

## **Engagement Strategy:**

### **Johnsonville Town Centre Fast-Track Consent**

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#### **Overview**

The purpose of this document is to provide an overview of stakeholder engagement strategy for the Johnsonville Town Centre redevelopment fast-track consent process.

Under the Fast-track legislation, both the application to the Minister and the application for consent must include a list of, and summary of consultation with, all persons Stride considers are “likely to be affected” by the project. An applicant is not required to consult any person, although a failure to consult (or consult adequately) can be taken into account when determining the consent application. We have identified those local authorities and Ministers we consider the Minister must invite written approvals from, as well as those parties we consider are likely to be affected in **Table 1**.

In addition, we have provided our wider consultation strategy in **Table 2**. A project of this nature will draw interest from a wide array of stakeholders and surrounding residents. This strategy aims to provide a high-level plan for providing effective, open engagement with these stakeholders including regular communication and developing an open and trusting dialogue.

Objectives of the engagement strategy for this project include:

- Effectively communicating the project’s objectives and benefits to stakeholders.
- Gathering timely feedback from stakeholders who are directly involved or affected by the project.
- Minimising risk to the project as a result of unresolved concerns.
- Generating goodwill towards the project and support among key stakeholders.
- Taking feedback into account and using this to make necessary changes.

**Table 1 Relevant Local Authorities, Relevant Ministers and likely Affected Persons**

Stakeholder	Interest
Local Authorities who must be invited for written comment (s20(h) and s21(2)(a))	
Wellington City Council – Planning Policy	Project aligns with high level future planning direction and achieves good planning and urban design outcomes.
Wellington City Council – Resource Consenting	Implementation of district plan. Good design outcomes are achieved and traffic and engineering-related effects are managed.
Wellington City Council – Public space/facilities owner	Project contributes positively to public spaces and facilities owned by Council, such like the library.
Greater Wellington Regional Council –Regional Consenting	Implementation of Regional Plan. Mitigation of environmental related effects - earthworks, contamination, and stormwater.
Relevant Ministers who the Minister must invite written comment from (s20(h) and s21(2)(b))	
Minister of Housing (Megan Woods)	Ensuring housing demand is met and providing well-functioning urban environments.
Minister for Urban Development (Megan Woods)	
Minister for Transport (Michael Wood)	Providing intensification around public rail assets and contributing to transport efficiency.
Those who are likely to be affected by the project (s20(h) and s21(3))	
Waka Kotahi	Ensuring the safe and efficient operation of the state highway network in proximity to the site.
KiwiRail	Ensuring the safe operation of the adjoining rail network.
Wellington Water	The project will be serviced by their stormwater, wastewater and reticulated water networks.
Wellington City Council – Roading Asset Owner	Ensuring safe and efficient operation of local road network.
Greater Wellington Regional Council – Owner of station and park & ride	Ensuring the safe and efficient operation of Johnsonville rail station and park and ride.
Metlink –Public Transport Operator (owned by Greater Wellington Regional Council)	Ensuring Safe and efficient operation of rail and bus services.

**Table 2 Stakeholder Engagement Strategy**

Stakeholder	Stakeholder's interest	Engagement objective	Type and frequency of engagement	Timing
Wellington City Council – Planning Policy	Project aligns with high level future planning direction and achieves good planning and urban design outcomes.	Brief stakeholders so that they have a sound understanding of the project. Obtain an understanding of stakeholders' views and concerns. Make changes as necessary to address these concerns and to generate buy-in from stakeholders. Draw out issues and identify unknown risks. Mitigate consenting risk.	Frequent engagement including regular face-to-face meetings and sharing of documents.	September – to project end.
Wellington City Council – Resource Consenting	Implementation of district plan. Good design outcomes are achieved and traffic and engineering-related effects are managed.		Now and ongoing.	September – to project end.
Wellington City Council – Roading authority	Safe and efficient operation of local road network.			October and ongoing.
Wellington City Council – Public space/facilities owner	Project contributes positively to public spaces and facilities like the library.			October and ongoing.

Stakeholder	Stakeholder’s interest	Engagement objective	Type and frequency of engagement	Timing
Greater Wellington Regional Council (GWRC) – Planning Policy	Project aligns with high level regional planning, and Regional Policy Statement.			October – to project end.
GWRC – Regional Consenting	Implementation of Regional Plan. Mitigation of environmental related effects - earthworks, contamination, and stormwater.			
GWRC – Owner of station and park & ride	Safe and efficient operation of Johnsonville rail station and park and ride.			
Metlink – Public transport operator	Safe and efficient operation of rail and bus services.			October/November
Ministry for the Environment	Implementation of Covid-19 Recovery Act 2020 recovery act including increasing housing supply and providing economic benefits.			September and ongoing.
Woolworths New Zealand	Leaseholder of key property. Key anchor tenant.			Underway and ongoing.
Wellington Water	Project is serviced within the capacity of the existing or upgraded infrastructure.			October and ongoing.
Port Nicholson Block Settlement Trust / Taranaki Whānui	Recognition of Taranaki Whānui’s values and ensure that the project is consistent with their interests.	Brief stakeholders so that they have a sound understanding of the project. Obtain an understanding of stakeholders’ views and concerns and be open to making changes in response. Draw out issues, generate buy-in from stakeholders, and mitigate consenting risk.	Regular engagement including sharing of briefing documents and drawings and some face-to-face meetings.	October and ongoing.
Ngāti Toa	Recognition of Ngāti Toa’s values and ensure that the project is consistent with their interests.			Underway and ongoing.
Waka Kotahi	Safe and efficient operation of state highway network.			September and ongoing.
KiwiRail	Safe operation of rail network.			October and ongoing.
Emergency services	Impacts on operations of emergency services.	Inform stakeholders and work to ensure that views and concerns are understood and taken into account. Be open to making changes to address concerns. Mitigate any consenting risks.	Occasional engagement. Sharing of briefing documents, limited one-on-one meetings, open days.	January/February.
Johnsonville business community	Project contributes to success of local business. Minimal disruption to business in construction phase.			November/December
Local churches and community groups including Johnsonville Community Centre.	Are adjacent to the project site and will have an interest in the project.			November/December.
Directly adjoining properties.				January/February.
Johnsonville Community Association				November/December.
Wider Johnsonville Community	Are in proximity to the project site and will likely have an interest in the project.	Inform stakeholders at key milestones as the project progresses. Be open to making changes to address concerns.	Occasional sharing of briefing documents and drawings. Open days.	January/February.

Stakeholder	Stakeholder’s interest	Engagement objective	Type and frequency of engagement	Timing
Mayor Andy Foster and local councillors Jenny Condie and Jill Day	Will have an interest in the project in terms of ensuring it is beneficial to residents of Johnsonville and the Takapū /Northern Ward council ward.			January/February.
MP Greg O’Connor	Ensure project is beneficial to Johnsonville residents and businesses, and to Ōhāriu electorate constituents.			November/December.
Minister of Housing (Megan Woods) and Minister for the Environment (David Parker)	Ensuring housing demand is met and providing well-functioning urban environments.			January/February.

## Appendix 1: Engagement Undertaken to date.

Stakeholder	Meeting Date	Summary
Wellington City Council.	16 September 2021	Initial meeting with WCC policy, consents, and urban design teams: <ul style="list-style-type: none"> <li>WCC planning team provided a brief on the relevant WCC background and on the outcomes they are seeking.</li> <li>Stride project team provided a brief summary to WCC on the conceptual plan for the site, the scope of the fast-track application, and outlined the project team appointed.</li> <li>WCC and Stride project team agreed to establish regular progress meetings.</li> </ul>
Wellington City Council.	29 September 2021	WCC Urban Design discussion: <ul style="list-style-type: none"> <li>WCC presented a summary of their new Design Guide.</li> <li>The Stride project team presented a summary of the development constraints for the site.</li> <li>WCC provided initial feedback, support, and recommendations on the concept design for the Johnsonville Centre.</li> </ul>
Ministry for the Environment	5 October 2021	Pre-application meeting on the use of the fast track referral process.
Wellington Water Limited and Wellington City Council.	8 October 2021	Meeting held to discuss on site servicing and Wellington Water's updated flood modelling for the area.
MP Greg O'Connor	18 October 2021	Meeting to provide a brief on the project to the MP and to discuss further engagement with the Johnsonville business community and resident's groups.
Wellington City Council.	28 October 2021	WCC Johnsonville vision brief: <ul style="list-style-type: none"> <li>The WCC planning policy team presented its long-term vision for Johnsonville to the Stride project team to inform the Stride master planning process.</li> <li>The Stride project team provided a project update to WCC.</li> </ul>
Ngāti Toa	5 November 2021	<ul style="list-style-type: none"> <li>Members of the project team met with a representative of Ngāti Toa to introduce the project and the use of the fast-track consent process.</li> <li>Ngāti Toa were invited to provide input into the master planning of the site, and following this to provide a cultural impact assessment.</li> <li>This is intended to be the first meeting in an ongoing discussion between the two parties.</li> </ul>
Johnsonville business and community representatives.	22 November 2021	Meeting to introduce the project and start an ongoing dialogue with Johnsonville business and community groups organised through MP Greg O'Connor.
Wellington City Council.	2 December 2021	Meeting with WCC policy and urban design teams: <ul style="list-style-type: none"> <li>WCC briefed the Stride team on their recommendations for designing a civic plaza and integration with public transport.</li> <li>There was a discussion around Streetscape/ public realm improvements.</li> <li>Stride provided an update on the project including progress on masterplanning and urban design work.</li> </ul>