

Stephen Harte

From: Steve Lewis <Steve.Lewis@strideproperty.co.nz>
Sent: Wednesday, 13 July 2016 10:52 a.m.
To: Stephen Harte
Subject: RE: Johnsonville Shopping Centre - Proposed Land Exchange Agreement - Confidential

Hi Stephen,

Thanks for your response below. I have left a message on your voicemail. Can you please give me a quick call when convenient to discuss this further.

Thanks, Steve

Steve Lewis

National Manager
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From: Stephen Harte [mailto:Stephen.Harte@wcc.govt.nz]
Sent: Friday, 8 July 2016 5:18 PM
To: Steve Lewis <Steve.Lewis@strideproperty.co.nz>
Cc: Karen Killick <Karen.Killick@strideproperty.co.nz>; Campbell Robinson <Campbell.Robinson@wcc.govt.nz>; John Vriens <John.Vriens@wcc.govt.nz>; Angus Gabara <Angus.Gabara@gw.govt.nz>; wayne.hastie@gw.govt.nz; Geoff Swainson <Geoff.Swainson@wcc.govt.nz>
Subject: RE: Johnsonville Shopping Centre - Proposed Land Exchange Agreement - Confidential

Thank you for your proposed LEA. Generally it looks promising and I am sure workable for all parties. I have amended your document to reflect a few changes we would like to see and to clarify some other points. The key ones are:

1. We would like to see the licence to cover Council's ownership of the 100 carpark spaces in perpetuity.
2. Extend the hours of WCC rights to 6am rather than 7am
3. Amend (2) in table to simply read Monday to Friday 6am to 7pm
4. 24/7 pedestrian link to be covered
5. WCC will remedy any deficiencies in the stormwater control in Johnsonville Road in line with their renewals programme as prioritised against other similar work city wide.
6. JSC to form a new bus stop and associated passenger waiting facilities in conjunction with their development work and road upgrades on Moorefield Road.
7. WCC will waive any roading and traffic levies associated with the development but not the remainder of the Development Contribution levies.
8. WCC would not necessarily look to transfer land back to JSC if development doesn't go ahead but might look at JSC buying the land if all other land transfers have taken place.

In terms of process, if we can agree these draft terms then this agreement will be put to our Executive Leadership Team for endorsement. From there the agreement can be formalised and

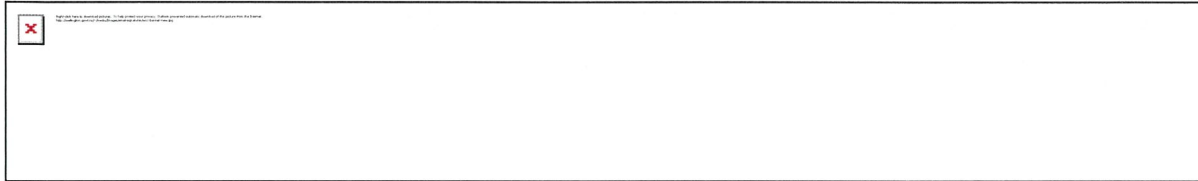
used to underpin your resource consent application. It will also enable the land transfer process to be initiated but implementation would always be subject to your development going ahead.

If you have any questions or points of clarification please come back to me. Thanks.

Stephen Harte

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From: Steve Lewis [<mailto:Steve.Lewis@strideproperty.co.nz>]
Sent: Wednesday, 6 July 2016 12:31 p.m.
To: Stephen Harte
Cc: Karen Killick; Campbell Robinson; John Vriens; Angus Gabara; wayne.hastie@gw.govt.nz; Geoff Swainson
Subject: RE: Johnsonville Shopping Centre - Proposed Land Exchange Agreement - Confidential

Morning Stephen,

Thanks again for meeting with me last week.

Based on our conversations I have prepared the attached updated set of key terms for discussion, with priority given to achieving the 200 WCC carparks for the community and commuters.

If you think this is heading in the right direction I will discuss this further internally with our team, including the solicitors and we will prepare a more complete set of key terms.

As discussed last week, we continue to work towards formal lodgement of the resource consent application next month and we are keen to understand WCC's internal process from here, including stages to the internal WCC process (eg ELT approval prior to committee approval, full council approval and so on).

If it is not possible to conclude an agreement between us by next month (ie RC application lodgement) , then we would need to have an understanding of how far through the process we can get prior to lodgement of Resource Consent application.

Please give me a call to discuss anytime.

Thanks, Steve

Steve Lewis

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