

BRF-1357

18 March 2022

Emma Bennett
Gas & People General Manager
Powerco
Email: [s 9\(2\)\(a\)](#)

Dear Emma Bennett

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

On 1 February 2023 I invited Powerco to provide written comments on Stride Investment Management Limited's referral application for the Johnsonville Town Centre Redevelopment project (the Project) to an expert consenting panel (a panel) pursuant to section 21(2) of the COVID-18 Recovery (Fast-track Consenting) Act 2020 (FTCA). The Project is described in Attachment A.

After receiving written comments on the Project, the applicant requested that the original 'up to 26 metres' height proposed for the Project's residential building be revised to 'up to 35 metres' height. An email containing correspondence regarding this amendment to the Project scope is in Attachment B.

Under delegated authority from the Minister, I invite Powerco to provide further written comments on the proposed increased height for the Project's residential building.

The above information is provided to you in confidence and as part of the statutory process set out in the FTCA. Please do not forward the additional application details or request for comments to anyone outside your organisation.

Please provide your comments via return email within 5 working days to ensure that the Minister takes your comments into consideration when making his decision. Note that the Minister is not required to consider any comments provided after this time.

If it is more efficient for you to discuss the application, please contact the Ministry for the Environment's Fast-track Consenting Team at fasttrackconsenting@mfe.govt.nz to arrange an appointment.

Yours sincerely

A handwritten signature in black ink, appearing to read 'S. Frame', with a stylized flourish at the end.

Stephanie Frame
Manager, Fast-track Consenting Team

Attachments (electronic):

- A. Description of proposed Project
- B. Email correspondence regarding proposed amendment to the Project scope

Attachment A - Proposed project

Project	Applicant	Details
Johnsonville Town Centre Redevelopment	Stride Investment Management Limited	<p>The Project is Stage 1 of a proposed redevelopment of a 4.1-hectare site within the block bounded by Johnsonville, Broderick and Moorefield Roads in Johnsonville, Wellington City. The Project involves replacement of the Johnsonville Shopping Centre and Countdown supermarket with a mixed-use development that includes constructing and operating:</p> <ul style="list-style-type: none">a. a new supermarketb. a building up to a height of 35 metres providing approximately 130 residential unitsc. 7 primary multi-story buildings and other ancillary buildings and structures (including short-term retail buildings) up to a height of 18 metres, primarily containing commercial, retail and hospitality activitiesd. a publicly accessible plazae. associated infrastructure including pedestrian and vehicle access, carparks, roading, and three-waters, gas and electricity services.