

**Absolutely Positively  
Wellington City Council**

Me Heke Ki Pōneke

# Ordinary Meeting of Te Kaunihera o Pōneke | Council

## Ngā Meneti | Minutes

9:30 am Rāpare, 5 Mahuru 2024

9:30 am Thursday, 5 September 2024

Ngake (16.09), Level 16, Tahiwī

113 The Terrace

Pōneke | Wellington



## **PRESENT**

Mayor Whanau (Chair)  
Deputy Mayor Foon (Deputy Chair) (via audiovisual link)  
Councillor Abdurahman  
Councillor Apanowicz  
Councillor Brown (via audiovisual link)  
Councillor Calvert  
Councillor Chung  
Councillor Free  
Councillor Matthews  
Councillor McNulty  
Councillor O'Neill  
Councillor Pannett  
Councillor Randle  
Councillor Rogers  
Councillor Wi Neera  
Councillor Young

## **IN ATTENDANCE**

Pouiwi Hohaia  
Pouiwi Kelly

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# 1 Meeting Conduct

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## 1.1 Karakia

The Chairperson opened the meeting at 9.30am with the following karakia.

<b>Whakataka te hau ki te uru,</b>	Cease oh winds of the west
<b>Whakataka te hau ki te tonga.</b>	and of the south
<b>Kia mākinakina ki uta,</b>	Let the bracing breezes flow,
<b>Kia mātaratara ki tai.</b>	over the land and the sea.
<b>E hī ake ana te atākura.</b>	Let the red-tipped dawn come
<b>He tio, he huka, he hauhū.</b>	with a sharpened edge, a touch of frost,
<b>Tihei Mauri Ora!</b>	a promise of a glorious day

(Councillor Brown joined the hui at 9:31am)

## 1.2 Apologies

**Moved Mayor Whanau, seconded Councillor O'Neill**

### **Resolved**

That Te Kaunihera o Pōneke | Council:

1. Accept the apologies received from Councillor Young for lateness.

**Carried**

A division was required under Standing Order 27.6(d), voting on which was as follows:

### **For:**

Mayor Whanau, Councillor Abdurahman, Councillor Apanowicz, Councillor Brown, Councillor Calvert, Councillor Chung, Deputy Mayor Foon (Deputy Chair), Councillor Free, Councillor Matthews, Councillor McNulty, Councillor O'Neill, Councillor Pannett, Councillor Randle, Councillor Rogers, Councillor Wi Neera

### **Against:**

### **Absent:**

Councillor Young

Majority Vote: 15:0

**Carried**

## 1.3 Announcements by the Mayor

Today is obviously a very significant day with the tangi of Kiingi Tuheitia so I would just like to take a moment for us to acknowledge the tremendous work he has done, the place he has held within Māoridom. I was very honoured to have attended yesterday, and the feeling there was of unity. So let's take this moment to remember him.

[The Council observed a moment of silence]

Thank you very much.

## 1.4 Conflict of Interest Declarations

The Mayor declared a non-pecuniary conflict of interest with Item 4.1 Approach to Resolving 2024 District Plan Appeals.

## 1.5 Confirmation of Minutes

### Moved Mayor Whanau, seconded Deputy Mayor Foon

#### **Resolved**

That Te Kaunihera o Pōneke | Council:

1. Approves the minutes of the Ordinary Te Kaunihera o Pōneke | Council Meeting held on 27 June 2024, having been circulated, that they be taken as read and confirmed as an accurate record of that meeting.

**Carried**

A division was required under Standing Order 27.6(d), voting on which was as follows:

#### **For:**

Mayor Whanau, Councillor Abdurahman, Councillor Apanowicz, Councillor Brown, Councillor Calvert, Councillor Chung, Deputy Mayor Foon, Councillor Free, Councillor Matthews, Councillor McNulty, Councillor O'Neill, Councillor Pannett, Councillor Randle, Councillor Rogers, Councillor Wi Neera

#### **Against:**

#### **Absent:**

Councillor Young

Majority Vote: 15:0

**Carried**

## 1.6 Items not on the Agenda

There were no items not on the agenda.

## 1.7 Public Participation

### 1.7.1 MP Greg O'Connor

Greg O'Connor addressed the Council regarding Item 2.2 Notice of Motion: Johnsonville Metropolitan Centre Zone.

### 1.7.2 Jay Patel

Jay Patel addressed the Council regarding Item 2.2 Notice of Motion: Johnsonville Metropolitan Centre Zone.

### 1.7.3 Jon Saunders

Jon Saunders addressed the Council regarding Item 2.2 Notice of Motion: Johnsonville Metropolitan Centre Zone.

### 1.7.4 Michael Harley Thompson

Michael Thompson addressed the Council regarding Item 2.1 Compliance with the changes to Māori Ward legislation.

### 1.7.5 Rochelle Gibbs

Rochelle Gibbs addressed the Council regarding Item 2.1 Compliance with the changes to Māori Ward legislation.

### 1.7.6 Kura Moeahu

Kura Moeahu sent a video submission addressing the Council regarding Item 2.1 Compliance with the changes to Māori Ward legislation.

(Councillor Young joined the hui at 9.56am)

## 2. General Business

### 2.1 Compliance with changes to Māori Ward legislation

#### Moved Mayor Whanau, seconded Deputy Mayor Foon

##### **Resolved**

That Te Kaunihera o Pōneke | Council:

1. Receive the information.
2. Agree to retain Council's Te Whanganui-a-Tara Māori Ward.
3. Note that in 2021 Council voted overwhelmingly in favour of creating a Māori ward for Te Whanganui-a-Tara Wellington.
4. Note that the decision by Council to create a Māori ward reflected the best interests of Wellington City as well as the views of the communities.
5. Note that mana whenua supported the establishment of the ward in 2021 and support its retention now.
6. Note that no formal objection to a Māori ward has since been received from the public.
7. Note that the law requiring Councils to hold a poll on Māori wards conflicts with Councils' responsibility to uphold the wellbeing of their communities, especially Māori.

**Carried**

The motion was voted on in parts, the divisions for which are as below:

Clauses 1 and 2

##### **For:**

Mayor Whanau, Councillor Abdurahman, Councillor Apanowicz, Councillor Brown, Councillor Calvert, Deputy Mayor Foon, Councillor Free, Councillor Matthews, Councillor McNulty, Councillor O'Neill, Councillor Pannett, Councillor Rogers, Councillor Wi Neera

##### **Against:**

Councillor Chung, Councillor Randle, Councillor Young

Majority Vote: 13:3

**Carried**

Clauses 3-6

##### **For:**

Mayor Whanau, Councillor Abdurahman, Councillor Apanowicz, Councillor Brown, Councillor Calvert, Deputy Mayor Foon, Councillor Free, Councillor Matthews, Councillor McNulty, Councillor O'Neill, Councillor Pannett, Councillor Rogers, Councillor Wi Neera

##### **Against:**

Councillor Chung, Councillor Randle, Councillor Young

Majority Vote: 13:3

**Carried**

Clause 7

##### **For:**

Mayor Whanau, Councillor Abdurahman, Councillor Apanowicz, Deputy Mayor Foon, Councillor Matthews, Councillor McNulty, Councillor O'Neill, Councillor Pannett, Councillor Rogers, Councillor Wi Neera

##### **Against:**

Councillor Brown, Councillor Calvert, Councillor Chung, Councillor Free, Councillor Randle, Councillor Young

Majority Vote: 10:6

**Carried**

**Secretarial note:** The motion was moved with changes to the substantive, marked in red.

## 2.2 Notice of Motion: Johnsonville Metropolitan Centre Zone

Moved Councillor McNulty, seconded Councillor Calvert

### Resolved

That Te Kaunihera o Pōneke | Council:

1. **Agrees** to commission a report within six months that investigates options to facilitate and realise commercial development more quickly within the Johnsonville Metropolitan Centre Zone including options under the Public Works Act, Urban Development Act and other statutes.
2. **Agrees** to direct officers to report back to Council on how these options and subsequent development could inform a review of the Johnsonville Town Centre Plan in respect of Council's 2025/2026 Annual Plan.

**Carried**

A division was required under Standing Order 27.6(d), voting on which was as follows:

#### **For:**

Mayor Whanau, Councillor Abdurahman, Councillor Apanowicz, Councillor Brown, Councillor Calvert, Councillor Chung, Deputy Mayor Foon, Councillor Free, Councillor Matthews, Councillor McNulty, Councillor O'Neill, Councillor Randle, Councillor Rogers, Councillor Wi Neera

#### **Against:**

Councillor Pannett, Councillor Young

Majority Vote: 14:2

**Carried**

### Attachments

- 1 Submission from Stride Property Group

(Councillor Matthews left the hui at 11.49am and returned at 11.51am)

**Secretarial note:** A written submission from Stride Property Group was tabled in relation to Item 2.2 Notice of Motion: Johnsonville Metropolitan Centre Zone.

**Secretarial note:** The hui adjourned at 11.56am and resumed with all members present at 12.02pm.



## 2.3 Update to Elected Member Appointments for the 2022-2025 Triennium

### Moved Mayor Whanau, seconded Councillor Free

#### Resolved

That Te Kaunihera o Pōneke | Council:

1. Receive the information.
2. Appoint Councillor **Geordie Rogers** as chair of the Safe and Sustainable Transport Forum.

**Carried**

A division was required under Standing Order 27.6(d), voting on which was as follows:

#### For:

Mayor Whanau, Councillor Abdurahman, Councillor Apanowicz, Councillor Brown, Councillor Chung, Deputy Mayor Foon, Councillor Free, Councillor Matthews, Councillor McNulty, Councillor O'Neill, Councillor Pannett, Councillor Randle, Councillor Rogers, Councillor Wi Neera, Councillor Young

#### Against:

Councillor Calvert

Majority Vote: 15:1

**Carried**

**Secretarial note:** The motion was moved with changes to the substantive, marked in red.

## 2.4 Annual Dog Report 2023-2024

### Moved Councillor O'Neill, seconded Councillor Chung

#### Resolved

That Te Kaunihera o Pōneke | Council:

1. Receive the information.
2. Agree the content of the Annual Dog Control Report 2023-24.
3. Adopt the Annual Dog Control Report 2023-24.

**Carried**

A division was required under Standing Order 27.6(d), voting on which was as follows:

#### For:

Mayor Whanau, Councillor Abdurahman, Councillor Apanowicz, Councillor Brown, Councillor Calvert, Councillor Chung, Deputy Mayor Foon, Councillor Free, Councillor Matthews, Councillor McNulty, Councillor O'Neill, Councillor Pannett, Councillor Randle, Councillor Rogers, Councillor Wi Neera, Councillor Young

#### Against:

Majority Vote: 16:0

**Carried**

**Secretarial note:** In accordance with standing order 19.1, the chairperson accorded precedence to Item 3.2 and reordered the remainder of the agenda:

## **2. General Business**

3.2 Report of the Koata Hātepe | Regulatory Processes Committee Meeting of 8 August 2024

2.5 District Licensing Committee Annual Report

2.6 Annual Report On Income Received From And Costs Incurred In Alcohol Licencing For Year 2023/2024.

2.7 Decision register updates and upcoming reports

## **3. Committee Reports**

3.1 Report of the Kōrau Mātinitini | Social, Cultural, and Economic Committee Meeting of 29 August 2024

## **4. Public Excluded**

4.1 Approach to Resolving 2024 District Plan Appeals

## **3.2 Report of the Koata Hātepe | Regulatory Processes Committee Meeting of 8 August 2024**

**Moved Councillor Free, seconded Councillor McNulty**

### **Resolved**

#### **PROPOSED ROAD-STOPPING - 1B CONNAUGHT TERRACE, BROOKLYN**

That Te Kaunihera o Pōneke | Council:

- 1) Declare that the approximately 71 m<sup>2</sup> (subject to survey) of unformed legal-road land (the Land) adjoining 1B Connaught Terrace (Lot 3 DP 10337, held on ROT 742999) is not required for a public work and is surplus to Council's operational requirements.
- 2) Agree to dispose of the Land.
- 3) Delegate to the Chief Executive Officer the power to conclude all matters in relation to the road stopping and disposal of the Land, including all legislative matters, issuing relevant public notices, declaring the road stopped, negotiating the terms of the sale or exchange, imposing any reasonable covenants, and anything else necessary.

#### **NEW COMMUNITY RECREATION LEASES AND LICENCE**

That Te Kaunihera o Pōneke | Council:

- 1) Approve the new premises lease for Olympic AFC as required under the Wellington Town Belt Act 2016.

**Carried**

A division was required under Standing Order 27.6(d), voting on which was as follows:

#### **For:**

Mayor Whanau, Councillor Abdurahman, Councillor Apanowicz, Councillor Brown, Councillor Calvert, Councillor Chung, Deputy Mayor Foon, Councillor Free, Councillor Matthews, Councillor McNulty, Councillor O'Neill, Councillor Pannett, Councillor Randle, Councillor Rogers, Councillor Wi Neera, Councillor Young

#### **Against:**

Majority Vote: 16:0

**Carried**

(Councillor Free left the hui at 12.31pm)

## 2.5 District Licensing Committee Annual Report

Moved Councillor O'Neill, seconded Councillor Abdurahman

### Resolved

That Te Kaunihera o Pōneke | Council:

1. Receive the information.
2. Agree that this annual report may be submitted to the Alcohol Regulatory Licensing Authority (ARLA).

**Carried**

A division was required under Standing Order 27.6(d), voting on which was as follows:

#### For:

Mayor Whanau, Councillor Abdurahman, Councillor Apanowicz, Councillor Brown, Councillor Calvert, Councillor Chung, Deputy Mayor Foon, Councillor Matthews, Councillor McNulty, Councillor O'Neill, Councillor Pannett, Councillor Randle, Councillor Rogers, Councillor Wi Neera, Councillor Young

#### Against:

#### Absent:

Councillor Free

Majority Vote: 15:0

**Carried**

## 2.6 Annual Report On Income Received From And Costs Incurred In Alcohol Licensing For Year 2023/2024.

Moved Councillor O'Neill, seconded Councillor Abdurahman

### Resolved

That Te Kaunihera o Pōneke | Council:

1. Receive the information.
2. Adopt the Annual Report of Alcohol Licensing income and costs for the year July 2023-June 2024.

**Carried**

A division was required under Standing Order 27.6(d), voting on which was as follows:

#### For:

Mayor Whanau, Councillor Abdurahman, Councillor Apanowicz, Councillor Brown, Councillor Calvert, Councillor Chung, Deputy Mayor Foon, Councillor Matthews, Councillor McNulty, Councillor O'Neill, Councillor Pannett, Councillor Randle, Councillor Rogers, Councillor Wi Neera, Councillor Young

#### Against:

#### Absent:

Councillor Free

Majority Vote: 15:0

**Carried**

## 2.7 Decision register updates and upcoming reports

### Moved Mayor Whanau, seconded Deputy Mayor Foon

#### Resolved

That Te Kaunihera o Pōneke | Council:

1. Receive the information.

**Carried**

A division was required under Standing Order 27.6(d), voting on which was as follows:

#### **For:**

Mayor Whanau, Councillor Abdurahman, Councillor Apanowicz, Councillor Brown, Councillor Calvert, Councillor Chung, Deputy Mayor Foon, Councillor Matthews, Councillor McNulty, Councillor O'Neill, Councillor Pannett, Councillor Randle, Councillor Rogers, Councillor Wi Neera, Councillor Young

#### **Against:**

#### **Absent:**

Councillor Free

Majority Vote: 15:0

**Carried**

## 3. Committee Reports

### 3.1 Report of the Kōrau Mātinitini | Social, Cultural, and Economic Committee Meeting of 29 August 2024

#### Moved Councillor O'Neill, seconded Councillor Abdurahman

#### Resolved

#### **ALCOHOL FEES BYLAW REVIEW - RECOMMENDATIONS FOLLOWING CONSULTATION**

That Te Kaunihera o Pōneke | Council:

1. Adopt the Alcohol Fees Bylaw 2024
2. Authorise the Chief Executive Officer and the Chair and Deputy Chair of the Kōrau Mātinitini | Social, Cultural, and Economic Committee to approve minor changes and edits, as required, to the Alcohol Fees Bylaw 2024 before publishing.

**Carried**

A division was required under Standing Order 27.6(d), voting on which was as follows:

#### **For:**

Mayor Whanau, Councillor Abdurahman, Councillor Apanowicz, Councillor Brown, Councillor Calvert, Councillor Chung, Deputy Mayor Foon, Councillor Matthews, Councillor McNulty, Councillor O'Neill, Councillor Pannett, Councillor Randle, Councillor Rogers, Councillor Wi Neera, Councillor Young

#### **Against:**

#### **Absent:**

Councillor Free

Majority Vote: 15:0

**Carried**

## 4. Public Excluded

### Moved Mayor Whanau, seconded Councillor Matthews

#### Resolved

That the Te Kaunihera o Pōneke | Council:

1. Pursuant to the provisions of the Local Government Official Information and Meetings Act 1987, exclude the public from the following part of the proceedings of this meeting namely:

General subject of the matter to be considered	Reasons for passing this resolution in relation to each matter	Ground(s) under section 48(1) for the passing of this resolution
4.1 Approach to Resolving 2024 District Plan Appeals	7(2)(i) The withholding of the information is necessary to enable the local authority to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations).	s48(1)(a) That the public conduct of this item would be likely to result in the disclosure of information for which good reason for withholding would exist under Section 7.

2. Direct officers to conder the release of public excluded information in Item 4.1 Approach to Resolving 2024 District Plan Appeals following the resolution of appeals.

3. Agree to allow for external lawyers Mark Mulholland and Dave Randal of Buddle Findlay to remain in the room for the public excluded item.

**Carried**

A division was required under Standing Order 27.6(d), voting on which was as follows:

#### **For:**

Mayor Whanau, Councillor Abdurahman, Councillor Apanowicz, Councillor Brown, Deputy Mayor Foon, Councillor Matthews, Councillor McNulty, Councillor O'Neill, Councillor Rogers, Councillor Wi Neera, Councillor Young

#### **Against:**

Councillor Calvert, Councillor Chung, Councillor Pannett, Councillor Randle

#### **Absent:**

Councillor Free

Majority Vote: 11:4

**Carried**

**Secretarial note:** The 2024 District Plan Appeals webpage was tabled at this time. More information on the appeals can be accessed here: <https://wellington.govt.nz/your-council/plans-policies-and-bylaws/district-plan/proposed-district-plan/appeals>

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The hui went into public-excluded session at 12.50pm.

The hui returned from public-excluded session and concluded at 1.30pm with the reading of the following karakia:

<b>Unuhia, unuhia, unuhia ki te uru tapu nui</b>	Draw on, draw on
<b>Kia wātea, kia māmā, te ngākau, te tinana, te wairua</b>	Draw on the supreme sacredness To clear, to free the heart, the body and the spirit of mankind
<b>I te ara takatū</b>	
<b>Koia rā e Rongo, whakairia ake ki runga</b>	Oh Rongo, above (symbol of peace)
<b>Kia wātea, kia wātea</b>	Let this all be done in unity
<b>Āe rā, kua wātea!</b>	

Authenticated: \_\_\_\_\_  
Chair

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# Ordinary Meeting of Te Kaunihera o Pōneke | Council

## Minute item attachments

9:30 am Thursday, 5 September 2024  
Ngake (16.09), Level 16, Tahiwī  
113 The Terrace  
Pōneke | Wellington

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### Business

### Page No.

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#### 2.2 Notice of Motion: Johnsonville Metropolitan Centre Zone

- |                                          |   |
|------------------------------------------|---|
| 1. Submission from Stride Property Group | 2 |
|------------------------------------------|---|



Wellington City Council  
By email: [public.participation@wcc.govt.nz](mailto:public.participation@wcc.govt.nz)

5 September 2024

### Stride Property Group – Submission on Notice of Motion regarding Johnsonville

Stride Property Group (SPG) is aware of the recent comments regarding Johnsonville Shopping Centre and wishes to make a submission to be considered by Wellington City Council when it considers the Notice of Motion by Councillor Ben McNulty.

SPG is one of New Zealand's largest commercial property companies and is listed on the New Zealand Stock Exchange. SPG has \$3.2 billion of assets under management in New Zealand across the retail, office and industrial property sectors. SPG is also one of New Zealand's largest and most experienced commercial property developers, with over \$700m in developments completed in the last nine years. SPG is a significant investor in Wellington, with approximately \$825 million of assets owned and managed by SPG in the wider Wellington region. We have been an investor in the Wellington region for more than 20 years.

SPG has always maintained an open dialogue with Wellington City Council (WCC) and its representatives, including regular meetings and updates. As a significant investor, developer and supporter of Wellington, and considering our open approach with WCC, it has been disappointing to observe the inaccurate representations made in the Notice of Motion, and in the media in recent weeks in respect of our investment in Johnsonville Shopping Centre (JSC). We note that we have not had any contact from WCC or any of the Councillors. If we had been contacted, we would have been willing and happy to discuss these matters with WCC representatives directly, as we have always done, which could have avoided these misrepresentations being made public.

JSC is owned in a 50/50 joint venture (JSC JV) by SPG and Diversified NZ Property Trust, which is predominantly owned by international investors. Since acquisition, JSC JV has made a very significant investment, amounting to many millions of dollars, in assessing redevelopment options for JSC. This investment would not have been made if the JSC JV did not believe in the future development potential of Johnsonville. We further note that, similar to any joint venture, investment decisions are made jointly and by all investors, with no one party dictating the outcome.

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W [strideproperty.co.nz](http://strideproperty.co.nz)

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### **Significant operating cost increases in Wellington**

We think it is important that WCC gains an understanding of the economic realities that have emerged for investors and developers in Wellington in recent years; factors which have contributed to making it more difficult to achieve minimum financial hurdles when undertaking developments. Some examples include:

- In the past nine years, rates (for comparable commercial property) have increased by approximately 70%. This is 43%, or 2.6x, higher than the rate of inflation over the same period. We also note that under WCC's Long Term Plan, rates are expected to increase at significantly more than the rate of inflation over the next 10 years, exacerbating this differential further.
- Insurance costs have increased 560% over the same period.
- These substantial increases in operating costs mean that a retailer in Wellington now needs to make between 20% to 30% more in sales when compared to other major urban areas, such as Auckland, to achieve a comparable level of profitability.
- In addition to the above, we note that retail rentals have *declined* in Wellington over the same period (nine years).
- The above is before considering the wider economic challenges in New Zealand in recent years which have been significant for the market.

If WCC wishes to support commercial development in Wellington, we suggest that its best course of action would be to focus on:

- Significantly reducing rates for commercial property, or at the very least, significantly limiting the growth of rates increases;
- Working with central government and the commercial property sector to develop solutions to help owners reduce insurance premium costs; and
- Helping to grow the economic activity of Wellington.

The impact of these three activities alone would have the biggest positive influence on the market's ability to develop new, high quality property in Wellington.

### **Comments to the Notice of Motion**

While there are multiple factual inaccuracies contained the Notice of Motion (and related media releases), we do not propose to comment on each one of these inaccuracies, and instead refer to two key instances below which illustrate some of the changes to WCC's position to JSC during its development planning:

#### **1. Planning changes**

The JSC JV was originally formed with the purpose of acquiring JSC with the intention of redeveloping the property into a regional shopping centre. The JSC JV worked in good faith with WCC during an early stage to deliver a substantial regional shopping centre at Johnsonville. Significant investment was made by the JSC JV through this process.

Subsequently, and as a result of lobbying from central Wellington based retailers, WCC introduced a plan change late in our pre-development planning which materially reduced the scope of development able to be delivered on the site, making the development uneconomic. Critically, the delay meant the project was unable to commence as originally planned, and the following Global Financial Crisis and severe market decline for commercial property sector further delayed feasible development for several years.

More recently, we are pleased to advise we have had a collaborative and constructive working relationship with WCC planners.

2. 2022 Infrastructure Acceleration Funding (IAF) issue

The statement relating to the “2022 decision by Stride to walk away from a proposed development put together in partnership with WCC” and the implication that Stride cost the city \$17m of potential Infrastructure Acceleration Funding (IAF) for water infrastructure upgrades is factually incorrect, misleading and is silent on WCC’s critical influence on the outcome.

We summarise the background regarding the IAF application as follows:

- At the time of WCC preparing an IAF application to upgrade its under-capacity water infrastructure in Johnsonville, WCC were considering two residential projects, being; (1) the delivery by WCC of residential housing at the former Johnsonville library site, and (2) a long term lease by WCC of between 80 and 130 residential units for key worker accommodation as part of a proposed JSC JV development project. The negotiations between JSC JV and WCC were progressing, but incomplete at the time.
- The application for IAF funding was contingent on both projects proceeding.
- In the context of the JSC JV’s negotiation with WCC, WCC sought the JSC JV’s support for WCC’s initial IAF applications, which the JSC JV provided.
- Subsequently, WCC were unable to commit to a commercial arrangement with the JSC JV which would have made the development economically viable. While being very disappointed, the JSC JV respected WCC’s position. As a result, negotiations between the parties ceased.
- The IAF funding application was not successful because (1) WCC was not able to commit to its own housing outcomes at the former Johnsonville library site, and (2) WCC was unable to commit to an agreement which allowed for the development of residential property at JSC.

**Next steps**

Earlier this year the JSC JV commenced a process to re-evaluate development options for JSC, including retail, large format retail, food and beverage, office and residential on the site. This process is currently underway. However, the JSC JV notes the heightened commercial uncertainty the recent developments at Council and the Notice of Motion process (given its suggestion that WCC may seek to invoke the Public Works Act, Urban Development Act or other statutes) would introduce.

We remain willing to engage in constructive discussions with WCC representatives regarding JSC, its future, and how WCC and JSC JV can work together.

Yours sincerely,



Philip Littlewood  
CEO  
Stride Property Group



Roy Stansfield  
General Manager Shopping Centres  
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