Adding Land to Mount Aspiring National Park

PAUL REEVES, Governor-General

ORDER IN COUNCIL

At Wellington this 12th day of June 1989

Present:

HIS EXCELLENCY THE GOVERNOR-GENERAL IN COUNCIL

Pursuant to section 7 of the National Parks Act 1980, His Excellency the Governor-General, acting by and with the advice and consent of the Executive Council, hereby declares that the land described in the Schedule hereto shall, as from the 28th day after the date of the publication of this Order in Council in the *Gazette*, be national park subject to the National Parks Act 1980 and shall be added to and form part of the Mount Aspiring National Park.

Schedule

Otago Land District—Queenstown—Lakes District

765 hectares, more or less, being Section 1, (formerly Crown Land, Forbeside and Cascade Survey Districts), situated in Forbeside Survey District. Land held for conservation purposes by part *New Zealand Gazette*, 1989, page 1739. S.O. Plan 22170.

Westland Land District—Westland County

23.520 hectares, more or less, being Rural Section 6765, (formerly Rural Section 4816, Part Rural Section 4855, Part Run 24, Part Reserve 1718 and Parts Reserve 1692), situated in Blocks V, IX Turnbull Survey District; Blocks VII, VIII, X, XI, XII, XIV, XV, XVI Arawata Survey District; Blocks XII, XV, XVI MacFarlane Survey District; Blocks II, III, V, VI, VII, IX, X, XI, XIII Jackson Survey District; and Block I Mount Aspiring Survey District. Land held for Conservation Purposes by part *New Zealand Gazette* 1989, page 1739. S.O. 11151.

Schedule**South Auckland Land District—Otorohanga District Council Kawhia Recreation Reserve**

1.1685 hectares, more or less, being Section 3, Block X, Kawhia North Survey District. All *New Zealand Gazette*, 1940, page 2569 (S.O. 28046).

1.2141 hectares, more or less, being Section 1, Block X, Kawhia North Survey District. All *New Zealand Gazette*, 1909, page 2148 (S.O. 14789).

2924 square metres, more or less, being part Section 1, Block XI, Town of Kawhia, situated in Blocks IX and X, Kawhia North Survey District. Part *New Zealand Gazette*, 1908, page 1592 (S.O. 28046, S.O. 22564, S.O. 30876, S.O. 14789, M.L. 15218).

2757 square metres, more or less, being Sections 16, 17 and 18, Block I, Te Puru Township, situated in Block X, Kawhia North Survey District. Part *New Zealand Gazette*, 1923, page 843 (M.L. 15218).

7740 square metres, more or less, being Sections 1, 2, 3, 4, 5, 6 and 19, Block I, Te Puru Township, situated in Block X, Kawhia North Survey District. Balance *New Zealand Gazette*, 1923, page 843 (M.L. 15218).

2155 square metres, more or less, being Sections 20 and 21, Block I, Te Puru Township, situated in Block X, Kawhia North Survey District. All *New Zealand Gazette*, 1941, page 3894 (S.O. 28212 and S.O. 30876).

2023 square metres, more or less, being Lot 1 of Allotments 7 to 10, Block I, Te Puru Township, situated in Block X, Kawhia North Survey District. All *New Zealand Gazette*, 1928, page 2927 (S.O. 22564).

Dated at Hamilton this 22nd day of May 1991.

G. E. ROWAN, Regional Conservator, Waikato Conservancy, Department of Conservation, Hamilton.

(D.O.C. Ref: RRL 007)

in5429

Appointment to Control and Manage a Reserve

Pursuant to the Reserves Act 1977, and to a delegation from the Minister of Conservation, the Regional Conservator, Wellington Conservancy of the Department of Conservation, hereby appoints The Wellington Regional Council to control and manage for recreation purposes the Dry Creek Recreation Reserve, being all that land in Lower Hutt City contained in *New Zealand Gazette*, 1989, No. 107, page 2757. (All DOC B. 012769).

Dated at Wellington this 24th day of May 1991.

N. D. R. McKERCHAR, Regional Conservator, Wellington.

in5430

G. H. CAMPBELL, Regional Conservator.

(File R.O. LRC 797)

in5488

Iwi Transition Agency**Maori Affairs Restructuring Act 1989****Maori Land Development Notice**

Pursuant to section 21 of the Maori Affairs Restructuring Act 1989, the General Manager, Iwi Transition Agency hereby gives notice as follows:

Notice

1. This notice may be cited as Maori Land Development Notice Whangarei 1991, No. 9.
2. The notice referred to in the First Schedule hereto is hereby revoked by omitting all reference to the lands described in the Second Schedule hereto.
3. The lands described in the Second Schedule hereto are hereby released from Part II of the Maori Affairs Restructuring Act 1989.

First Schedule

Date of Notice	Reference	Registration No.
30 January 1963	<i>Gazette</i> , 7 February 1963, No. 8, page 162	19943 A.93292
24 November 1971	<i>Gazette</i> , 2 December 1971, No. 95, page 2692	A.616610

Second Schedule**North Auckland Land District**

All those pieces of land described as follows:

Area ha	Being
15.7169	Part Whirinaki 5X, situated in Block V, Waoku Survey District. All certificate of title No. 2A/5.
2.6633	Whirinaki 6C4A, situated in Block V, Waoku Survey District. Provisional Register, Volume 6B, folio 1097.
15.8257	Whirinaki 5L1, situated in Block V, Waoku Survey District. All certificate of title, Volume 1308, folio 5.
5.2128	Whirinaki 5G2, situated in Block V, Waoku Survey District. All certificate of title, Volume 1308, folio 4.

Dated at Whangarei this 20th day of May 1991.

For and on behalf of the General Manager, Iwi Transition



2 December 2025

Winstone Aggregates

c/o Phernne Tancock

Barrister

Harbour Chambers

Wellington

By email: [REDACTED]

Dear Phernne

Re: Winstone Aggregates Belmont Quarry Fast Track — Land Exchange

I refer to your letter dated 16 October 2025.

I confirm that there is an encumbrance (the **Encumbrance**) in favour of Hutt City Council on the land with legal description Part Lot 1 DP 22561 and record of title WN31D/969 (the **Land**). The Encumbrance is for the protection of vegetation on part of the Land, and is contained in instrument 9032630.1.

Hutt City Council understands that Winstone Aggregates intends to lodge an application for approval of a land exchange under the Fast-track Approvals Act 2024, and that the Land is one of the parcels proposed for inclusion in the land exchange.

This letter is confirmation on behalf of Hutt City Council that:

- Hutt City Council agrees that its legal interest in the Land under the Encumbrance is unaffected by the proposed land exchange; and
- To the extent required, Hutt City Council as holder of a legal interest in the Land under the Encumbrance gives its agreement to the land exchange proposed by Winstone Aggregates (pursuant to schedule 6, clause 31(1)(b) of the Fast-track Approvals Act 2024).

We understand that the land to be exchanged may not be accepted as reserve land with the encumbrance in place. Given that the purpose for which the encumbrance is provided (protection of vegetation) is already redundant, due to the existing QEII covenant and the subsequent land swap, HCC confirms in principle that it has no objection to and will provide its written approval to discharge the encumbrance as part of the exchange, (if needed) subject to receiving and reviewing the relevant paperwork.

Hutt City Council's agreement as recorded in this letter is provided in its capacity as holder of a legal interest in the Land under the Encumbrance. This letter is not approval or endorsement of the proposed land exchange in Hutt City Council's capacity as territorial authority or consent authority under the Resource Management Act 1991.

Yours sincerely



Tim Johnstone

Head of Planning

On behalf of Hutt City Council

CULTURAL VALUES ASSESSMENT

Belmont Quarry Land Exchange

Taranaki Whānui ki te Upoko o Te Ika

December 2025

Prepared by Hikoikoi Management Limited on behalf of Taranaki Whānui ki te Upoko o Te Ika.

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Executive Summary

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

- 1 [REDACTED]

- 2 [REDACTED]

- 3 [REDACTED]

- 4 [REDACTED]

[REDACTED]

Introduction

[REDACTED]

[REDACTED]

Purpose of the Assessment

[REDACTED]

- [REDACTED]
- [REDACTED]
- [REDACTED]

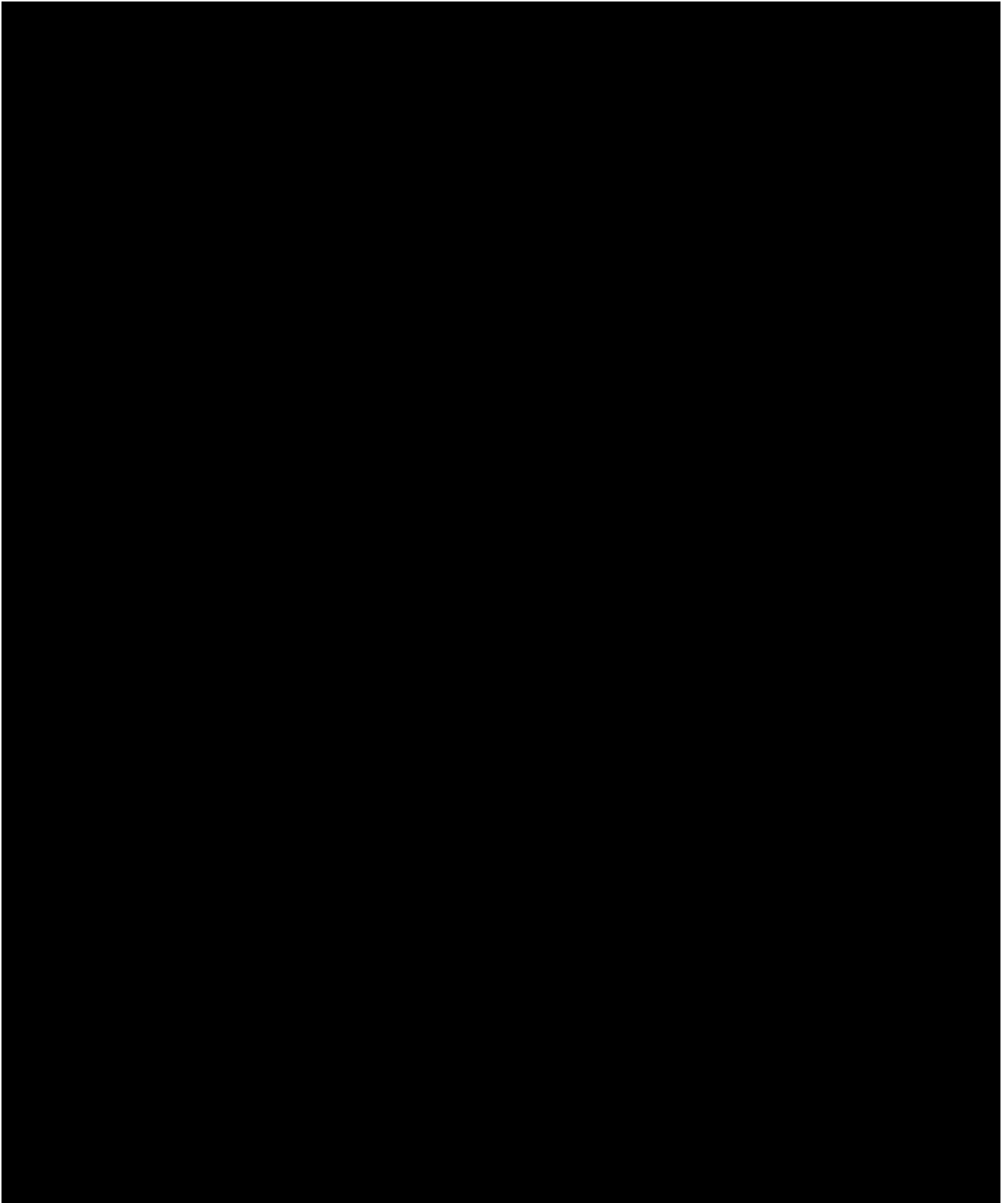
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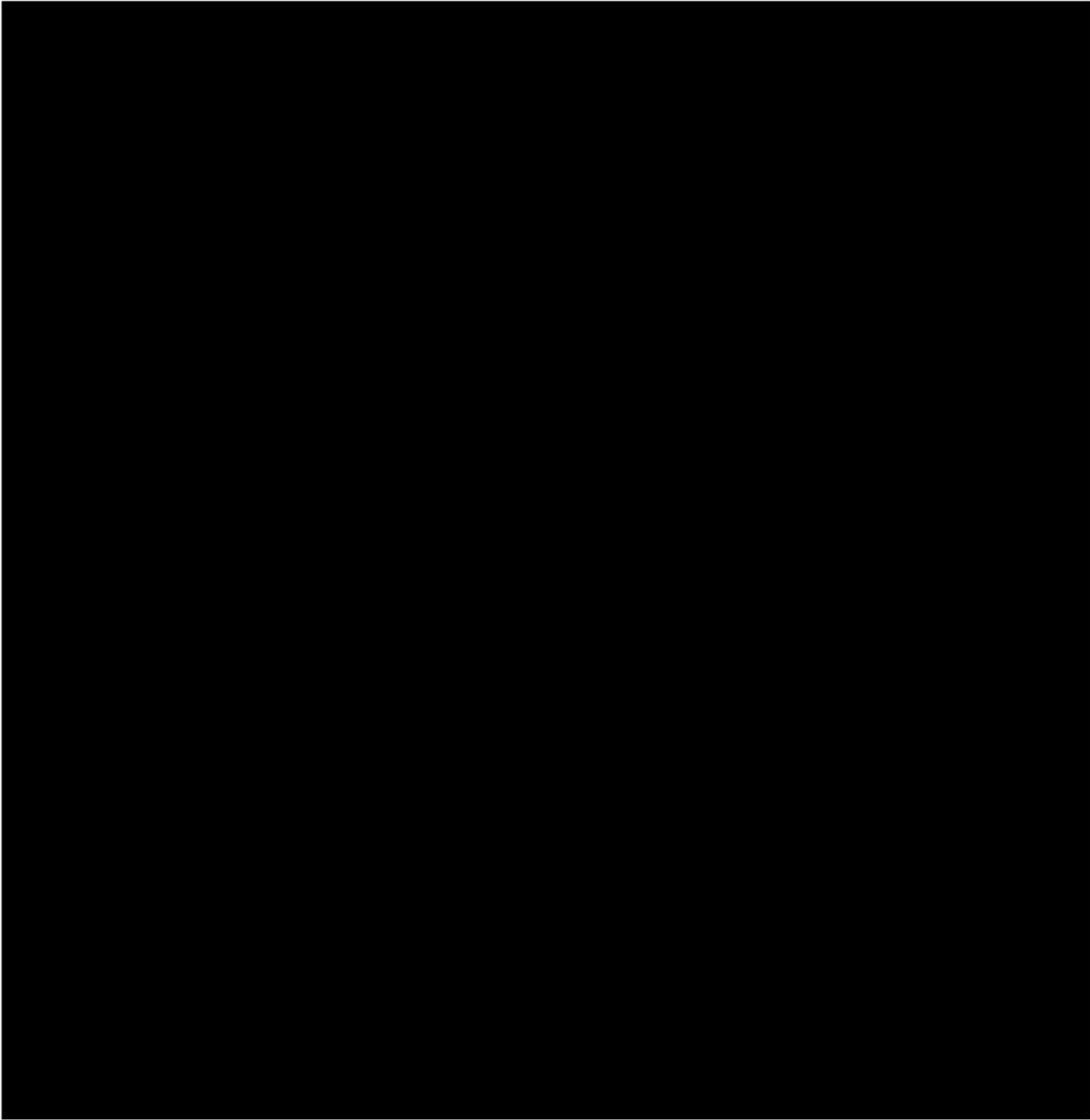
Site Visit

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Cultural Context

[illegible]





[REDACTED]

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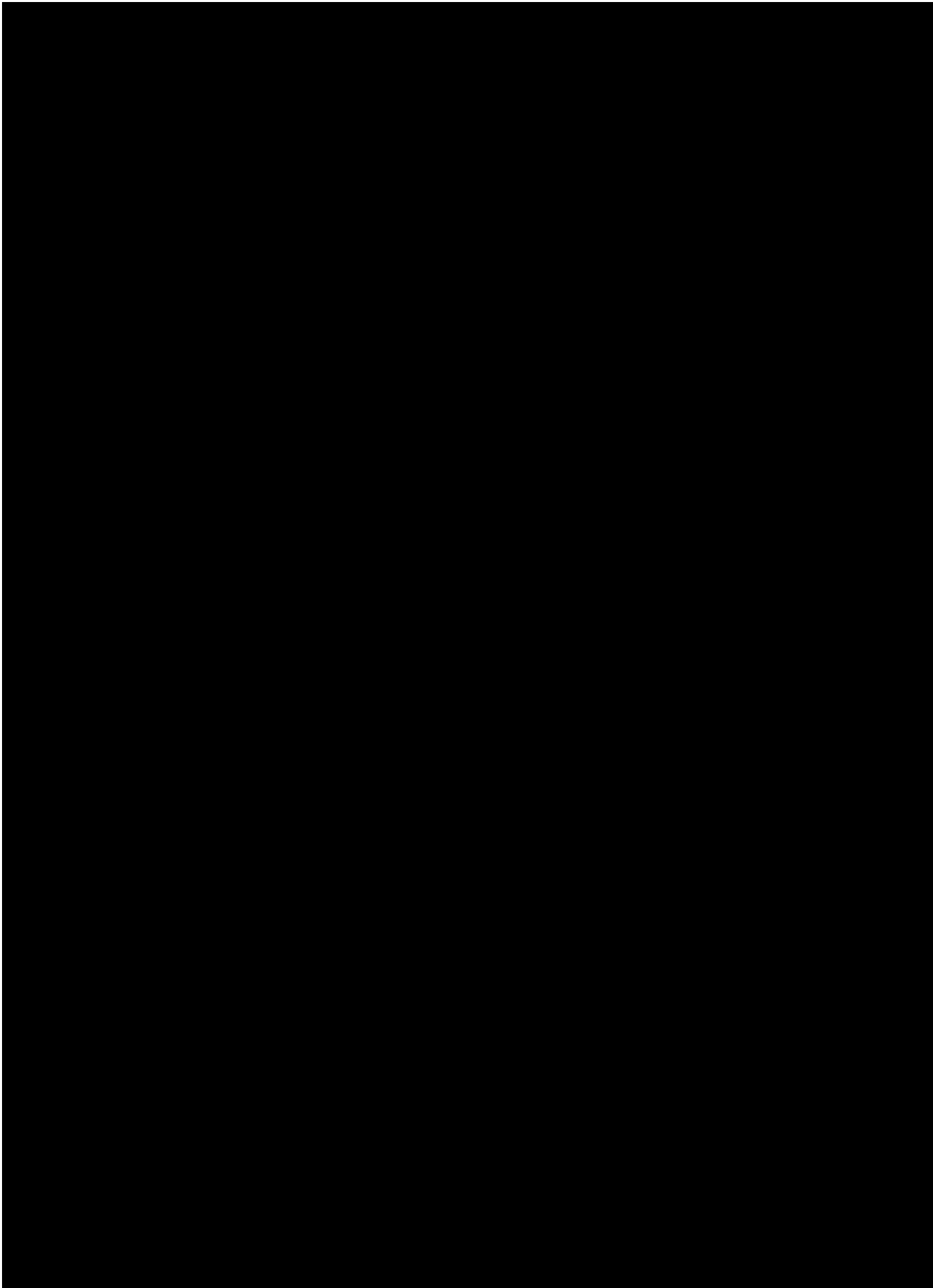
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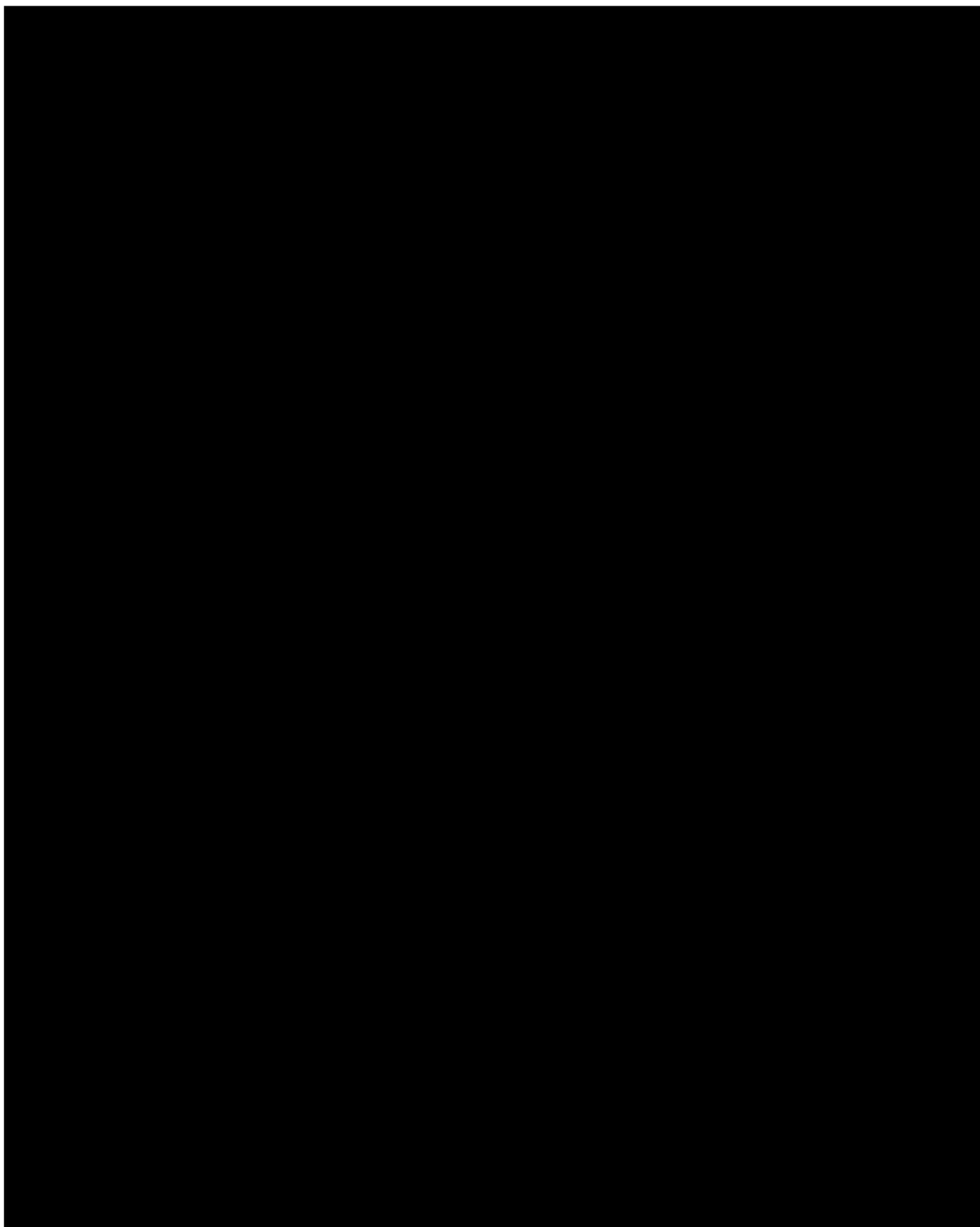
Proposed Land Exchange

[REDACTED]

1. **Identify the subject and the main idea of the text.**
 2. **Summarize the text in your own words.**
 3. **Identify the author's purpose and tone.**
 4. **Identify the main points and supporting details.**
 5. **Identify the author's bias or perspective.**
 6. **Identify the author's use of rhetorical devices.**
 7. **Identify the author's use of evidence.**
 8. **Identify the author's use of language.**
 9. **Identify the author's use of structure.**
 10. **Identify the author's use of style.**



Cultural Values of the Land Parcels



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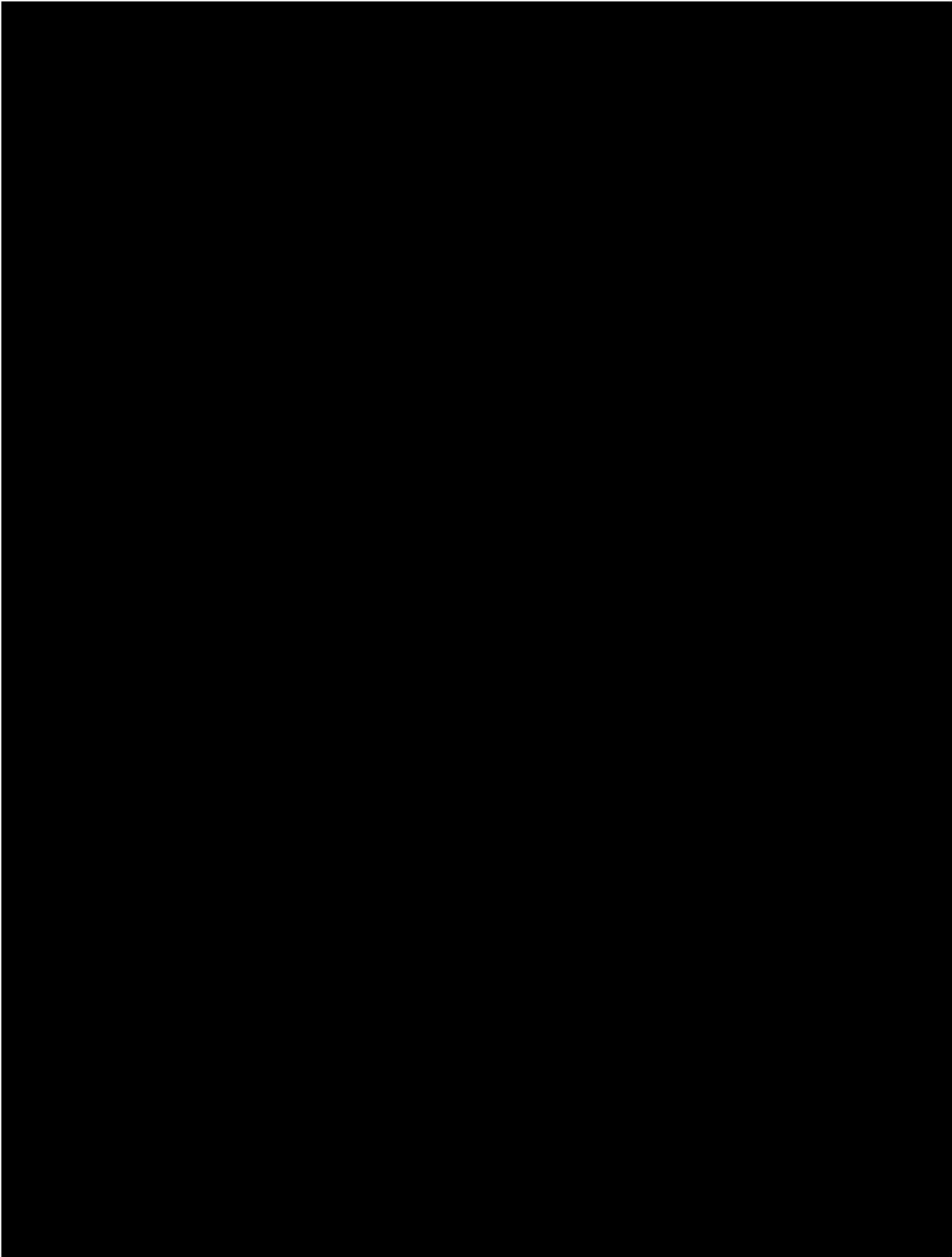
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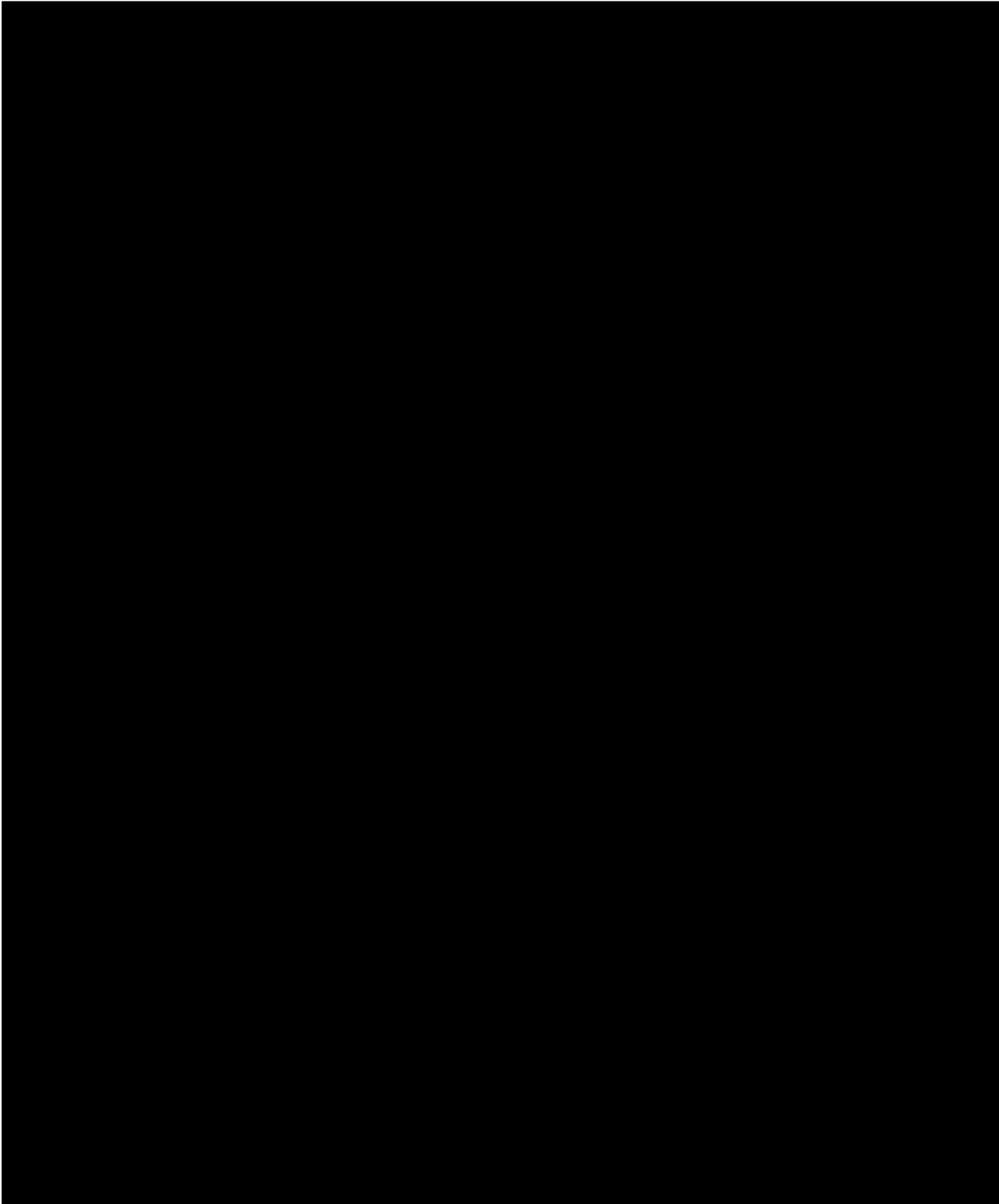
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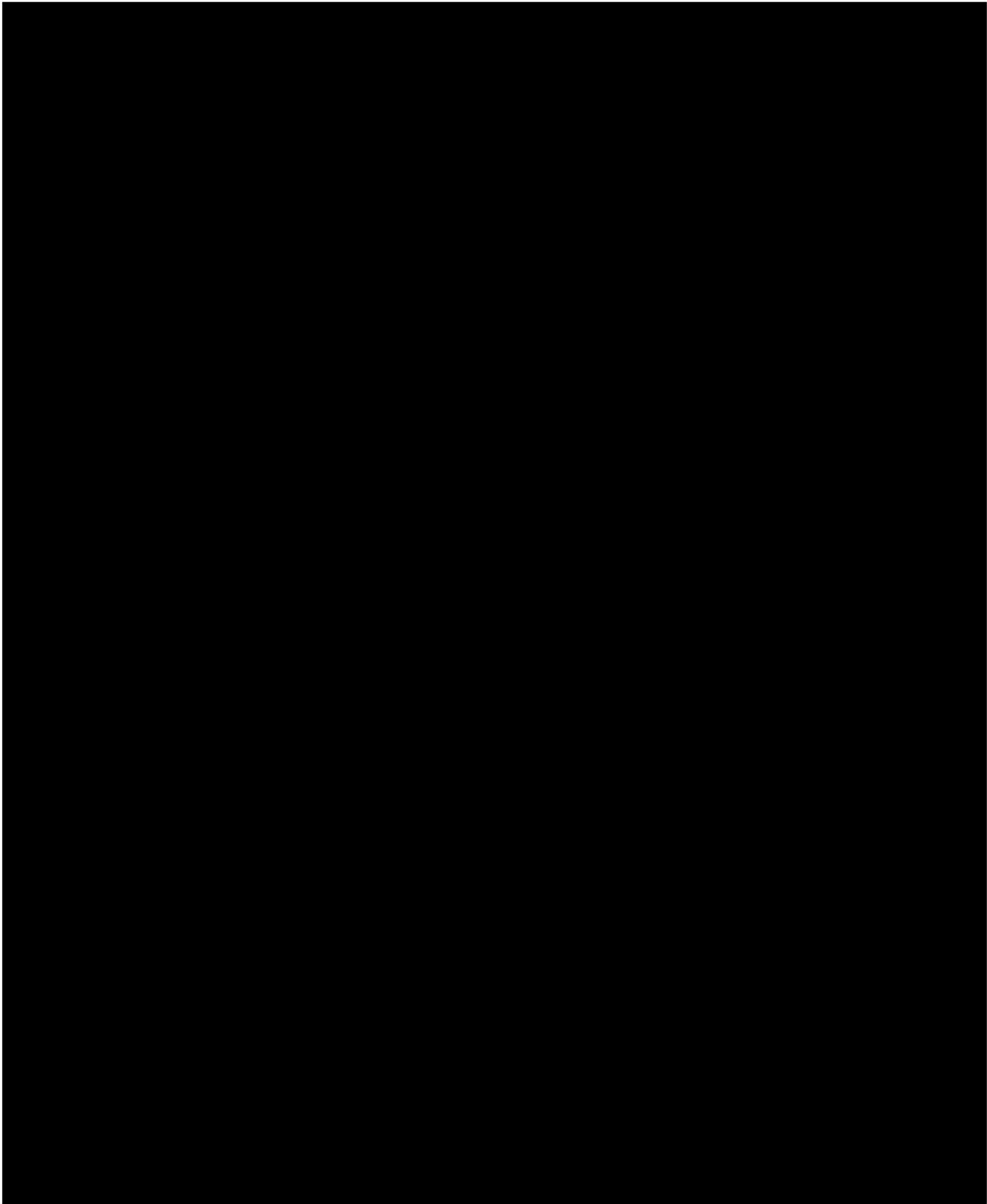
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Conclusion

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[REDACTED]



13 November 2025

Attn: [REDACTED]

Belmont Quarry Fast-Track Application

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Kaitohu Rawa Taiao/Advisor Resource Management – Taiao
Te Runanga o Toa Rangatira



Jade Wikaira

From: [REDACTED]
Sent: Tāite, 27 Noema, 2025 11:38 a.m.
To: Jade Wikaira
Subject: Re: Belmont Fast Track - Southern Gully

Categories: Kia Hiwa Ra

Kia ora Jade,

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Ngā mihi,

[REDACTED]

Kaitohu Rawa Taiao/Advisor Resource Management – Taiao
Te Runanga o Toa Rangatira

 [REDACTED]

 [2 Nohorua Street, Takapūwāhia, Porirua 5022](#)
 ngatitoa.iwi.nz



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

From: Jade Wikaira [REDACTED]
Sent: Wednesday, November 26, 2025 10:10 AM
To: [REDACTED]
Cc: Philip Heffernan (Winstone Aggregates) [REDACTED]
Subject: RE: Belmont Fast Track - Southern Gully

Thanks e hoa, awesome.

From: [REDACTED] >
Sent: Wednesday, November 26, 2025 10:10 AM
To: Jade Wikaira [REDACTED]
Cc: Philip Heffernan (Winstone Aggregates) [REDACTED]
Subject: Re: Belmont Fast Track - Southern Gully

Perfect, thank you for resharing.

Will keep in touch before friday.

Ngā mihi,

[REDACTED]

Kaitohu Rawa Taiao/Advisor Resource Management – Taiao
Te Runanga o Toa Rangatira



[REDACTED]



[2 Nohorua Street, Takapūwāhia, Porirua 5022](#)



ngatitoa.iwi.nz



TE RŪNANGA O
TOA RANGATIRA

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

From: Jade Wikaira [REDACTED]
Sent: Wednesday, November 26, 2025 9:55 AM
To: [REDACTED]
Cc: Philip Heffernan (Winstone Aggregates) [REDACTED]
Subject: RE: Belmont Fast Track - Southern Gully

Kia ora [REDACTED]

Sending through the pdfs again and attaching jpeg images to assist. Can you let me know if you receive and can open these?

J

From: [REDACTED]
Sent: Wednesday, November 26, 2025 9:22 AM
To: Jade Wikaira [REDACTED]
Cc: Philip Heffernan (Winstone Aggregates) [REDACTED]
Subject: Re: Belmont Fast Track - Southern Gully

Kia Ora Tātou,

Thank you very much for the update, could you kindly resend the image? I cannot seem to access the file type.

Ngā mihi,

[REDACTED]
Kaitohu Rawa Taiao/Advisor Resource Management – Taiao
Te Runanga o Toa Rangatira



[REDACTED]
[2 Nohorua Street, Takapūwāhia, Porirua 5022](#)
ngatitoa.iwi.nz



TE RŪNANGA O
TOA RANGATIRA

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

From: Jade Wikaira <[REDACTED]>
Sent: Tuesday, November 25, 2025 7:11 PM
To: [REDACTED]
Cc: Philip Heffernan (Winstone Aggregates) <[REDACTED]>
Subject: Belmont Fast Track - Southern Gully

Kia ora tātou,

Thanks for our catch up today where we provided updates on the Belmont land exchange project and the addition of the Southern Gully parcel.

Attached is a background memo and site layout of exchange parcels.

Will be good to catch up [REDACTED] relation to the CVA and [REDACTED] very happy to receive an update too. Thanks for being able to meet within the current timeframes, much appreciated.

We have other experts updating reports too in order to meet the Friday submission day.

Happy to discuss further. Feel free to call please.

Ngā mihi nui
Jade

Meeting Minutes



MEETING WITH RANGITĀNE TŪ MAI RĀ: INTRODUCTION AND BELMONT QUARRY DEVELOPMENT PROJECT OVERVIEW

VENUE	Dough Bakery, 836 Fergusson Drive, Upper Hutt
DATE	11 th August 2025
TIME	12pm - 1pm
ATTENDEES	Rangitāne Tū Mai Rā: [REDACTED] (TC) - Chief Executive Jade Wikaira (JW) – Wikaira Consulting (Consultant Planner and Engagement Lead for Winstone Aggregates)

Item	Summary	Responsible
1.1	<u>Purpose of Hui:</u> • Introductory meeting to establish relationships and provide an overview of the Belmont Quarry project. • Discuss the Fast-Track application process, including the land exchange component and upcoming substantive application.	
	<u>Discussion:</u> • JW provided background on the Belmont Quarry Fast-Track application and explained the staged process: ○ First stage: Land exchange component. ○ Next stage: Substantive application. • TC shared background on the iwi structure and Treaty settlement context, including the separate entities (Rangitāne o Wairarapa, Rangitāne o Tamaki nui-ā-Rua, and shared redress arrangements). • Questions were raised about project details and timing, and the parties discussed opportunities for sharing information.	
	<u>Next Steps:</u> • Arrange a follow-up hui via Teams to present further project information.	JW by 1 Sept 2025

END

Meeting Minutes



MEETING WITH MUAŪPOKO TRIBAL AUTHORITY: INTRODUCTION AND BELMONT QUARRY DEVELOPMENT PROJECT OVERVIEW		
VENUE	Microsoft Teams	
DATE	14 th August 2025	
TIME	2pm – 3pm	
ATTENDEES	Muaūpoko Tribal Authority representative: [REDACTED] (DW) Taiao Manager Jade Wikaira (JW) – Wikaira Consulting (Consultant Planner and Engagement Lead for Winstone Aggregates)	
Item	Summary	Responsible
1.1	<u>Purpose of Hui</u> • Introductory meeting to establish relationships and provide an overview of the Belmont Quarry project. • Discuss the Fast-Track process and associated components (land exchange and substantive application).	
2.1	<u>Discussion Summary:</u> • JW outlined the Belmont Quarry project, noting: ▪ The project is listed under Schedule 2 of the Fast-Track legislation. ▪ The application process involves two components: ○ Land exchange (initial phase). ○ Substantive application (later stage). • Shared an overview of the project site and key features using visual material during the meeting. • Provided background on engagement to date with other iwi, including Taranaki Whānui, and upcoming hui with Ngāti Toa and Rangitāne. • DW acknowledged the update and expressed support for mana whenua involvement, including their Te Āti Awa cousins. • Suggested a future opportunity for a joint meeting with Muaūpoko Chief Executive, Di Rump, alongside DW.	
3.1	<u>Next Steps:</u> • Schedule a follow-up hui with DW and Di Rump to continue engagement and share further information as the project develops.	JW by 25 Sept 2025

END

Charlie Hopkins

From: Jade Wikaira <[REDACTED]>
Sent: Wednesday, 3 September 2025 9:42 am
To: Rebecca Parke; Charlie Hopkins
Subject: FW: DOC - Winstone QEII question
Attachments: 10476608_1.pdf

From: Emma Fahey [REDACTED]
Sent: Wednesday, September 3, 2025 7:54 AM
To: Phernne Tancock [REDACTED]
Cc: Jade Wikaira [REDACTED]; Philip Heffernan (Winstone Aggregates)
[REDACTED] Shalini Sanjeshni (Winstone Aggregates)
Subject: DOC - Winstone QEII question

Kia ora Phernne,

Following on from a discussion with our legal team last week - We note that DOC understands that part of the land proposed to be exchanged is subject to QEII covenant 5-07-755. DOC has been provided a copy of the covenant and confirms it understands the responsibilities it would have under it in the event it becomes responsible for management of this land after an exchange.

Please let me know if you require anything further on this matter.

Ngā mihi,

Emma Fahey (she/her)
Permissions Advisor – Fast-track
Te Papa Atawhai | Department of Conservation
[REDACTED]
Whare Kaupapa Atawhai | Conservation House
18 - 32 Manners St | PO Box 10 420, Wellington 6143
www.doc.govt.nz



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Caroline Cheetham

From: Dean Raymond [REDACTED]
Sent: Friday, 5 September 2025 12:38 pm
To: Phernne Tancock
Cc: Kathryn Hurren; Darran Kerei-Keepa; Ellen Cameron
Subject: RE: Archaeological assessment for fast-track application Belmont Quarry

Kia ora Phernne

Our team has some capacity later next week – Thursday 11th from 2pm, or Friday 12th either at 9.30, or after 2pm

If you set up and send a meeting invite, we will respond to that.

Thanks

Dean

From: Phernne Tancock [REDACTED]
Sent: Wednesday, 3 September 2025 5:36 pm
To: Dean Raymond [REDACTED]
Cc: Kathryn Hurren [REDACTED]; Darran Kerei-Keepa [REDACTED]; Ellen Cameron [REDACTED]
Subject: Re: Archaeological assessment for fast-track application Belmont Quarry

You don't often get email from [REDACTED]

[Learn why this is important](#)

Hi Dean

Thanks for coming back to me. **Attached** a draft report by Cough Associates for the purposes of consultation for your review and feedback.

Please note that the Belmont Quarry Development is a schedule 2 listed fast track project, and is broken up into an exchange and substantive application. This report is just for the exchange of DOC land component which features a land swap with DOC. The substantive application will be prepared and lodged once we have a report from the Director General on the exchange.

Please can you let me know next steps? - is there any chance we can tee up a team's meeting with yourselves and Ellen to discuss this report next week?

Ngā mihi,

Phernne Tancock

**PERNNE
TANCOCK**

Barrister
Harbour Chambers

DDI [REDACTED]
Mobile [REDACTED]

From: Dean Raymond
Date: Wednesday, 3 September 2025 at 10:47 AM
To: Pherne Tancock
Cc: Kathryn Hurren <> ; Darran Kerei-Keepa <>
Subject: RE: Archaeological assessment for fast-track application Belmont Quarry

Kia ora Pherne

Thank you for contacting Heritage New Zealand Pouhere Taonga regarding the fast track for Belmont quarries.

Victoria Trow has shared the earlier correspondence on this topic.

As a start, would you be able to share the draft archaeological report from Clough Associates for this project / land swap?

We will then be able to provide feedback on the draft report, or possibly arrange a teams meeting to discuss.

I have copied into this email our Regional Archaeologist Kathryn Hurren, and Pouarahi Darran Kerei-Keepa.

Ngā mihi

Dean Raymond | Kaiwhakahaere ā Takiwā / Area Manager | Te Takiwā o Te Pūhahi a Māui / Central Region | Heritage New Zealand Pouhere Taonga
Ph: <>

Please note I work a nine-day fortnight, with every second Monday off. My upcoming days off are: 9th and 23rd June, 7th and 21st July, 4th and 18th August.

Tairangahia ā tua whakarere; Tātakihia ngā reanga o āmuri ake nei – Honouring the past; Inspiring the future

This communication may be a privileged communication. If you are not the intended recipient, then you are not authorised to retain, copy or distribute it. Please notify the sender and delete the message in its entirety.

From: Pherne Tancock
Sent: Monday, 1 September 2025 12:36 pm
To: Victoria Trow <>
Cc: Shalini Sanjeshni (Winstone Aggregates) <> ; Philip Heffernan (Winstone Aggregates) <> ; Ellen Cameron <> ; Fast Track <> ; Jade Wikaira <> ; Kathryn Hurren <> ; Darran Kerei-Keepa <> ; Dean Raymond <>
Subject: Re: Archaeological assessment for fast-track application

You don't often get email from <>

[Learn why this is important](#)

Thanks Victoria - Karen/Darran/Dean – look forward to hearing from you.

Caroline Cheetham

From: Pherne Tancock
Sent: Thursday, 18 September 2025 2:28 pm
To: Dean Raymond; Jade Wikaira; Shalini Sanjeshni (Winstone Aggregates); Philip Heffernan (Winstone Aggregates)
Subject: Belmont Fast Track Exchange - Pre-lodgement consultation MZHPT
Attachments: 20250912 NZHPT Meeting Minutes.pdf

Hi Dean

Please find attached the draft minutes of our meeting last Friday, I would be grateful if you could review and confirm next steps from NZHPT perspective.

Let me know if you have any questions or if Darran had any questions arising from the report.

Thanks
Pherne.

Meeting Minute



BELMONT QUARRY DEVELOPMENT - NZHPT

VENUE	MS - Teams
DATE	Friday 12 September 2025
TIME	2:00 pm
ATTENDEES	Dean Raymond, Kathryn Hurren (NZHPT) Jade Wikaira, Shalini Sanjeshni, Ellen Cameron & Pherne Tancock (Winstone Aggregates, Planning, Archaeologist and legal advisors) Apologies: Darran Kerei-Keepa (NZHPT)

Item	Summary
1	<u>Introduction and Overview of the Meeting Agenda</u> Pherne thanked NZHPT for meeting and explained that Winstone wished to undertake consultation with NZHPT on it fast-track exchange application for Belmont Quarry. Noted that a draft archaeological report had been provided in advance of the meeting for NZHPT review and comment. This session was for that feedback. Pherne explained the fast-track process, including that this related to the land exchange only, and that that occurred via an initial application for DOC who processed the application and then the DG of DOC wrote a report making a recommendation to the Fast Track Panel on the exchange. NZHPT is a party that will be invited to comment by DOC on that exchange application. Pherne explained that the substantive application for the OBDA is being prepared by Winstone (RMA, Wildlife/archaeological approvals) would be lodged later and include an assessment of effects of the proposed OBDA development.
2	<u>Summary of Archaeological Report</u> Ellen gave a brief overview of her findings in the archaeological report and methodology, comparing the values of each parcel of land for the exchange that the values of the land were low, but there may be moderate values in the Northern Gully site due to potential for a forest tramway to exist in this area (although no evidence has been found). Kathryn and Dean noted that it was helpful that the draft report had been provided in advance for their review.
3	<u>Role of Archaeological Values in Land Exchange</u> Dean asked about the role that archaeological values played in the land exchange and Pherne clarified re historic heritage falls into a subset of conversation values to be assessed under the Fast Track application. Essentially to understand the archaeological or historic value of the land being proposed in the exchange. Dean also asked whether there were any physical effects of the exchange or works proposed that would impact any archaeological values as part of the exchange, in terms of physical effects or whether it was a land transaction – the parties discussed that the effect was the loss of the OBDA site from the Conservation Estate, but that the physical effects of the project i.e. acoustic, noise, earthworks, landscape would all be considered at the substantive consents stage for the OBDA and there would be a further opportunity to comment then.
4	<u>Substantive Application</u>

Meeting Minute



	If a decision was made to include archaeological approvals in the substantive project Winstone would be back to consult with HNZPT on that. Pherne noted that an application for archaeological approvals and any application for that would be included in the substantive application for approvals when that was lodged. A decision would be made whether those were needed and how that might work given the level of detail required for the earthworks plan and permits expiring after 5 years. Dean and Kathryn confirmed that other fast track approvals had included archaeological approvals possibly for a longer duration but that their office (Wellington Region) had not dealt with any yet – they were keeping an eye on decisions but ready and able to deal with that at the correct stage of the process.
5	<u>NZHPT Feedback</u> Kathryn noted that she had reviewed the archaeological report at a high level and considered that the methodology was sound and it contained an appropriate level of detail for the stage of the process that we were at (the exchange stage). She was comfortable with the findings and had no comments on the report. Kathryn confirmed that NZHPT were not aware of any other information that should have been included, and that it covered what it needed to and there were no red flags raised in the report. NZHPT were comfortable with the report.
6	<u>Iwi Engagement</u> Jade acknowledged Darran and that he was unable to attend this meeting. Jade provided an overview on engagement with iwi groups. She noted that Winstone had started consultation with 6 iwi and that Taranaki Whānui ki Te Upoko o Te Ika had provided a draft cultural values assessment. That assessment is still being finalised. Dean undertook to update Darran about this meeting and Winstone invited Kevin to get in touch if he had any further questions/ comments or concerns and wanted to discuss any aspect. Jade also invited him to contact her with any concerns.
7	<u>Next Steps</u> Pherne discussed next steps including to circulate a meeting minute to NZHPT for their confirmation. It was agreed that this would be included in Winstone’s consultation record for the exchange. It was requested that NZHPT provide written confirmation of its acceptance of the minutes or any changes required to the minutes. It was noted that NZHPT is likely to be a party that will be asked to comment on the exchange proposal by DOC once the application is lodged. The timeframes of that response were discussed. HZHPT to confirm any other issues arising and their position on minutes in writing.

CLOSE

Caroline Cheetham

From: Dean Raymond [REDACTED]
Sent: Tuesday, 23 September 2025 9:13 am
To: Phernne Tancock
Subject: RE: Belmont Fast Track Exchange - Pre-lodgement consultation MZHPT

Kia ora Phernne

I am happy with the minutes as a reflection of our meeting. I have shared with Darran, and he doesn't have any other comments or questions.

You mention that DOC is likely to contact us directly for our comments. We will await this, and respond to them at that time.

I do not think there are any other actions we need to at this stage.

Ngā mihi

Dean Raymond

From: Phernne Tancock [REDACTED]
Sent: Thursday, 18 September 2025 2:28 pm
To: Dean Raymond <[REDACTED]> Jade Wilkaira [REDACTED] Shalini Sanjeshni (Winstone Aggregates) [REDACTED] Philip Heffernan (Winstone Aggregates) [REDACTED]
Subject: Belmont Fast Track Exchange - Pre-lodgement consultation MZHPT

Hi Dean

Please find attached the draft minutes of our meeting last Friday, I would be grateful if you could review and confirm next steps from NZHPT perspective.

Let me know if you have any questions or if Darran had any questions arising from the report.
Thanks
Phernne.

Caroline Cheetham

From: Phernne Tancock
Sent: Monday, 24 November 2025 8:04 pm
To: Dean Raymond
Cc: Ellen Cameron; Jade Wikaira; Philip Hefferman (Winstone Aggregates); Duncan Ballinger; Charlie Hopkins
Subject: Re: Belmont Fast Track Exchange - Pre-lodgement consultation NZHPT
Attachments: Belmont - Land Exchange - Southern Gully 19_11_2025[16][82].pdf; Updates to the exchange - Southern Gully[16].pdf

Hi Dean

I am reaching out again because as a result of its pre-lodgement with DOC on its exchange proposal Winstone Aggregates has opted to add additional land into the exchange package. This does not impact the land given by the Crown but does add additional land into the land offered by Winstone that would be acquired by the Crown as part of the exchange. As a courtesy I am touching base to see if NZHPT has any further comments on this area (as it was not subject to our initial consultation or earlier report NZHPT reviewed). I have attached a memorandum setting out details of the additional land and a plan showing where the additional southern gully area is.

I have also enclosed a link to Ellen's updated Draft Archaeological report - the relevant updates since NZHPT last review are highlighted in yellow.

I would be grateful if you were able to review and let me know if NZHPT any further comments or suggestions arise as a result of inclusion of this land in the exchange footprint? Unfortunately, timing is tight in terms of feedback, Winstone are aiming to lodge by the end of the week. Ellen and I are happy to catch up via teams if that is easier to take you through the changes.

I look forward to hearing from you.

Ngā mihi
Phernne.

**PERNNE
TANCOCK**

Barrister
Harbour Chambers

DDI
Mobile

From: Dean Raymond
Date: Tuesday, 23 September 2025 at 9:13 AM
To: Phernne Tancock
Subject: RE: Belmont Fast Track Exchange - Pre-lodgement consultation MZHPT

Kia ora Phernne

I am happy with the minutes as a reflection of our meeting. I have shared with Darran, and he doesn't have any other comments or questions.

You mention that DOC is likely to contact us directly for our comments. We will await this, and respond to them at that time.

I do not think there are any other actions we need to at this stage.

Ngā mihi

Dean Raymond

From: Phernne Tancock [REDACTED]
Sent: Thursday, 18 September 2025 2:28 pm
To: Dean Raymond [REDACTED]; Jade Wikaira [REDACTED]; Philip Heffernan (Winstone Aggregates) [REDACTED]; Shalini Sanjeshni (Winstone Aggregates) [REDACTED]
Subject: Belmont Fast Track Exchange - Pre-lodgement consultation MZHPT

Hi Dean

Please find attached the draft minutes of our meeting last Friday, I would be grateful if you could review and confirm next steps from NZHPT perspective.

Let me know if you have any questions or if Darran had any questions arising from the report.
Thanks
Phernne.



MEMORANDUM



From: Jade Wikaira, Pherne Tancock, Phil Heffernan

Date: 21 November 2025

Re: Belmont Quarry Land Exchange - Addition of Southern Gully.

Update: Addition of Southern Gully to Land Exchange

Purpose

The purpose of this memo is to confirm recent changes to the land exchange proposal. The Southern Gully has been added to the exchange package, and experts reports now need to be updated to incorporate this addition. All other areas of exchange land remain the same, this will result in additional land being provided to DOC as part of the DOC "get" area.

Southern Gully (3.9ha)

Following consultation with the Department of Conservation and in order to contribute to a higher conservation value, the Southern Gully block has been added into the DOC-Get exchange package. See Figure 1 below. The area shown in yellow line is excluded from the DOC-Get area.

The Southern Gully area is approximately 3.9 ha in area, and straddles Lots 4, 5 DP 322126. Part of Lots 4 and 5 DP 322126 will be subdivided as part of the DOC-Get land, with the balance of Lots 4 and 5 remaining in FCIL Ownership as a new allotment.

The proposed Southern Gully extension encompasses the upper-middle reach of a small catchment located to the southwest of the existing Cattle Block OBDA. This catchment drains the upper section of Kaitangata Road and runs between Liverton Road and Belmont Quarry before discharging into Te Awa Kairangi. The proposed exchange area encompasses the lower slopes on both sides of the gully and is situated within the land of Fletcher Concrete and Infrastructure Limited (FCIL). The area also includes a small north-facing gully that leads up to the existing road frontage with Liverton Road.

The Southern Gully covers an area of approximately 4 ha and is located on the floor of an open section of the catchment which runs from north to south. After passing through the wetland area, the unnamed stream flows through a steeper gorge-like section before falling down a series of waterfalls, after which it joins Te Awa Kairangi. The Southern Gully is likely present due to a range of seepages from the surrounding hills, as well as the waterfalls downstream acting as a natural barrier that impedes flows and backs up groundwater within the wetland area.

The Southern Gully area is zoned Rural under both the Operative and Proposed District

Plans.



Figure 1: Southern Gully

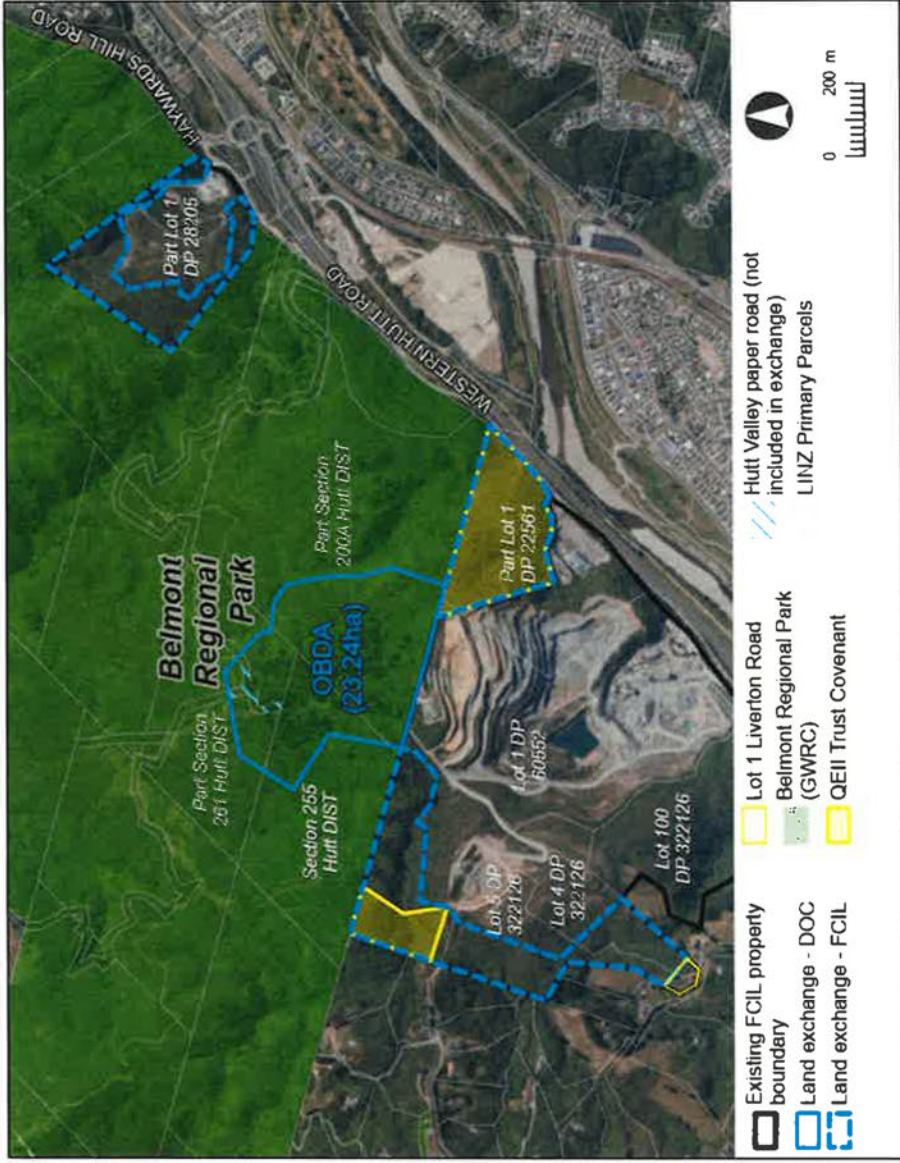


Figure 2: Map of land exchange parcels

Caroline Cheetham

From: Dean Raymond <[REDACTED]>
Sent: Wednesday, 26 November 2025 8:41 am
To: Pherne Tancock
Subject: RE: Belmont Fast Track Exchange - Pre-lodgement consultation NZHPT

Kia ora Pherne

I have shared the updated assessment and new boundary of land swap with our team. We have nothing additional to add to our original comments.

Ngā mihi

Dean Raymond

From: Pherne Tancock <[REDACTED]>
Sent: Monday, 24 November 2025 8:04 pm
To: Dean Raymond
Cc: Ellen Cameron <[REDACTED]>; Jade Wikaira <[REDACTED]>; Philip Heffernan <[REDACTED]>; Charlie Hopkins <[REDACTED]>; Duncan Ballinger <[REDACTED]>
(Winstone Aggregates)
Subject: Re: Belmont Fast Track Exchange - Pre-lodgement consultation NZHPT

Hi Dean

I am reaching out again because as a result of its pre-lodgement with DOC on its exchange proposal Winstone Aggregates has opted to add additional land into the exchange package. This does not impact the land given by the Crown but does add additional land into the land offered by Winstone that would be acquired by the Crown as part of the exchange. As a courtesy I am touching base to see if NZHPT has any further comments on this area (as it was not subject to our initial consultation or earlier report NZHPT reviewed). I have attached a memorandum setting out details of the additional land and a plan showing where the additional southern gully area is.

I have also enclosed a link to Ellen's updated Draft Archaeological report - the relevant updates since NZHPT last review are highlighted in yellow.

I would be grateful if you were able to review and let me know if NZHPT any further comments or suggestions arise as a result of inclusion of this land in the exchange footprint? Unfortunately, timing is tight in terms of feedback, Winstone are aiming to lodge by the end of the week. Ellen and I are happy to catch up via teams if that is easier to take you through the changes.

I look forward to hearing from you.

Ngā mihi
Pherne.

**PERHNE
TANCOCK**

Barrister
Harbour Chambers

DDI
Mobile

From: Dean Raymond <[REDACTED]>
Date: Tuesday, 23 September 2025 at 9:13 AM
To: Pherne Tancock <[REDACTED]>
Subject: RE: Belmont Fast Track Exchange - Pre-lodgement consultation MZHPT

Kia ora Pherne

I am happy with the minutes as a reflection of our meeting. I have shared with Darran, and he doesn't have any other comments or questions.

You mention that DOC is likely to contact us directly for our comments. We will await this, and respond to them at that time.

I do not think there are any other actions we need to at this stage.

Ngā mihi

Dean Raymond

From: Pherne Tancock <[REDACTED]>
Sent: Thursday, 18 September 2025 2:28 pm
To: Dean Raymond <[REDACTED]>; Jade Wikaira <[REDACTED]>; Shalini Sanjeshni (Winstone Aggregates) <[REDACTED]>; Philip Heffernan (Winstone Aggregates) <[REDACTED]>
Subject: Belmont Fast Track Exchange - Pre-lodgement consultation MZHPT

Hi Dean

Please find attached the draft minutes of our meeting last Friday, I would be grateful if you could review and confirm next steps from NZHPT perspective.

Let me know if you have any questions or if Darran had any questions arising from the report.
Thanks
Pherne.

 QEII NATIONAL TRUST Ngā Kairauhi Papa Forever protected	
Authors: Daniel Bradfield, Senior Solicitor	Date: 25 September 2025
Covenant Number: 5-07-755	
Subject: QEII Position - Proposed Belmont Quarry Development (Application FTA308)	

MEMORANDUM

Introduction

1. This memorandum sets out the position of Queen Elizabeth the Second National Trust (QEII) regarding Winstone Aggregates' proposed Belmont Quarry Development (Application FTA308).
2. The details of the proposed development were first formally presented to QEII at our offices on 8 July 2025. Winstone Aggregates was represented by Phil Heffernan and Shalini Sanjeshini, and its barrister, Phernne Tancock.
3. Following this meeting, Daniel Bradfield and Lee Barry (Regional Representative) from QEII were shown around the proposed development site within the Belmont Quarry by Shalini Sanjeshini on 5 September 2025. We discussed some of the enhancement work proposed as part of the development.
4. On 10 September 2025, Shalini then requested that QEII respond with any comments it had on the proposed development by 12 September 2025. Daniel Bradfield provided feedback on 12 September 2025, and Shalini responded to this on 18 September 2025 (Appendix One). As part of this response, Shalini requested that QEII send through a memo to confirm its position.

QEII Position

5. QEII maintains a neutral position regarding the proposed development. While the immediate effects of the proposed development (i.e. overburden covering regenerating indigenous vegetation) are inconsistent with QEII's ethos of protection of indigenous biodiversity, QEII's primary interest in this development is that the purpose and objectives of open space covenant 5-07-755 (instrument no. 10476608.1) are upheld, and the open space values protected by this covenant are not compromised.

6. The purpose and objectives of open space covenant 5-07-755 are as follows:

The Covenantor and the National Trust agree that the purpose of this deed is to protect, maintain and enhance the Open Space Values of the Covenant Area and in particular to achieve the following objectives:

- Protection and enhancement of the natural character of the Covenant Area with particular regard to the indigenous flora and fauna;
- Maintenance and enhancement of the landscape value of the Covenant Area;
- Enhance the contribution that the Covenant Area makes to the protection of indigenous biodiversity, by encouraging (where appropriate) the restoration of indigenous vegetation cover on the Covenant Area; and
- Prevention of subdivision (within the meaning of the Resource Management Act 1991 or any other equivalent replacement legislation) of the Covenant Area.

7. Regardless of ownership status, QEII will continue to monitor open space covenant 5-07-755 and ensure its purpose and objectives are upheld, as it has since this covenant was registered in 2016.



Daniel Bradfield

Senior Solicitor

QEII National Trust – Ngā Kairauhī Papa



Daniel Bradfield

To: Shalini Sanjeshni (Winstone Aggregates) <[REDACTED]>

Cc: Lee Barry; Jamie Pearson



Fri 12/09/2025 12:57 PM

Kia ora Shalini,

Thank you for sending that information through.

We support the proposed enhancement planting along the cut edge of the Firth block (Block B of the covenant). We suggest adding kānuka (*Kunzea ericoides*) into the mix, and note the relative hardiness of each species should determine their placement in relation to the exposed cut edge, for a successful outcome. We note that any species planted should be locally sourced and site-appropriate.

We support the proposed pest plant and animal control in the Cottle block (which includes part of Block A of the covenant). Can you please let us know whether these will be one-off activities, or sustained by Winstone Aggregates for a period of time? Please also let us know whether possum control is currently being undertaken in this area.

Before providing our support for the proposed track into the top of Block A, we need more information about what the track would look like, how this would impact the protected vegetation and what the track would be used for. Please provide information regarding these points when you can. Allowing for a track within the covenant area would require a variation to the covenant deed, which requires approval from our Executive (acting under delegated authority from our Board).

Please let us know if you have any questions.

Nāku noa, nā,
Daniel



Daniel Bradfield ([he/him](#)) | Senior Solicitor/Rōia Matua
QEII National Trust | Ngā Kairauhi Papa

138 The Terrace, PO Box 3341, Wellington 6140
[REDACTED] | 0800 467 367 (04 472 6626)



Appendix One

Shalini Sanjeshni (Winstone Aggregates) >
To: Daniel Bradfield
Cc: Lee Barry; Jamie Pearson
Thu 18/09/2025 10:47 AM

Kia ora Daniel, Lee and Jamie

As I mentioned at the site visit the track was still under consideration. Further expert assessment has **removed** the track on top of Block A. We are no longer proposing a track through the QEII in the Northern Gully.

We have confirmed with Vaughan (our ecologist) kānuka can be added in the Firth Block QEII covenant and acknowledge species planted need to be hard edge species resilient to winds. These will be locally eco-sourced.

WA currently does not undertake any possum control in the Cottle Block. Our pest management is focused on weed control and animal pest such as rabbit/ hares and occasional goats in consistent with the Greater Wellington Regional Council's Pest Management Strategy. The weed and pest control through the Cottle Block is recommended to occur for the first 5 years after the exchange occurs.

Hopefully that answers your question. We'd appreciate if you were able to send through a memo to confirm QEII's position so that it makes it more streamlined for both of our records.

Ngā mihi,



Shalini Sanjeshni
Project Coordinator

Winstone Aggregates
WinstoneAggregates@GZ
Winstoneaggregates.co.nz

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TRANSPOWER

Keeping the energy flowing

Transpower New Zealand Ltd
31 Gilberthorpes Road, Islington
Christchurch
PO Box 21154 Edgeware Christchurch
P.O. Box 21154
www.transpower.co.nz

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.

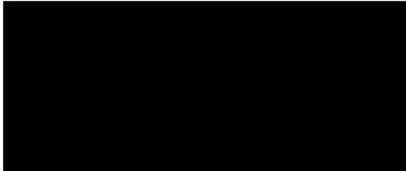
Fast-track process – comments

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,

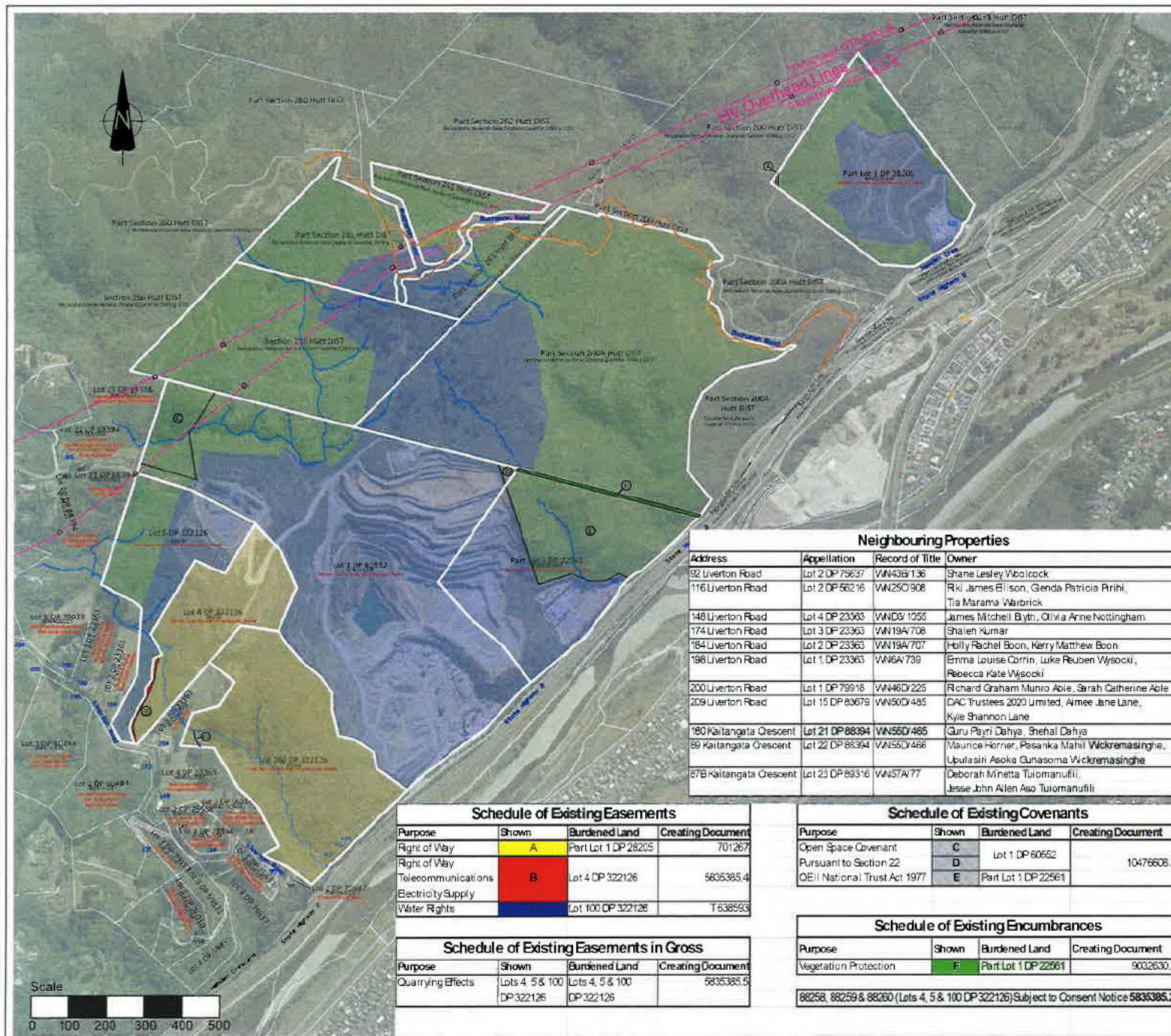


Andy Eccleshall

Technical Lead – Landowner Development Enquiries | Environment Group

A black rectangular redaction box covering contact information.

Transpower New Zealand Limited.



DRAFT PLAN
FOR CONSULTATION

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

Plan
Existing Parcels

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

Client
Winstone Aggregates

Disclaimer / Legal
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of gaining Resource Consent pursuant to Section 88
of the Resource Management Act 1991.
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The areas and dimensions shown on this Scheme
Plan have not been checked by survey and are likely
to change upon final survey.

 **Adamson Shaw**
Wellington City
Level 1, 85 The Terrace
Wellington 6011
P 04 472 9076 F 04 472 5519
www.adamsonshaw.co.nz

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

Project No
21890
Drawing No
SC - 01
Revision
D

Neighbouring Properties

Address	Appellation	Record of Title	Owner
92 Liverton Road	Lot 2 DP 75637	WN43B/136	Shane Lesley Wobcock
116 Liverton Road	Lot 2 DP 56216	WN25C/908	Riki James Ellison, Genda Patricia Prihi, Tia Marama Warbrick
148 Liverton Road	Lot 4 DP 23363	WN09/1055	James Mitchell Byth, Olivia Anne Nottingham
174 Liverton Road	Lot 3 DP 23363	WN19A/708	Shahen Kumar
184 Liverton Road	Lot 2 DP 23363	WN19A/707	Holly Rachel Boon, Kerry Matthew Boon
198 Liverton Road	Lot 1 DP 23363	WN6A/739	Emma Louise Corrin, Luke Reuben Wysocki, Rebecca Kate Wysocki
200 Liverton Road	Lot 1 DP 79918	WN46D/225	Richard Graham Munro Able, Sarah Catherine Able
209 Liverton Road	Lot 15 DP 83679	WN50D/485	DAC Trustees 2020 Limited, Almee Jane Lane, Kyle Shannon Lane
180 Kaitangata Crescent	Lot 21 DP 88394	WN56D/465	Guru Payri Dahya, Shehal Dahya
89 Kaitangata Crescent	Lot 22 DP 88394	WN55D/466	Maurice Horner, Pasanka Mahil Wickremasinghe, Upulasisi Asoka Gunasoma Wickremasinghe
67B Kaitangata Crescent	Lot 23 DP 89316	WN57A/77	Deborah Minetta Tuomanuifili, Jesse John Allen Aso Tuomanuifili

Schedule of Existing Easements

Purpose	Shown	Burdened Land	Creating Document
Right of Way	A	Part Lot 1 DP 28205	701267
Right of Way	B	Lot 4 DP 322126	5835385.4
Telecommunications			
Electricity Supply			
Water Rights		Lot 100 DP 322126	T 638553

Schedule of Existing Easements in Gross

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

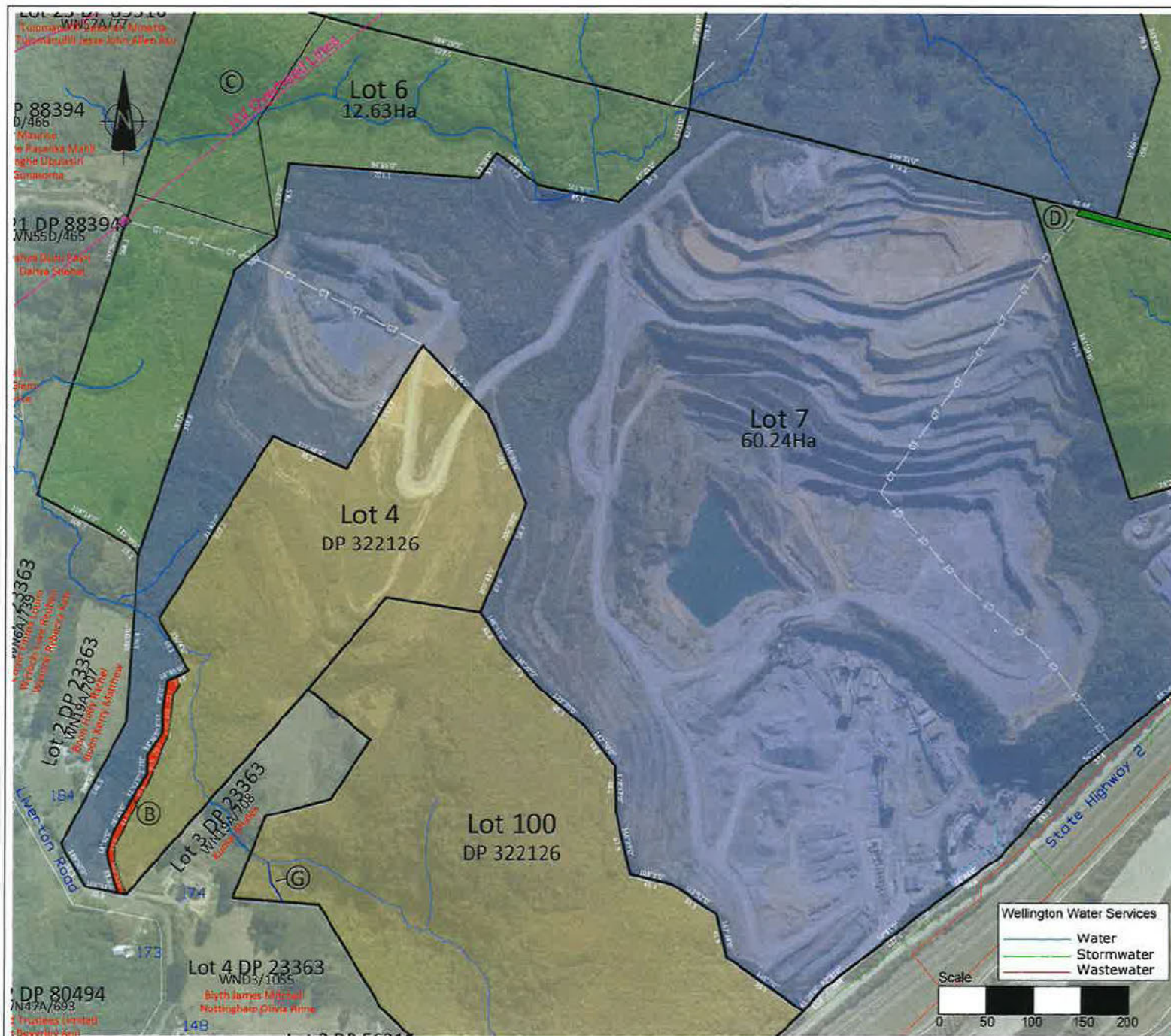
Schedule of Existing Covenants

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

Schedule of Existing Encumbrances

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

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



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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

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Adamson Shaw

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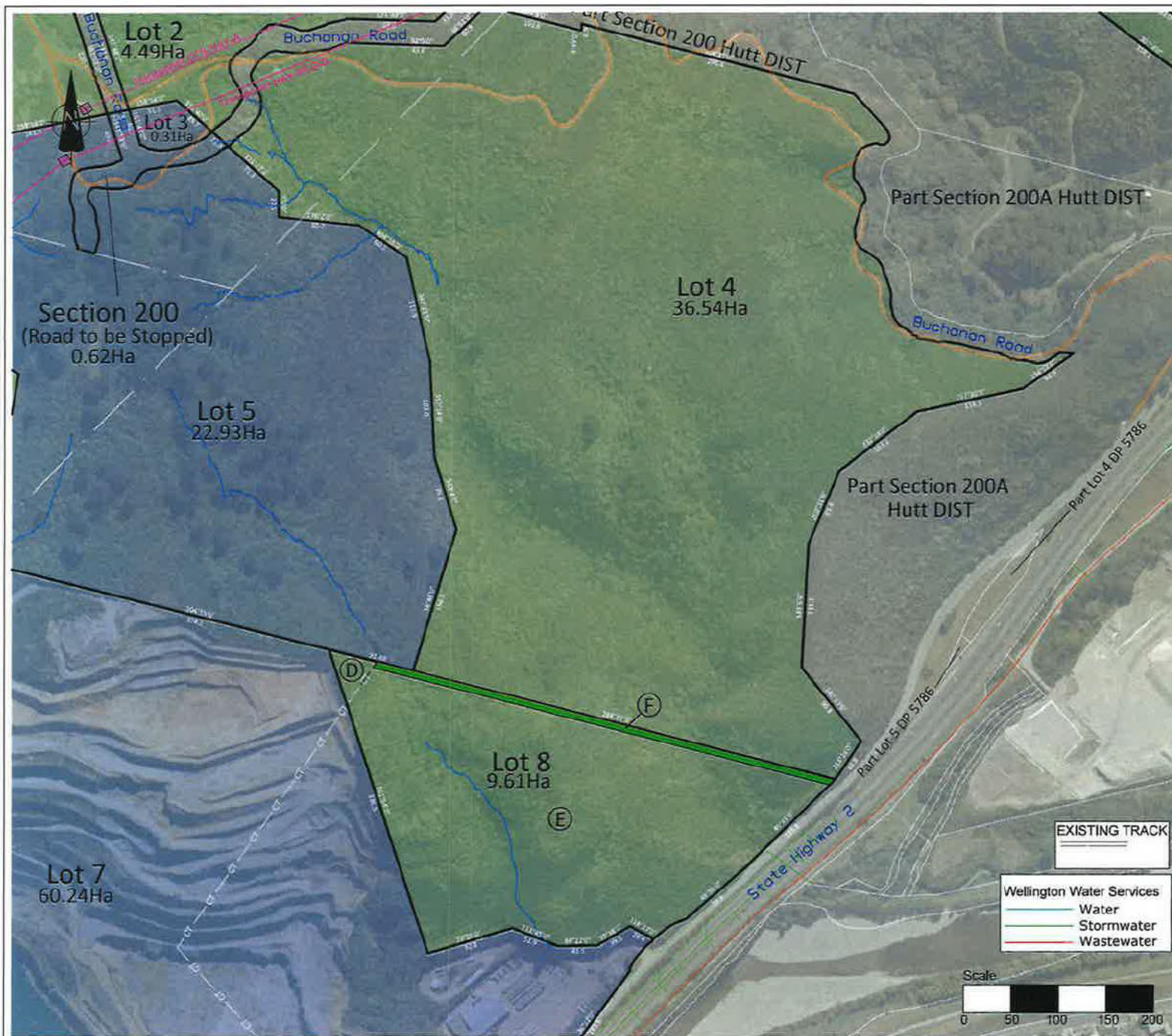
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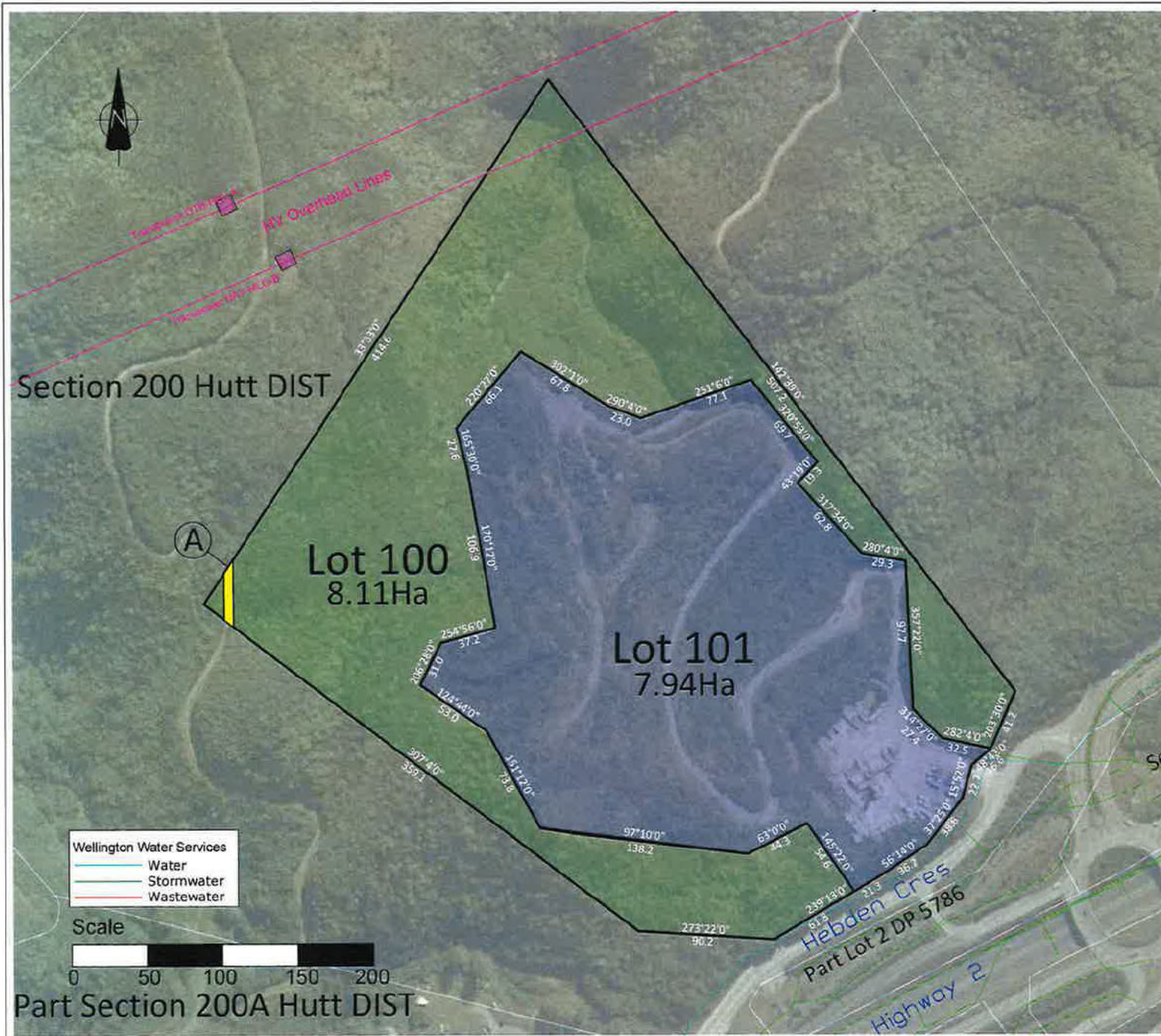
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Project No 21890 **Drawing No** SC - 05 **Revision** D



DRAFT PLAN
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 Pt's Section 261 Hutt DIST & Pt
Buchanan Road

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Proposed Parcels

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

Project No	Drawing No	Revision
21890	SC - 06	D

From: Andy Eccleshall [REDACTED]
Date: Friday, 28 November 2025 at 8:37 AM
To: Phernne Tancock [REDACTED]
Cc: Joanne Mooar [REDACTED]
Subject: FW: Transpower letter re: land swap - Belmont Quarry

Kia ora Phernne,

Re: Fast Track land exchange application

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

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

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

Ngā mihi

Andy

Andy Eccleshall

Technical Lead – Landowner Development Enquiries | Environment Group

Transpower New Zealand Ltd



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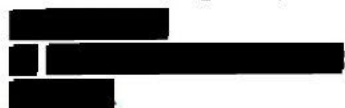
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Charlie Hopkins



Founder, Managing Director
Derive Consulting Group



Derive proudly supports <https://treesthatcount.co.nz/>

From: Charlie Hopkins

Sent: Monday, 24 November 2025 1:12 pm

To: Andy Eccleshall <[REDACTED]>

Subject: Belmont Fast Track - land exchange footprint change

Hi Andy,

To keep you in the loop, additional land is being proposed to be included by Winstone in its Belmont Quarry Fast Track land exchange application. This is adding additional land owned by Winstone to the exchange proposal previously consulted on with you and does not change the size of land being sought from DOC within the Park (that area remains as previously described). A memo sets this out as well as plan showing the new area to be included. Please let me know if you have any questions or comments.

Ngā mihi

Charlie Hopkins



Founder, Managing Director
Derive Consulting Group





Outlook

FW: Belmont Fast Track - land exchange footprint change

From Charlie Hopkins <[REDACTED]>**Date** Tue 2025-11-25 9:20 AM**To** Phernne Tancock [REDACTED] <[REDACTED]>

3 attachments (8 MB)

img-331042bb-e196-4c9e-8536-52f112d5e288; Updates to the exchange - Southern Gully.pdf; Belmont - Land Exchange - Southern Gully 19_11_2025[16].pdf;