

Wellington International Airport Limited

Airport Purposes Designation – Miramar south Area

Designation

The land to which this designation applies (“the Designated Area” or “the Site”) may be used for activities for the operation of Wellington International Airport (“the Airport”) including:

- Flight catering;
- Rental car storage, maintenance and grooming;
- Freight reception, storage and transfer to/from air;
- Ground Service Equipment (GSE) storage; and
- Associated carparking, signage, service infrastructure and landscaping.

For the avoidance of doubt Aircraft Operations, runways, traffic control structures, aircraft hangars, and Large Format Retail shall not be permitted within the Designated Area.

The Designated Area shall cover the area shown in Attachment 1 and is subject to the conditions set out in the Conditions section below.

Glossary:

Aircraft Operations

Means the engine runup, taxiing, take off or landing at the Airport of an aircraft, and “operate” has a corresponding meaning.

Large Format Retail:

means any individual retail activity exceeding 450 square metres gross floor area

Conditions

Outline Plan

1. Not less than three (3) months prior to the first outline plan for the Site being submitted to the Wellington City Council (“WCC”) under condition 2, and subject to the consultation requirements set out within condition 4 and 38, the requiring authority shall prepare and submit to the WCC for certification:
 - (a) A Traffic Management Plan in accordance with conditions 4 – 8; and
 - (b) An Integrated Design Management Plan in accordance with conditions 37 - 42.
2. Where the requiring authority seeks to rely on the provisions of the designation for any works within the Designated Area, an outline plan of any work to be constructed on the Designated Area shall be submitted to the WCC pursuant to section 176A of the Resource Management Act 1991

("RMA") unless the works have been otherwise approved under the RMA, or WCC waives the requirement for an outline plan.

3. For any staged development of the Site, the outline plan associated with that stage shall demonstrate how the limits set out in these conditions to manage the effects of development at the Site will be achieved.

Traffic

4. The Traffic Management Plan required by condition 1 shall be prepared following consultation with the owner of the service station at 362 – 368 Broadway, and shall show the general configuration of on-Site and off-Site traffic management measures to be employed to achieve the following objectives:
 - (a) Effectively manage traffic generated during the operation of the Site so that traffic volumes are safely accommodated within the existing road network;
 - (b) So far as is reasonably practicable, avoid congestion or traffic delays on the adjacent local roading network and manage effects on pedestrian access and cycling on this network that are caused by operations at the Site; and
 - (c) Maintain safe and convenient access to the service station located at 362 – 368 Broadway for vehicles travelling in either direction on Broadway, entering the service station from Broadway and tankers exiting the service station onto Broadway.

The Traffic Management Plan shall describe, where appropriate:

- (d) Site access arrangements on Broadway and Kauri Street which meet the requirements of condition 9;
- (e) Provision of carparking spaces, loading and manoeuvring areas which meet the requirements of conditions 10 and 11;
- (f) How pedestrian and cycle access to and past the Site would be accommodated;
- (g) Any off-Site measures required, including, if necessary, an upgrade of the intersection of Kauri Street and Broadway with either a roundabout or traffic signalisation and the likely timing of any necessary upgrade;
- (h) Consideration of other modes of transportation and pedestrian access in the design of any off-Site measures required by (g) above;
- (i) Details about consultation undertaken with the relevant road controlling authorities to enable any off-Site measures identified in (g) and (h) above to be implemented;
- (j) Methods to provide route travel for trucks so as to avoid the need to drive along the Residential zoned parts of Miro Street, Kedah Street or Kauri Street except where there are specific circumstances where this is necessary.

No outline plan shall be submitted by the requiring authority until such time as the WCC has certified that the Traffic Management Plan achieves the objectives set out in (a), (b) and (c) of this condition.

Advice Note: all intersections and roading improvements shall be designed and constructed to WCC standards and be subject to WCC approval as road controlling authority.

5. Traffic Management Plan required by condition 4 may allow for staged implementation of development within the Site. If staged development is provided for then an overall plan showing the likely stages and method(s) for ensuring the objectives set out in condition 4 (a), (b) and (c) are to be met at each development stage shall be included.
6. The requiring authority shall ensure that any outline plan submitted to WCC under condition 2 demonstrates that the works subject to it are to be developed in a manner that achieves the objectives of the Traffic Management Plan. Any outline plan shall contain detailed traffic management provisions to achieve the objectives set out in condition 4 (a), (b) and (c) and include details of buildings, signage, parking, and other built infrastructure, including any necessary roading, cycling and pedestrian infrastructure to be provided on the roading network. Any Outline plan shall be accompanied by a report from a suitably qualified and experienced traffic engineer addressing how the outline plan achieves the objectives of the Traffic Management Plan. Where works are required on the roading network the outline plan shall include details of this work and timeframes for implementing the work. These timeframes and the method for implementing any necessary work are to be agreed with the road controlling authority at least three months prior to construction.
7. The requiring authority may amend the Traffic Management Plan provided that any amendment does not result in changing the purpose, or derogate from the purpose and the objectives of the Traffic Management Plan set out in condition 4. Any amendment shall be certified by the WCC as being consistent with the objectives set out in condition 4.
8. If a review of the Traffic Management Plan is undertaken by the requiring authority then that review shall be undertaken in consultation with WCC.
9. Site access:
 - (a) Site access is to be provided and maintained in accordance with Section 3 of AS/NZ2890.1:2004.
 - (b) Subject to condition 9(c) below no vehicle access shall be situated closer to an intersection than the following distances: arterial and principal streets (20m), collector streets (15m), other streets (10m).
 - (c) Only one vehicle access shall be permitted onto Broadway and only one onto Kauri Street. No vehicle access (aside from provision for emergency access if necessary) shall be permitted onto Miro and Kedah Streets.
 - (d) The width of any vehicle crossing to the Site is not to exceed 8m.
 - (e) Any access to the Site shall be designed to permit a free flow of traffic so that vehicles are not required to queue on the street.
10. Carparking:

- (a) Except for rental car storage parking, all parking is to be provided and maintained in accordance with Sections 1, 2 and 5 of AS/NZ2890.1:2004.
- (b) Where parking is located within a building, a minimum height clearance of 2.2m is required.
- (c) The gradient for carparking circulation routes shall be not more than 1:8.
- (d) All vehicles associated with servicing activities which take place within the Site, shall be able to be accommodated wholly within the Site. This is to include visiting tradespersons and courier vehicles. Additionally, appropriate staff and visitor parking shall be able to be accommodated on Site.

11. Loading:

- (a) At least one loading area shall be provided as follows:
 - (i) where loading areas are located within a building, a minimum height clearance of 4.25m is required;
 - (ii) for buildings serviced by lifts, all levels shall have access to a loading area by way of a lift;
 - (iii) the loading area shall be located no further than 15m from a lift and there shall be level access between them; and
 - (iv) turning paths shall be based on the standard for the maximum sized truck which will service the site.
- (b) For loading areas located outdoors, the minimum width shall be 3m and the minimum length 9m.
- (c) For loading areas located within a building, the minimum width shall be 4m and the minimum length 9m.

Noise

12. Noise emission levels from the Site when measured on any site that includes an occupied residence in the Outer Residential Area beyond the Site shall not exceed:

<i>Monday to Sunday 7am to 10pm</i>	<i>55 dB LAeq(15min)</i>
<i>Monday to Sunday 1am to 6am</i>	<i>40 dB LAeq(15min)</i>
<i>At all other times</i>	<i>45 dB LAeq(15min)</i>
<i>All days 10pm to 7am</i>	<i>75 dB LAFmax</i>

13. Noise emission levels from the Site when measured on any in the Centre Zone shall not exceed:

<i>At all times</i>	<i>60 dB LAeq(15min)</i>
<i>At all times</i>	<i>85 dB LAFmax</i>

14. Noise during construction activities shall comply with the requirements of NZS 6803:1999 *Acoustics – Construction Noise*.

15. The first outline plan the requiring authority submits to the WCC under condition 2 shall include a Construction Noise Management Plan (CNMP) which sets out how condition 14 will be achieved.

If development of the site is to be staged, then the CNMP shall set out the required methods to manage the effects of construction noise for that stage to achieve compliance with condition 14. An outline plan of works for subsequent stages shall also include a CNMP.

16. As part of the landscape boundary treatment required by condition 36 a close-boarded fence (or other acoustically effective barrier) with a density of at least 10 kg/m² and a height of two metres shall be installed around the perimeter of the site excluding site access points. This shall be inspected regularly and maintained to ensure its continued acoustic effectiveness.
17. Subject to the limitations set out in condition 9(c) entry / egress for trucks shall not be located opposite residential activities. Trucks shall not drive along the Residential zoned parts of Miro Street, Kedah Street or Kauri Street except where there are specific circumstances where this is necessary.
18. Truck engines shall not be left to idle on the Site and signage shall be placed in appropriate locations within the Site to advise drivers of this requirement. The requiring authority or its agents shall actively monitor this requirement.
19. Building services shall be designed such that noise levels from this source at the Site boundary are at least 10 dB lower than the limits set out in condition 12.
20. All warehouse doors shall be fast closing and shall remain closed at night-time unless in use.
21. There shall be no servicing or maintenance of equipment outdoors at night.
22. The first outline plan of works the requiring authority submits to the WCC under condition 2 shall include an acoustic assessment prepared by a suitably qualified person for all noise-producing activities on the Site which sets out how conditions 12 and 13 will be achieved. Activities taking place within buildings shall be assessed with doors open as applicable. If development of the Site is to be staged, then the requiring authority shall demonstrate how it will employ suitable noise attenuation which is effective for that development stage to meet the operational noise limits set out in condition 12 and 13.

Lighting

23. All direct or indirect illumination from within the Site shall be controlled such that direct or indirect illumination does not exceed 8 lux at the windows of residential buildings in any nearby Residential Area.
24. All artificial lighting within the Site, including internal and external light sources shall comply with: AS 4282:1997: Control of the Obtrusive Effects of Outdoor Lighting.
25. The lighting of publicly accessible pedestrian and vehicle movement areas shall comply with: AS/NZS 1158.3.1:2005 Part 3.1 Pedestrian Area (Category P) Lighting.

Servicing

26. The first outline plan submitted by the requiring authority to the WCC under condition 2 shall include a design statement endorsed by a chartered professional engineer which demonstrates how stormwater, wastewater and water supply will be connected to and accommodated by the municipal system. It shall include:

- (a) An analysis of the impact of the proposed development on the existing water supply, and stormwater and wastewater network capacity;
- (b) Details of any upgrades to existing infrastructure required for it to accommodate the proposed development;
- (c) Evidence of consultation with Wellington Water in respect of (a) and (b), comments received from Wellington Water on (a) and (b), and details on how any comments made by Wellington Water have been addressed; and
- (d) An analysis which demonstrates that development of the Site will be undertaken to provide adequate on-Site storage and/or detention capacity to achieve storm water neutrality for all events up to the 10% AEP event (1 in 10 year event). This design statement shall be prepared to be consistent with the Integrated Design Management Plan required by condition 37.

Earthworks

- 27. All earthworks on-Site are to be undertaken in accordance with an Erosion and Sediment Control Plan prepared in accordance with the Erosion and Sediment Control Guidelines for the Wellington Region (or equivalent).
- 28. The first outline plan submitted by the requiring authority to the WCC under condition 2 shall include an Erosion and Sediment Control Plan which sets out how condition 27 will be achieved.

Landscape and Visual

- 29. No building shall be closer than 5 metres from the Site boundary.
- 30. The maximum site coverage by buildings is 35%.
- 31. No building shall have a wall height greater than 8 metres from existing ground level.
- 32. No building located within Area A as shown in Attachment 2 may have a roof height greater than 9 metres from existing ground level.
- 33. No building located within Area B as shown in Attachment 2 may have a roof height greater than 10 metres from existing ground level.
- 34. No building shall have continuous walls longer than 10 metres without a step in the profile of the wall of at least one metre in depth, or via the use of another architectural device or change in materials or colour.
- 35. Any sign which is erected on the Site and which is visible from the road reserve or immediately adjacent land:
 - (a) shall not contain moving images, moving text or moving lights, and
 - (b) shall not be for the purpose of third party advertising.
- 36. Boundary screen planting required to screen the acoustic fence necessary to meet the requirements of condition 16 shall grow to a height not less than 2 metres at maturity. The planting shall be undertaken within 3 months of the construction of the acoustic fence.

37. The Integrated Design Management Plan required by Condition 1 shall show the general configuration of buildings and structures to be erected on the Site, access, roading and parking layouts consistent with the TMP required by condition 1, measures for providing storm water attenuation, signage and areas of landscaping on the Site. No outline plan shall be submitted by the requiring authority under condition 2 until such time as the WCC has certified that the Integrated Design Management Plan achieves the following objectives:

(a) Landscaping

Landscaping within the Site achieves a high level of offsite amenity and ensures that any adverse effects on neighbouring land arising from the development of the designated area are appropriately mitigated. This may be achieved by:

- (i) Landscaping that softens and where practicable screens built form when viewed from neighbouring land;
- (ii) Site boundary treatment to ensure that carparking and storage activities are effectively screened and adverse visual effects are internalised;
- (iii) A boundary landscape treatment that includes use of layered boundary planting and the acoustic fence referred to in condition 16, which presents a green edge and a high level of amenity to the surrounding streets. This boundary landscape treatment shall be consistent with the Isthmus Group plan **attached** to these conditions as **Attachment 4**;
- (iv) A planting palate that includes a boundary hedge planted with hardy fast growing species, and a tree framework reflecting the surrounding street tree environment;
- (v) Use of advanced grade plants to ensure meaningful visual mitigation is provided within two to three years of planting; and
- (vi) After undertaking a tree survey by a technician arborist or suitably qualified and experienced landscape architect, retaining where practicable, or otherwise replacing, existing mature trees located on the Site within 5 metres of the Site boundary, including pohutukawa.

(b) Buildings

Buildings are designed and located so they are of a scale suited to the surrounding area and are set back from boundary edges, whilst recognising and providing for the building's function and use. In addition to compliance with the bulk and location requirements in condition 29 – 34 this may be achieved by:

- (i) Use of rooflines which reflect the scale and context of the surrounding residential area particularly in Area A and building design which reflects the fine grain of the outer residential area, to integrate visually and to maintain character, scale and context;
- (ii) Ensuring variation in the bulk, form and scale of buildings;

(iii) Limiting the lighting of roof structures to minimise night time visibility of those structures from residential locations outside the Site.

(c) Signage

Signage is well integrated with and sensitive to the receiving environment, and maintains public safety.

38. Prior to submitting the Integrated Design Management Plan to the WCC for certification in accordance with condition 1 the requiring authority shall provide the owners and occupiers of the properties listed in Attachment 3 with a copy of the Integrated Design Management Plan, and invite those persons to meet and discuss its content. The requiring authority shall cover the cost of the meeting venue. Meeting minutes shall be taken and provided to WCC when the Integrated Design Management Plan is submitted for certification.
39. The Integrated Design Management Plan required by condition 1 may allow for staged implementation of development within the Site. If development of the site is to be staged then an overall plan showing the likely stages and methods for ensuring the objectives set out in condition 37 are met shall be included.
40. The requiring authority shall ensure that any outline plan submitted to WCC under condition 2 demonstrates that the works subject to it are to be developed in a manner that achieves the objectives of the Integrated Design Management Plan. Outline plans shall contain a detailed landscape design plan and include details of planting and maintenance to achieve the objective under condition 37(a) of the Integrated Design Management Plan on an ongoing basis. Any outline plan shall also contain details of buildings, signage, parking and other built infrastructure to demonstrate how the objectives under conditions 37(b) and 37(c) of the Integrated Design Management Plan are to be achieved. Any outline plan shall be accompanied by a report from a suitably qualified and experienced landscape architect and / or urban designer addressing how the outline plan achieves the objectives of the Integrated Design Management Plan.
41. The requiring authority may amend the Integrated Design Management Plan provided that any amendment does not result in changing the purpose, or derogate from the purpose and the objectives of the Integrated Design Management Plan set out in condition 37 and any amendment is certified by the WCC.
42. If a review of the Integrated Design Management Plan is undertaken by the requiring authority then that review shall be undertaken in consultation with the WCC.

Attachment 1 – The Designated Area



Attachment 2 – Area A and Area B of the Designated Area



Attachment 3 – List of Properties

10 Kauri Street, Miramar
10 Kauri Street, Miramar
12 Kauri Street, Miramar
12A Kauri Street, Miramar
12A Kauri Street, Miramar
14 Kauri Street, Miramar
14 Kauri Street, Miramar
16 Kauri Street, Miramar
18 Kauri Street, Miramar
20 Kauri Street, Miramar
20 Kauri Street, Miramar
22 Kauri Street, Miramar
24 Kauri Street, Miramar
26 Kauri Street, Miramar
28 Kauri Street, Miramar
28 Kauri Street, Miramar
28A Kauri Street, Miramar
30 Kauri Street, Miramar
32 Kauri Street, Miramar
34 Kauri Street, Miramar
34 Kauri Street, Miramar
36 Kauri Street, Miramar
37 Kauri Street, Miramar
38 Kauri Street, Miramar
38 Kauri Street, Miramar
39 Kauri Street, Miramar
40 Kauri Street, Miramar
13 Kedah Street, Miramar
17 Kedah Street, Miramar
13 Miro Street, Miramar
15 Miro Street, Miramar
17 Miro Street, Miramar
19 Miro Street, Miramar
21 Miro Street, Miramar
21 Miro Street, Miramar
23 Miro Street, Miramar
25 Miro Street, Miramar
27 Miro Street, Miramar
29 Miro Street, Miramar
31 Miro Street, Miramar
33 Miro Street, Miramar
35 Miro Street, Miramar
37 Miro Street, Miramar
39 Miro Street, Miramar
39 Miro Street, Miramar
41 Miro Street, Miramar
43 Miro Street, Miramar
43 Miro Street, Miramar
44 Miro Street, Miramar
357 Broadway, Miramar
357 Broadway, Miramar
7 Kauri Street, Miramar
362, 364, 366, 368 & 370 Broadway, Miramar
362, 364, 366, 368 & 370 Broadway, Miramar
362, 364, 366, 368 & 370 Broadway, Miramar
362, 364, 366, 368 & 370 Broadway, Miramar

Attachment 4 – Landscape Plans



Refer image GA.2 for detail

No. Revision JO10/11

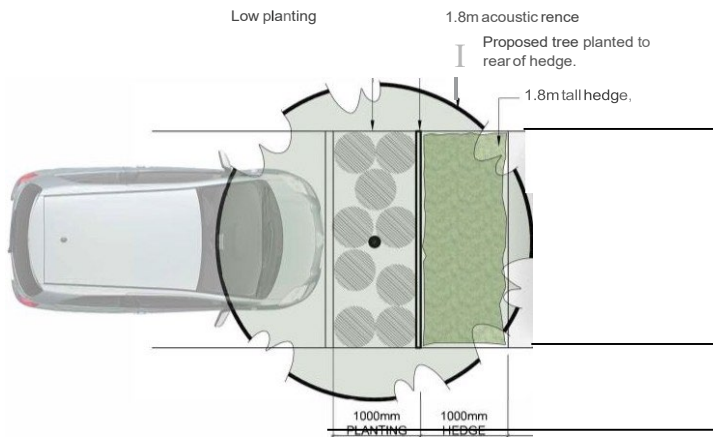
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Isthmus.

Example Landscape Plan WIAL Miramar
South Airport Purposes Notice of Requirement

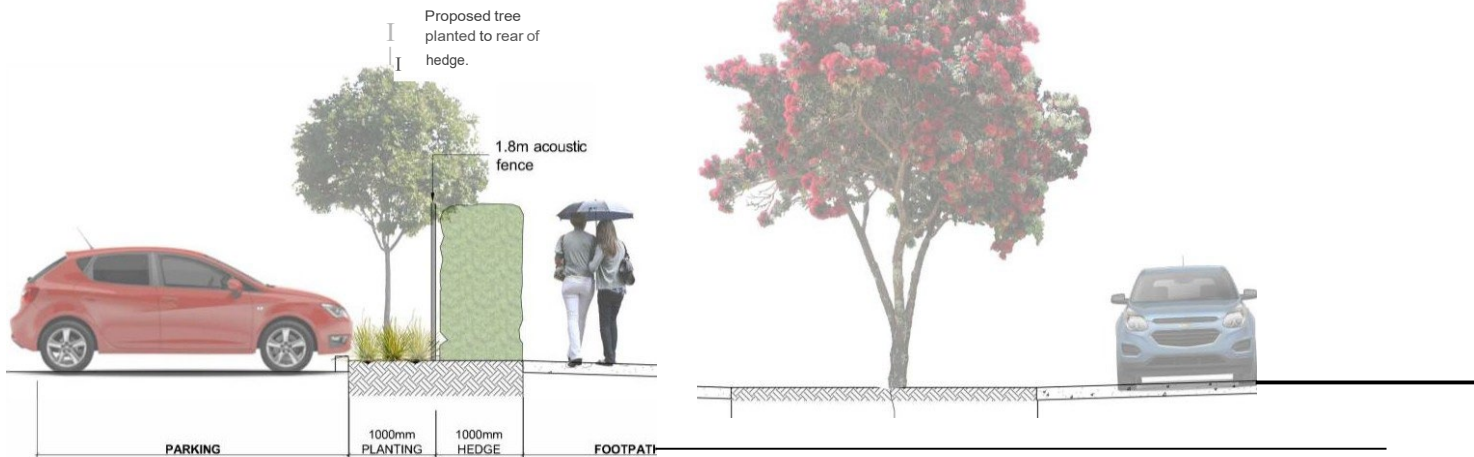
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GA1



A11 - Typical Plan - General Condition
Scale: 1:50@ A3

I Existing tree in bem., (General location and scale)



II - Typical Section - General Condition
Scale: 1:50@A3

G 30/01/18

Isthmus.

JooName
Example Landscape Plan WIAL Miramar
South Airport Purposes Notice of

Requirement
S..IO Drawirtglite
1:1000@A3 **GA.2**