

Stephen Harte

From: Steve Lewis <Steve.Lewis@strideproperty.co.nz>
Sent: Tuesday, 19 July 2016 12:34 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

Hi Stephen,

Further to our phone conversation last week, I think we are now down to the last couple of issues now.

We respond to each of your points below in black. Look forward to your further feedback.

FYI we will be down in Wellington next Tuesday 26 July and would be keen to meet again to discuss any outstanding matters.

Thanks, Steve

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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. Agreed
2. Extend the hours of WCC rights to 6am rather than 7am Agreed
3. Amend (2) in table to simply read Monday to Friday 6am to 7pm. Perhaps the table originally drafted is not clear enough. Per our phone conversation the other day but I think we are both in general agreement as to the rights we are seeking to provide for Council. How does the wording below suit?:

- WCC to have exclusive rights to carparking on Mondays – Fridays (but excluding any statutory public holidays), and during the hours of 6am-7pm, for commuter/community carparking, and further detailed as follows:

<p>Period A: This period <u>excludes</u> all weekdays that are either within:</p> <ol style="list-style-type: none"> 1. NZ Govt school holidays, or 2. In the month of December. 	<p>Total of 200 spaces</p>
<p>Period B: This period <u>includes</u> all weekdays that are:</p> <ol style="list-style-type: none"> 1. NZ Govt school holidays, or 2. In the month December. 	<p>Total of 100 spaces</p>

- No carparks will be available to WCC on Saturdays, Sundays and Statutory Public Holidays
- All carparks to be constructed by JSC, at JSC's cost. JSC bears cost risks on design and construction etc etc;

4. 24/7 pedestrian link to be covered. Agreed.
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. Agreed, subject to WCC outlining for JSC visibility of where timing to complete remedial works for this issue sits within their renewals programme.
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. Agreed, subject to agreement between the parties on design of bus stop and bus shelter. We have shown 30m length bus stop across our boundary on Moorefield Road per your previous request. Any further bus stop works (and associated land transfer) to other properties on Moorefield Road are to be under taken by other parties.
7. WCC will waive any roading and traffic levies associated with the development but not the remainder of the Development Contribution levies. Please advise who we can discuss the other development levies with please eg stormwater. These levies are not unsubstantial and we would like to discuss wavier of those other levies as part of this agreement.
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. Agreed

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.

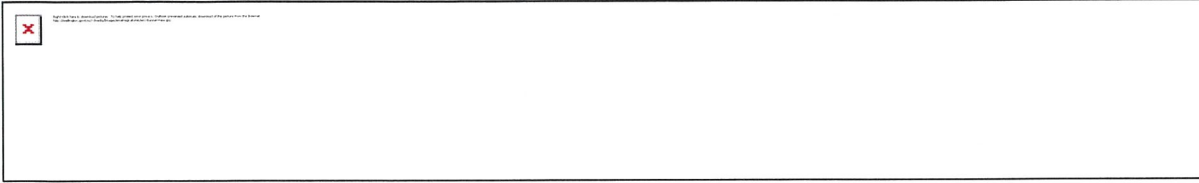
If you have any questions or points of clarification please come back to me. Thanks.

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

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