

## Samantha Maxwell

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**From:** Gerard Thompson <s 9(2)(a) >  
**Sent:** Wednesday, 22 December 2021 2:20 pm  
**To:** Helen Willis; Jarrod Thompson  
**Cc:** Rachel Ducker; Fast Track Consenting; Matthew Thode  
**Subject:** RE: [COMMERCIAL]FTCA - Johnsonville Town Centre Redevelopment - Clarification points  
**Attachments:** 52131.9 Johnsonville Economic Impact Overview.pdf

### MFE CYBER SECURITY WARNING

This email originated from outside our organisation. Please take extra care when clicking on any links or opening any attachments.

Hi Helen,

Thanks for your email and for your time last week. Responses in red below and amended economic report attached – please let me know if you require anything further.

Ngā mihi | Kind regards

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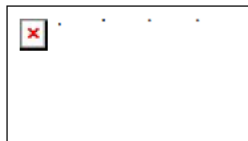
GERARD THOMPSON

Director

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 barker.co.nz



Our offices will be closed from 22nd Dec to 12th Jan.  
We wish everyone a Merry Christmas and Happy New Year

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**From:** Helen Willis <s 9(2)(a) >  
**Sent:** Monday, 20 December 2021 11:42 AM  
**To:** Gerard Thompson <s 9(2)(a) >; Jarrod Thompson <s 9(2)(a) >  
**Cc:** Rachel Ducker <s 9(2)(a) >; Fast Track Consenting <fasttrackconsenting@mfe.govt.nz>  
**Subject:** [COMMERCIAL]FTCA - Johnsonville Town Centre Redevelopment - Clarification points

Kia ora Gerard and Jarrod,

Thank you for meeting with Rachel and I on Friday. As discussed, please see the points below requiring clarification. Please respond to this email with the clarifications so we have a written record.

- Job numbers: Provide these in full-time equivalents per year (FTEs), and provide an assessment of the 'net' number of jobs – i.e, how many are likely to be displaced, and how many are likely to be created on the Project site. Please see update report from Property Economics. Table 1 in the Executive Summary and Table 3 in the main body of the report give further details on net employment. All figures are expressed as FTEs and this is now confirmed in the report.

- Site: Confirm the location of the Project in relation to the titles that you have provided. I.e, will construction/works be carried out across both titles? **Whilst the Stage 1 buildings will be located principally in the northern part of the site, ancillary works will be carried out over the entire site.**
- General scope: Clarify whether the Project includes Stage 1 and Stage 1A, or just Stage 1. **Previously Stride referred to the works internally in two parts - Stage 1 (Supermarket and retail) and Stage 1a (Build to Rent). The Supermarket, retail and build to rent is now all just referred to as Stage 1. The Stage 1a reference was an error.**
- Subdivision: Clarify whether any subdivision will be involved in the scope of the Project. **No subdivision is proposed at this time.**
- Height and reference to Wellington Draft District Plan: Clarify whether the proposed height of the Project will be within the 27m referenced in that plan (noting that it is currently in draft form and therefore non-statutory). **The proposed height of the buildings will be within the 27m height limit set out in the draft district plan. We understand from WCC that they are intending to notify the proposed plan in April 2022 so the proposed plan should be “live” by the time we lodge the fast track application.**
- Land-use consents: Clarify if any land-use consents will be required for operational phases of the Project. **Other than car parking, no other operational phase consents are required i.e. the range of retail, residential, commercial and food and beverage activities are all permitted by the Plan.**
- Developer: Clarify whether Stride will be the only developer/applicant who will be requiring the resource consents. **Confirming that Stride will be the only applicant.**

Thanks both. Feel free to give me a call on [REDACTED] if you have any questions on the above. Otherwise, have a Merry Christmas and happy New Year! **You too – thanks for all of your help so far.**

Ngā mihi nui,

**Helen Willis** ([she/her](#))

Analyst | Kaitātari

Fast Track Consenting

Ministry for the Environment | Manatū Mō Te Taiao

[REDACTED] | [www.mfe.govt.nz](http://www.mfe.govt.nz)

