



BRF-1045

26 January 2021

Ministers of/for:

Infrastructure; Māori Crown Relations: Te Arawhiti; Housing; Education; Arts, Culture, and Heritage; Treaty of Waitangi Negotiations; Local Government; Land Information; Defence; Transport; Conservation; Climate Change; Seniors; and Associate Minister for the Environment (Urban Policy)

Parliament Buildings
WELLINGTON

Dear Ministers

COVID-19 Recovery (Fast-track Consenting) Act 2020 – comments sought on referral application – Johnsonville Town Centre Redevelopment

Stride Investment Management Limited has applied to refer the Johnsonville Town Centre Redevelopment project to an expert consenting panel (a panel) for consideration under the COVID-19 Recovery (Fast-track Consenting) Act 2020 (FTCA). This letter is sent to you pursuant to section 21(2) of the FTCA.

The purpose of the FTCA is to urgently promote employment to support New Zealand's recovery from the economic and social impacts of COVID-19 and to support certainty of investment while continuing to promote the sustainable management of natural and physical resources.

The project is described in Attachment A, and a copy of the application is electronically attached.

I invite you to provide written comments on the referral application. If I accept the application and the project is referred, the applicant will be able to lodge applications with the Environmental Protection Authority for the approvals needed under the Resource Management Act 1991 (RMA) for the project, and a panel will be appointed to consider and decide them. The applicant must provide more detailed environmental assessment and cultural impact assessments as part of their RMA applications. You will have an opportunity at that stage to provide comments to the panel.

Please provide your comments via return email within 10 working days if you wish me to take them into consideration when deciding whether or not to accept the referral application.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'David Parker', is positioned below the text 'Yours sincerely'.

Hon David Parker
Minister for the Environment

Attachments:

- A. Description of proposed project
- B. Application to refer Johnsonville Town Centre Redevelopment project to an expert consenting panel, including supporting information

Attachment A - Proposed project

Project	Applicant	Details
Johnsonville Town Centre Redevelopment	Stride Investment Management Limited	<p>The project comprises Stage 1 of a comprehensive redevelopment of the Johnsonville Town Centre. The project is to demolish a number of existing commercial buildings and construct and operate a mixed-use development that includes:</p> <ul style="list-style-type: none">a. a supermarketb. a building approximately 26 metres high providing approximately 130 residential units and space for retail activitiesc. buildings containing commercial, retail and hospitality activitiesd. an open central pedestrian plazae. associated infrastructure including access, carparks and roading, utilities, and three-waters services. <p>The project site is located on the block bounded by Johnsonville, Broderick and Moorefield Roads, in central Johnsonville, Wellington.</p> <p>The project will involve activities such as demolition of existing buildings and infrastructure, earthworks (including disturbance of contaminated soils), groundwater takes and diversions, discharge of stormwater and contaminants, construction of buildings and associated infrastructure and landscaping.</p>