

## Stephen Harte

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**From:** Steve Lewis <Steve.Lewis@strideproperty.co.nz>  
**Sent:** Monday, 27 June 2016 11:29 a.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,  
Thanks for your note below.  
I will fly down on Thursday to meet with you, and suggest we meet around 10am at your office.  
Please confirm his time works for you, or advise an alternative time which suits.  
Thanks, Steve

**Steve Lewis**  
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**From:** Stephen Harte [mailto:Stephen.Harte@wcc.govt.nz]  
**Sent:** Thursday, 23 June 2016 4:50 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 email.

I agree that we have general agreement on a possible solution that would allow buses to operate on surrounding streets without the need to use the Mall area. This would also allow for the sale of Council roads within your site. However in reaching this position we would ideally like 24/7 access through your site. I am still hopeful that you can achieve this through your design in such a way that there are no ongoing costs to the Council. Using the costs you have provided I hope that we can reach an agreement that works for both parties.

I previously advised Karen that we would like to achieve 200 public spaces on your site made up of 150 for commuters and 50 for general parking. How we saw that being achieved was by adding an additional 100spaces at the community's cost (GWRC/WCC) and using 100 of your spaces during business hours on weekdays. In return you would have the use of our 100spaces in the evening and at weekends. I understood you were to go away and look at that proposal for us having confidence that similar arrangements have worked elsewhere.

In terms of location within your currently proposed development I saw the additional 100 spaces being provided as an addition to your top deck which would be extended to cover the full deck below. Where we provide the 200 spaces for the public within the development I am happy to discuss further. In terms of working out the feasibility of any option we will need some costing information from you. This is in terms of capital costs and ongoing maintenance costs.

In relation to roading, I agree we occupy your land to provide some of the recent improvements made in the area and that no agreement has been reached on the long term occupation or ownership of that land. This was deliberately done to allow flexibility around your development options. What I think we need to do going forward is to identify what improvements we have made in anticipation of your development (this was also a driver in terms of the work carried out to date, an obvious example being the bridge) and what we did to alleviate existing and future traffic demands in the area and how that affects the use of land. From this we can agree what land is to be acquired or vested by each party.

I am happy to meet anytime next week at your convenience.

**Stephen Harte**

Programme Manager: Transport Network Development | Transport Planning | Wellington City Council

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**From:** Steve Lewis [<mailto:Steve.Lewis@strideproperty.co.nz>]  
**Sent:** Friday, 17 June 2016 3:27 p.m.  
**To:** Stephen Harte  
**Cc:** Karen Killick; Campbell Robinson; John Vriens; Angus Gabara; [wayne.hastie@gw.govt.nz](mailto:wayne.hastie@gw.govt.nz)  
**Subject:** RE: Johnsonville Shopping Centre - Proposed Land Exchange Agreement - Confidential

Hi Stephen,

Thanks for your email below. We have considered your points and respond as follows:

- We note your comment that WCC is responsible for positioning of bus stops and on-street amenities. You have previously provided us with a plan showing preferred bus stop layout on our side of Moorefield Road and we have incorporated this within our development plans.
- We accept that a covered Pedestrian link is required between Moorefield (bus stops and rail platform) and Johnsonville Road. An indication of this through site link will be shown in the resource consent drawings, showing the pedestrian link available during normal trading hours. We will consult with you about this further before the layout is finalised. We have previously provided you with annual costings to keep the link open 24/7 and we will need confirmation that these costs will be paid by WCC or GWRC. However we note that GWRC have now accepted that the link does not need to be open 24/7 from their perspective.
- We have previously communicated our position on commuter parking to Angus Gabara at GWRC (attached). We are aware of the recent residents association and media focus on Johnsonville parking issues

and the issues WCC have in providing sufficient carparking for its own library/community centre development. Our focus is on providing an appropriate level of parking for the shopping centre operation and our proposed redevelopment project does not currently displace any existing commuter parking. Our project cannot absorb the cost of additional parking to address WCC's existing issues. However we would be happy to consider provision of additional commuter parking (over and above the parking provision for retail), on the clear understanding that funding for the significant cost incurred (either by way of capital or rental) was coming from other sources. We note WCC has not advised how many commuter parks they would like to see added to the project, nor in what configuration is desired, and what financial consideration it would make for commuter carparks. We will assess any commercial proposal WCC decides to make.

- WCC undertook its roadworks during 2015. With reference to WCC's own website (link below) the roadworks were clearly intended for the purposes of relieving road congestion evidenced in Johnsonville, and benefiting the community at large, which WCC has listed under the heading: "Benefits of the project". We note these roads now occupy the centre's land under a temporary/cancellable license agreement (attached). The agreement is clear that the works were proposed by Council and no land title has been transferred to WCC.
- Unfortunately I have other commitments in Auckland on 24 June but can meet on most any day week beginning 27 June or phone conference most days. Please advise if a day that week works for your team.

Regards,  
Steve

<http://wellington.govt.nz/your-council/projects/johnsonville-projects/johnsonville-triangle-road-improvements>

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**From:** Stephen Harte [<mailto:Stephen.Harte@wcc.govt.nz>]  
**Sent:** Monday, 13 June 2016 5:11 PM  
**To:** Steve Lewis <[Steve.Lewis@strideproperty.co.nz](mailto:Steve.Lewis@strideproperty.co.nz)>  
**Cc:** Karen Killick <[Karen.Killick@strideproperty.co.nz](mailto:Karen.Killick@strideproperty.co.nz)>; Campbell Robinson <[Campbell.Robinson@wcc.govt.nz](mailto:Campbell.Robinson@wcc.govt.nz)>; John Vriens <[John.Vriens@wcc.govt.nz](mailto:John.Vriens@wcc.govt.nz)>  
**Subject:** RE: Johnsonville Shopping Centre - Proposed Land Exchange Agreement - Confidential

Thanks for outlining your position in the draft LEA. A couple of points to note. GWRC are responsible for public transport services but Wellington City is responsible for the management of the road corridor. As such the positioning of bus stops and on-street amenities is the City's responsibility. As you know we have been working with GWRC to package up a solution for public transport in Johnsonville which includes a street solution for bus operations in the area.

As previously conveyed to you, our wishes for transport in the wider area are:

1. A covered pedestrian link between Johnsonville Road, the rail platform and bus stops on Moorefield Road. It is preferred that this link be open 24/7.

2. Establishing bus stop facilities on Moorefield Road/Johnsonville Road in lieu of using the Mall carpark area.
3. Providing commuter car parking as part of your development.

In relation to purchasing and vesting of land for roading the Council has already carried out roading work in the area in anticipation of future development. Some of this work, as you know, has been carried out with your agreement on land you own. It is expected that Council will only pay for land that it uses for roading that you wouldn't be required to provide to service your development. That can be assessed using your final development plans and would relate to both Moorefield Road and Broderick Road.

While your draft LEA covers most points we need to reach agreement on the above points to conclude that agreement. As you suggest a meeting would be a good to progress these. May I suggest Next Friday 24<sup>th</sup> June 10.30am here at Council. Thanks.

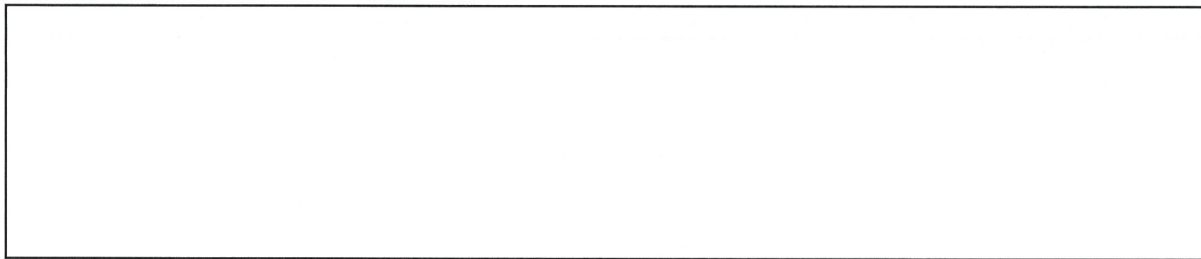
**Stephen Harte**

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**From:** Steve Lewis [<mailto:Steve.Lewis@strideproperty.co.nz>]  
**Sent:** Thursday, 9 June 2016 1:02 p.m.  
**To:** John Vriens; Stephen Harte  
**Cc:** Karen Killick; Campbell Robinson  
**Subject:** Johnsonville Shopping Centre - Proposed Land Exchange Agreement - Confidential

Hi John and Stephen,

Further to recent discussions, please find attached draft discussion points for a proposed Land Exchange Agreement for the land to be transferred at Johnsonville Shopping Centre.

An LEA was previously executed relating to the earlier (larger) development proposal from circa 2008. We have based the attached discussion on the relevant parts of that earlier LEA, although we note much of the earlier document should now be irrelevant. Given that the LEA document will be executed contemporaneously with the resource consent process there will be a package of plans attached to the final LEA.

We would welcome the opportunity to discuss this with your team at your earliest convenience. Please advise a meeting time that works for you and I will make arrangements to travel to Wellington for the meeting.

Thanks and Regards,

Steve

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