

Technical Memorandum – Fast-track Application

WIAL Southern Seawall Renewal Project

Use of land held under the Reserves Act 1977 and landscape plans for reserves

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Discipline/expertise: Reserves Act 1977 approvals and open space landscaping

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Introduction

This memo responds to a request for comment from the expert panel assessing the Wellington International Airport Limited (WIAL)'s substantive application to replace and upgrade its southern seawall, and associated activities, under the Fast-track Approvals Act 2024 (the Act).

This memo responds to a request for comment on the Reserves Act approvals and post-construction landscaping of the reserves.

The application is for occupation of the reserves for the renewal of the southern seawall and for the remediation of the eastern embankment project; the use of the reserve areas to be planted for a five year maintenance and monitoring period; the use of the reserve for access to the Crown land for maintenance and monitoring of the kororā colony area; and post-construction access to the seawall and eastern embankment for ongoing monitoring and maintenance of the seawall and embankment.

Pre-lodgement feedback on the draft application

In order for the proposed Reserve Act approvals for use of Council owned reserves to be considered under the FTAA, Schedule 6 s6(1)(m) of the FTAA required WIAL to request Council provide written agreement for the activities to be undertaken on the reserves.

Feedback was provided to WIAL prior to this request being submitted to Council. The feedback considered all aspects of use of the reserves, with particular regard to post-construction landscaping/ecological enhancements on the reserves.

Council was satisfied that feedback was incorporated into the landscape plans, particularly the proposed planting for ecological habitat creation and to encourage reserve users to cross Moa Point Road to the east of the Stewart Duff Drive intersection. The exact location of the recreation path and the road frontage treatment is best finalised closer to the time of site reinstatement.

Council provided written agreement on 30 April 2025 for Reserve Act approvals (lease, licence and/or easement) to be considered and approved (or declined) by the expert panel.

In June 2025, feedback was provided on the landscape plans and the ecological restoration plans.

Review of application (and regulatory assessment)

The Council's written agreement (report and resolution 30 April 2025) to use the reserves has been submitted by WIAL as part of their substantive application (F.15). This considered the proposed reserve uses by taking into account the purpose of the FTAA, and s23, s48 and s61 of the Reserves Act, and the Coastal Reserves Management Plan 2002.

The report considered the proposed reserve use, the origin of the reserves, the relationship between Part Lot 3 DP 78304 with the seawall, the consideration of alternatives to using the reserves to renew the seawall and to remediate the eastern embankment, and the proposed management of and improvements to the reserve values including the proposed landscaping and ecological enhancement.

The Landscape Concept Plan prepared by Boffa Miskell dated 21 October 2025 is generally in line with the feedback provided at pre-lodgement. The fence labelled '4' on the plan was added since the last plan set shown to Council and is not supported (refer to 'Outstanding matters' below).

Post-lodgement work with the applicant

Draft lease, licence and/or easement documents that make up the proposed Reserve Act approvals are currently being worked on by WIAL and WCC.

Outstanding matters

Draft lease, licence and/or easement documents that make up the proposed Reserve Act approvals require resolution.

The proposed fence running North-South (labelled as '4' in Figure 1 below) on the reserve has been added, since the last plan set shown to Council prior to the substantial application lodgement. The fence must be removed from the plans because

it blocks access to a reserve and is outside the kororā area. Any fencing should be located on Crown land.

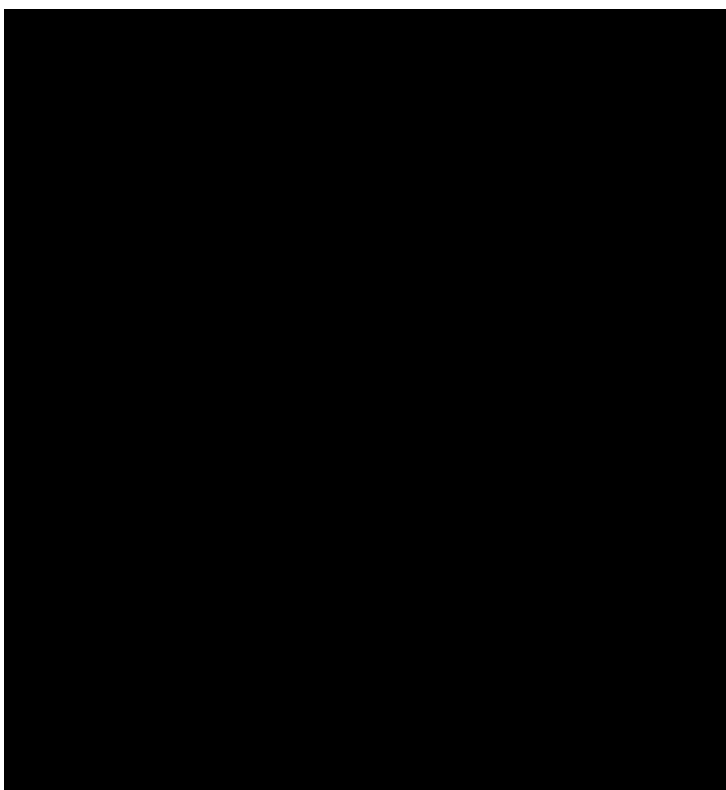


Figure 1: Snipped image Moa Point Yard - Overall Landscape Concept Plan prepared by Boffa Miskell dated 21 October 2025 showing fence labelled '4' which is not supported by Council

Proposed conditions

We generally support the proposed landscape conditions, noting that the draft Reserves Act approvals conditions (lease and licences) are still being finalised.