

8 March 2023

SR 417661

Wellington International Airport Limited
PO Box 14175
Wellington

Attention Jo Lester - Planning Manager

**Wellington City Council Certification of Integrated Design Management Plan (IDMP) –
Miramar South Airport Purposes Designation – Wellington International Airport Limited**

This document, for certification purposes, is issued in my capacity as Team Leader Compliance and Monitoring, and as a Compliance Monitoring Officer, Wellington City Council.

1. The Notice of Requirement

On 31 August 2018, Wellington International Airport Limited ('WIAL') filed a notice of requirement ('NOR') seeking a designation for the former Miramar South School and kindergarten site identified as 7 Kauri Street, 2 and 6 Miro Street, and 335, 337 and 343 Broadway, Miramar. The site is generally as shown in the aerial view below:



The commentary under this heading as to the purpose of the NOR is drawn largely from WIAL documents prepared for Council which describe it as providing for airport purposes, including flight catering, car rental storage, maintenance and grooming, freight reception,

storage and transfer, ground service equipment storage, associated car parking, signage, service infrastructure, and landscaping.

Council determined that the NOR be processed on a 'limited notified' basis on 18 October 2019. A hearing was subsequently held on 1 July 2020. Following the hearing, WIAL provided a written right of reply on 31 July 2020 which included a number of amendments to the proposed conditions arising as a result of discussions and suggestions during the hearing.

Under s.171 of the Resource Management Act 1991 ('RMA') the Council (through its delegated Hearings Commissioners) made its recommendation – dated 31 August 2020 - and served the parties on 1 September 2020.

The Council recommended the NOR be confirmed subject to Conditions. WIAL, as the Requiring Authority subsequently reviewed the recommendation and conditions and pursuant to s.172 of the RMA accepted the Council's recommendations in all respects, including the conditions proposed.

2. Conditions of the Notice of Requirement (NOR)

As a pre-requisite to the lodging of an Outline Plan for the site, WIAL was required to prepare and submit to Council, the following:

- (a) A Traffic Management Plan ('TMP') in accordance with conditions 4 – 8; and
- (b) An Integrated Design Management Plan ('IDMP') in accordance with conditions 37 – 42.

3. The Traffic Management Plan (TMP)

The TMP was lodged with Council on 23 December 2021.

Discussions relating to the approval of that plan were held between officers in Council's roading team, and WIAL's traffic consultants.

Feedback from the roading team was referred, as appropriate, back to WIAL including a requirement for vehicle tracking information to be provided as it related to vehicle movements into and from the designation site. Other matters relating to the TMP were also progressively resolved, including agreement, that because the development of the site subject to the NOR, and services proposed to occupy that land under the NOR was intended to be carried out in stages the TMP would be treated as a 'living' document. On that basis, the plan could be further amended as new, or previously unforeseen circumstances emerged as those further stages progressed, and so that the Outline Plan for each stage could also separately be assessed and mitigation measures included cumulatively to address safety, capacity, and operational issues on the transport network resulting from each stage.

Confirmation was also sought, and confirmed, that a reasonable level of discussion had been held by WIAL with the nearby 'Z' service station in Broadway.

Further work on other elements continued, and amendments made, which finally led to certification of the TMP (dated June 2022) on 29 June 2022.

4. The Integrated Design Management Plan (IDMP)

The first iteration of the IDMP was lodged by WIAL with Council on 25 November 2021.

Prior to lodgement there were consultation meetings and 'back and forth' reviews between WIAL's Consultant, Isthmus, and Urban Edge (the consultancy engaged by Council). That included a meeting on 13 August 2021. As part of that process, WIAL made all changes, as requested, to the IDMP.

Due to urgency surrounding contractual obligations between WIAL and Greater Wellington Regional Council to use some of the land under the designation as airport bus service parking, the draft IDMP was referred to Robin Simpson, of Robin Simpson Design Limited, a consultant with experience in these types of report, and with first-hand knowledge of this particular NOR, for review.

Ms Simpson's Assessment Summary of the IDMP, dated 4 February 2022, was received by Council the same day. That summary was referred to WIAL for consideration on 8 February 2022. There were then further exchanges between WIAL and I for some months after to narrow down, clarify, and ultimately resolve comments Ms Simpson had suggested to tidy up or enhance commentary in the IDMP.

Further iterations of the IDMP were provided incorporating, where appropriate, amendments. By email dated 9 February 2022, I informed WIAL, subject to further work, the IDMP could be 'conditionally' approved which was sufficient, at that stage, to allow the site subject to the designation to be used for bus garaging as part of the contractual agreement between WIAL and GWRC.

As the IDMP continued to be reviewed other matters were identified that were not part of, or were not permitted, under the designation.

5. Those Other Matters

- **Vehicle Crossing width**

Condition 9(d): The width of any vehicle crossing to the site is not to exceed 6m.

Condition 17: Subject to the limitations set out in condition 9(c) entry/egress for trucks shall not be located opposite residential areas. Trucks shall not drive along the Residential zoned parts of Miro Street, Kedah Street, and Kauri Street
except where there are specific circumstances where this is necessary.

Under a Notice of Requirement application lodged on 12 May 2022 (under SR514637) the following proposed changes were sought:

- 1) With respect to Condition 9(d), a wider vehicle crossing is required to provide for long vehicles (e.g. car transporter) to address on-road traffic safety and

performance impacts resulting from long vehicles having to use a 6m wide crossing. Accordingly, the proposal does not have complied with this condition.

- 2) With respect to Condition 17, the entrance needs to be sited to facilitate the movement of long vehicles with a sufficient setback from the Broadway intersection, and whilst the property opposite the proposed Kauri Street vehicle crossing is used for rental car storage it is zoned for residential purposes. Accordingly, the proposal would not have complied with this condition.

Aspects, as they related to noise, were also considered.

The changes sought were considered to be 'no more than minor' and the application to alter the NOR to change conditions 9(d) and 17 of the designation was granted by decision issued on 27 June 2022.

- **Change to condition 29 that "no new building shall be located closer than 5 metres to the site boundary".**

This change was requested on 10 November 2022 (under SR524679) due to WIAL seeking to re-purpose a building already on the site which formerly housed a childcare centre – *A'oga amata*. That building is located approximately 4 metres from the site boundary and therefore not in compliance with the 5-metre separation distance imposed under condition 29 of the designation. Although that building was originally destined for demolition, WIAL has since decided to re-use and re-purpose it, hence a change to the designation is required for that to occur.

Again, the change sought was considered to be 'no more than minor' and granted by decision dated 13 February 2023.

6. Certification

All aspects of the Integrated Design Management Plan having now been duly considered, and accepted, I hereby certify that plan (dated 06 March 2023 and specified as 'Final I' in the Document Record) pursuant to Condition 1 of Appendix 1 of the Notice of Requirement for designation dated 31 August 2020.

Dated at Wellington this 8th day of March 2023



Robert Barber
Team Leader
City Consenting and Compliance
Wellington City Council