

**Before the Independent Hearings Panel  
At Wellington City Council**

**Under** Schedule 1 of the Resource Management Act 1991

**In the matter of** Hearing submissions and further submissions on the  
Proposed Wellington City District Plan

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**Joint statement of planning experts Joe Jeffries and Kirsty O'Sullivan on the  
Airport Zone**

**Date: 26 February 2024**

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## **INTRODUCTION**

- 1 This joint witness statement (JWS) relates to expert conferencing on specific provisions of the Airport Zone, as requested by the Independent Hearing Panel. Participants (the parties) in the conferencing were:
  - a. Joe Jeffries (JJ), Wellington City Council.
  - b. Kirsty O’Sullivan (KO), engaged by Wellington International Airport Limited (WIAL).
- 2 The conferencing was held directly between the parties on-line (Microsoft Teams) and over a series of phone calls between 21 and 26 February 2024.
- 3 This JWS addresses amendments to AIRPZ-R3, AIRPZ-S3 and the definitions of Airport Purposes that were sought by WIAL and addressed in the statement of evidence of Kirsty O’Sullivan. The supplementary evidence of Joe Jeffries, dated 13 February 2024, indicated willingness to conference on these matters.
- 4 We confirm that we have read the Environment Court’s Code of Conduct set out in the Environment Court’s Practice Note 2023. We have complied with the Code of Conduct in preparing this joint statement. Except where we state that we are relying on the evidence of another person, this evidence is within our area of expertise. We have not omitted to consider material facts known to us that might alter or detract from the opinions expressed in this evidence.

## **AIRPZ-R3**

- 5 The parties agree to amend the activity status for non-airport activities in all areas except the East Side Precinct and the Miramar South Precinct from Discretionary to Restricted Discretionary.

- 6 The parties agree to the following assessment criteria for the new Restricted Discretionary rule under AIRPZ-R3:

*Matters of discretion are:*

*a. Relevant matters listed in policies AIRPZ-P3, AIRPZ-P4 and AIRPZ-P5.*

- 7 The parties agree to retain the Discretionary activity status for non-airport activities in the East Side Precinct and Miramar South Precinct.
- 8 The parties agree to retain a Discretionary activity status for Restricted Discretionary non-airport activities that do not comply with the specified standards.
- 9 The parties agree to delete the Non-Complying activity status, as AIRPZ-S3 and AIRPZ-S4 are not relevant to Non Airport Activities in the East side or Miramar South precincts so there is no need for a default activity status for non-compliance with these referenced standards.
- 10 The agreed amendments to AIRPZ-R3 are set out in Appendix 1.

### **AIRPZ-S3**

#### ***AIRPZ-S3.1.b***

- 11 The parties agree to delete S3.1.b subject to appropriate management of vehicle access to the land between Calabar Road and Miro Street (part of the Broadway precinct). The specific provisions to manage vehicle access to this area will be addressed through the Transport topic hearing, including any potential consequential amendments to the Airport Zone.

#### ***AIRPZ-S3.2***

- 12 The parties do not agree on the wording of AIRPZ-S3.2:

- a. KO supports deletion of this clause for the reasons set out in paragraphs 57 to 60 in her primary statement of evidence.
- b. Having reviewed AIRPZ-S3 in relation to the Airport Zone rules and how these manage activities in the Miramar South Precinct JJ supports retention of this clause as notified.

#### **AIRPZ-S3.5**

13 The parties agree to retain AIRPZ-S3.5 but to amend the wording as follows:

~~Ancillary + Retail in the Miramar South and South Coast precincts is permitted but shall not exceed 10% of the gross floor area of all buildings in either precinct.~~

14 The amendments set out above are intended to improve clarity of the provision, particularly in relation to the Airport Zone rules and definitions.

#### **Other matters in relation to AIRPZ-S3**

15 JJ will review all references to AIRPZ-S3 in AIRPZ-R1, AIRPZ-R2, and AIRPZ-R3, and delete the references that are no longer relevant due to the narrowing of AIRPZ-S3 with the agreed amendments outlined above.

16 JJ accepts that the title of AIRPZ-S3 of “Commercial and retail restrictions” is not accurate given the content covered by the standard. The parties therefore agree to an alternative title for AIRPZ-S3 of “Restrictions in Miramar South and South Coast Precincts”.

17 The agreed amendments to AIRPZ-S3 are set out in Appendix 1. The areas of disagreement are marked by a comment box.

#### **Definitions**

18 The parties have reviewed the definitions of Airport Purposes and Airport Related Activities and have agreed to amended wording of

these definitions in order to remove reference to the designation and replace this with a specified list of activities related to the movement of aircraft and aircraft passengers, and to avoid overlap between the two definitions.

19 The parties agree to amend the defined term from “Airport Purposes” to “Airport Activities”, and to amend all associated references to “Airport Activities” accordingly.

20 The agreed amendments to the definitions are set out in appendix 1.

**Joe Jeffries, Principal Planning Advisor, Wellington City Council.**

**Kirsty O’Sullivan, on behalf of WIAL.**

**26 February 2024**

**Appendix 1: JWS Agreed Tracked Changes to Relevant Provisions of Airport  
Zone Chapter**

