

Stephen Harte

From: Steve Lewis <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
Subject: RE: Johnsonville Shopping Centre - Proposed Land Exchange Agreement - Confidential
Attachments: Johnsonville Carparking; Road Agreement - final.pdf

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>
Cc: Karen Killick <Karen.Killick@strideproperty.co.nz>; Campbell Robinson <Campbell.Robinson@wcc.govt.nz>; John Vriens <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.

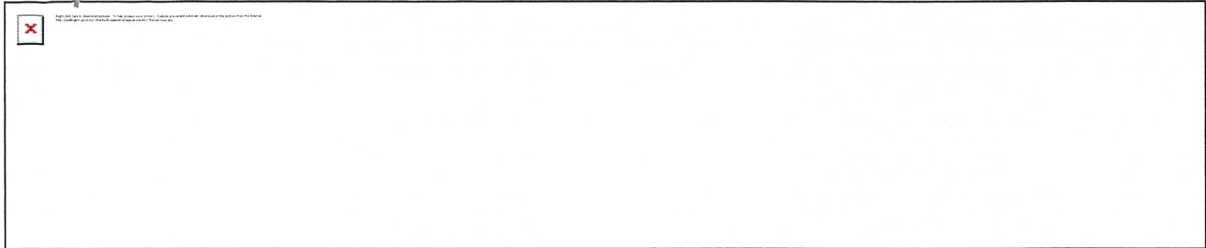
In relation to purchasing and vesting of land for roading the Council has already carried out roading work in the area in anticipation of future development. Some of this work, as you know, has been carried out with your agreement on land you own. It is expected that Council will only pay for land that 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 24th 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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National Manager
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