



21 October 2020

DOIA20/21080458

s 9(2)(a)

Dear s 9(2)(a)

Thank you for your email dated 10 August 2020 requesting the following information under the Official Information Act 1982 (the Act):

All documentation and correspondence between 1 October 2019 - 1 July 2020 pertaining to housing development proposals on Mt Crawford.

Following the telephone meeting you had with Ministry officials on 19 August 2020, you refined your request to:

All correspondence between the Ministry of Housing and Urban Development and Taranaki Whanui and their development partners, in relation to the potential housing development at the Mt Crawford prison site. Dates covered by this request are between 1 October 2019 and 1 July 2020.

Ten emails have been found to be within scope of your request and all are released to you. Some information has been withheld under the following sections of the Act:

Section of Act	Reason to withhold
9(2)(a)	To protect the privacy of natural persons, including that of deceased natural persons
9(2)(g)(i)	To maintain the effective conduct of public affairs through the free and frank expression of opinions by or between or to Ministers of the Crown or members of an organisation or officers and employees of any department or organisation in the course of their duty
9(2)(j)	To enable a Minister of the Crown or any public service agency or organisation holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)

The emails are detailed in the attached document schedule.

In terms of section 9(1) of the Act, I am satisfied that, in the circumstances, the decision to withhold information under section 9 of the Act is not outweighed by other considerations that render it desirable to make the information available in the public interest.

You have the right to seek an investigation and review of my response by the Ombudsman, in accordance with section 28(3) of the Act. The relevant details can be found on the Ombudsman's website www.ombudsman.parliament.nz.

As part of our ongoing commitment to openness and transparency, the Ministry proactively releases information and documents that may be of interest to the public. As such, this response, with your personal details removed, may be published on our website.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Matt Fraser', with a stylized, cursive script.

Matt Fraser
Manager, Land Acquisition and Development

Annex 1: Document Schedule

Documents released – DOIA20/21080458			
Ref	Date	Document	Section of the Act applied
1	24 February 2020	Email from Phillip Stroud to Declan Millin RE: Mt Crawford	9(2)(a)
2	9 March 2020	Email from Phillip Stroud to Lisle Mcerlane and Declan Millin RE: Mt Crawford – Miramar Peninsula	9(2)(a)
3	9 March 2020	Email from Earl Hope-Pearson to Lisle Mcerlane and Phillip Stroud RE: Te Motu Kairangi/Watts Peninsula Reserve Establishment	N/A
4	10 March 2020	Email (and attachment) from Earl Hope-Pearson to Phillip Stroud and Lisle Mcerlane RE: Mt Crawford – Miramar Peninsula <ul style="list-style-type: none"> Attachment: "Memo from Earl Hope-Pearson to Phil Stroud and Lisle Mcerlane: 9 March 2020" – released with redactions 	9(2)(a)
5	27 March 2020	Email from Earl Hope Pearson to Phillip Stroud: Mt Crawford – Documents	N/A
6	30 March 2020	Email (and attachments) from Earl Hope Pearson to Phillip Stroud: FW: Mt Crawford – Colliers Valuation – Information provided <ul style="list-style-type: none"> Attachment: Floor plan of existing prison – released in full Attachment: Arial photograph of Mt Crawford site – released in full Attachment: "Demolition of buildings Mt Crawford Prison for Department of Corrections" - withheld in full Attachment: "Heritage assessment for Wellington Prison" - withheld in full Attachment: "National property portfolio seismic assessment" - withheld in full 	9(2)(a) 9(2)(j)

Ref	Date	Document	Section of the Act applied
7	1 April 2020	Email (and attachment) from Phillip Stroud to Earl Hope-Pearson: RE: Mt Crawford – Colliers Valuation – Information provided <ul style="list-style-type: none"> Attachment: “Desktop site analysis: Site 41 – Former Mount Crawford Prison” – withheld in full 	9(2)(a) 9(2)(j)
8	21 May 2020	Email (and attachment) from Phillip Stroud to Earl Hope-Pearson: FW: Mt Crawford – Miramar Peninsula <ul style="list-style-type: none"> Attachment: “Memo from Earl Hope-Pearson to Phil Stroud: 9 March 2020” – released with redactions 	9(2)(a)
9	21 May 2020	Email from Phillip Stroud to David Hunter: RE: Miramar Peninsula	9(2)(a)
10	2 June 2020	Email from Phillip Stroud to Earl Hope-Pearson: FW: Mt Crawford – Miramar Peninsula	9(2)(a) 9(2)(g)(i)

From: Phillip Stroud
Sent: Monday, 24 February 2020 5:34 PM
To: Declan Millin <declanmillin@hotmail.com>
Cc: Earl Hope-Pearson <ehopepearson@egmontdixon.com>; lisle_mcerlane <lisle_mcerlane@ascendcapital.co.nz>
Subject: RE: Mt Crawford

Hi Declan

Thanks for meeting with me today about Mt Crawford. As agreed, I look forward to receiving a programme outlining what additional financial analysis and due diligence activities are planned for the next six months to help determine the site's viability. As mentioned, we need to be making reasonable progress toward deciding if the site can be successfully developed and we need to be providing LINZ with evidence that progress is being made.

I have also drafted an email to WCC to ask what progress has been made on the master-planning of Miramar peninsula. This is being circulated internally to make sure HUD has a jointed-up approach with WCC, before I send it.

Ngā mihi

Phil Stroud
Development Manager

s 9(2)(a)

From: Declan Millin <declanmillin@hotmail.com>
Sent: Monday, 24 February 2020 7:18 AM
To: Phillip Stroud <Phillip.Stroud@hud.govt.nz>; Earl Hope-Pearson <ehopepearson@egmontdixon.com>; lisle_mcerlane <lisle_mcerlane@ascendcapital.co.nz>
Subject: RE: Mt Crawford

Phil

Let me know when you can speak – it might be timely for Lisle, yourself and I to meet up

Declan

From: Phillip Stroud <Phillip.Stroud@hud.govt.nz>
Sent: Monday, 17 February 2020 4:56 PM
To: Declan Millin <declanmillin@hotmail.com>; Earl Hope-Pearson <ehopepearson@egmontdixon.com>; lisle_mcerlane <lisle_mcerlane@ascendcapital.co.nz>
Subject: FW: Mt Crawford

Hi guys

I am getting pressure from LINZ about HUD making a decision about housing at Mt Crawford. Is there anything to report?

I am happy to discuss.

Ngā mihi

Phil Stroud

Development Manager

s 9(2)(a)

From: David Hunter <DHunter@linz.govt.nz>
Sent: Monday, 17 February 2020 3:27 PM
To: Phillip Stroud <Phillip.Stroud@hud.govt.nz>
Subject: Mt Crawford

Hi Phil,

Hope all is well,

We briefly discussed at the end of last year that you were discussing with PNBST regarding the potential acquisition of Mt Crawford and Areas 4 & 5 of Watts Peninsula by HUD. Can you please provide an update on how this went and timeframes on a decision?

Happy to discuss,

Thanks,

David Hunter
Senior Portfolio Manager Land and Property (Wellington)
Crown Property

E dhunter@linz.govt.nz | DDI 04 831 1668

Wellington Office, Level 7, Radi New Zealand House, 155 The Terrace
PO Box 5501, Wellington 6145 New Zealand | T 04 460 0110
W www.linz.govt.nz | data.linz.govt.nz



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From: Phillip Stroud

Sent: Monday, 9 March 2020 11:35 AM

To: lisle_mcerlane <lisle_mcerlane@ascendcapital.co.nz>; 'Declan Millin' <declanmillin@hotmail.com>

Cc: 'Earl Hope-Pearson' <ehopepearson@egmontdixon.com>; 'Kirsty Tamanui' <kirsty@portnicholson.org.nz>; jamie.tuuta@xtra.co.nz

Subject: RE: Mt Crawford - Miramar Peninsula [UNCLASSIFIED]

Hi All

Just to clarify, LINZ has indicated that WCC's reference about DOC relates to the 72ha that will remain in Crown ownership and be held by DOC, not the Mt Crawford site. LINZ is confirming where that transfer is at as it seems to be delaying WCC's master-planning.

Ngā mihi

Phil Stroud

Development Manager

DDI +64 4 831 6056 | Mobile s 9(2)(a)

From: lisle_mcerlane <lisle_mcerlane@ascendcapital.co.nz>

Sent: Monday, 9 March 2020 10:14 AM

To: Phillip Stroud <Phillip.Stroud@hud.govt.nz>; 'Declan Millin' <declanmillin@hotmail.com>

Cc: 'Earl Hope-Pearson' <ehopepearson@egmontdixon.com>; 'Kirsty Tamanui' <kirsty@portnicholson.org.nz>; jamie.tuuta@xtra.co.nz

Subject: RE: Mt Crawford - Miramar Peninsula [UNCLASSIFIED]

Hi Phil,

Thank you for this, as great minds think alike, as I have just been on the phone to Earl about this so we should have a program and some analysis following from him.

I am a little surprised about the WCC position, as we see Mount Crawford as clearly coming back to us should our arrangement fall over with Watts Peninsula being a separate discussion, which I can confirm we are following up and will keep you posted, as we like you are mystified about what LINZ and WCC are doing but intend to find out.

Rgs lisle

From: Phillip Stroud <Phillip.Stroud@hud.govt.nz>

Sent: Monday, 9 March 2020 10:03 AM

To: lisle_mcerlane <lisle_mcerlane@ascendcapital.co.nz>; Declan Millin (declanmillin@hotmail.com) <declanmillin@hotmail.com>

Cc: Earl Hope-Pearson <ehopepearson@egmontdixon.com>

Subject: RE: Mt Crawford - Miramar Peninsula [UNCLASSIFIED]

Hi Guys

I am keen to get a programme outlining what additional financial analysis and due diligence activities are planned for the next six months to help determine the site's viability. Remember we have a

As I have mentioned before, we need to be making reasonable progress towards deciding if the site can be successfully developed and we need to be providing LINZ with evidence that we are trying to make reasonable progress.

Regarding the email below from WCC, I have asked LINZ what the story is about the DOC land. I want to try and remove the road-block that WCC put up with the aim to provide certainty about the long-term future of the Mt Crawford Site.

Ngā mihi

Phil Stroud

Development Manager

DDI +64 4 831 6056 | Mobile **s 9(2)(a)**

From: Moana Mackey <Moana.Mackey@wcc.govt.nz>

Sent: Friday, 6 March 2020 11:10 AM

To: Phillip Stroud <Phillip.Stroud@hud.govt.nz>

Cc: David Chick <David.Chick@wcc.govt.nz>; Declan Millin (<declanmillin@hotmail.com>)
<declanmillin@hotmail.com>; lisle_mcerlane <lisle_mcerlane@ascendcapital.co.nz>

Subject: RE: Mt Crawford - Miramar Peninsula [UNCLASSIFIED]

Hi Phil

Thanks for getting back in touch. Time flies...!

In terms of the land transfer from LINZ to DoC things were progressing in 2019 but unfortunately have now slowed right down again so we're still waiting for progress on that front. Until we know exactly what is happening with that part of the peninsula we can't progress our Te Motu Kairangi master-planning.

Out of Scope

Moana

Moana Mackey

Acting Chief City Planner | | Wellington City Council

P +6448038317 | M **s 9(2)(a)** F

E Moana.Mackey@wcc.govt.nz | W Wellington.govt.nz | ☐ ☐

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Out of Scope

From: Phillip Stroud [<mailto:Phillip.Stroud@hud.govt.nz>]
Sent: Tuesday, 25 February 2020 4:59 PM
To: Moana Mackey
Cc: David Chick; Declan Millin (declanmillin@hotmail.com); lisle_mcerlane
Subject: RE: Mt Crawford - Miramar Peninsula [UNCLASSIFIED]

Hi Moana

I hope 2020 has been treating you well. It has been a while since our meeting back in March 2019 where we discussed land in disposal on Mt Crawford and the master planning of Miramar Peninsula. I have assumed you are still the right person to be contacting.

Out of Scope

Happy for you to call me if that works for you.

Ngā mihi

PHILLIP STROUD
DEVELOPMENT MANAGER

Land for Housing
Place-based Policy and Programmes

Ministry of Housing and Urban Development

phillip.stroud@hud.govt.nz | Telephone + **s 9(2)(a)** www.hud.govt.nz



MINISTRY OF HOUSING
AND URBAN DEVELOPMENT



Out of Scope

Out of Scope

From: Earl Hope-Pearson <ehopepearson@egmontdixon.com>

Sent: Monday, 9 March 2020 5:37 PM

To: lisle_mcerlane <lisle_mcerlane@ascendcapital.co.nz>; Phillip Stroud <Phillip.Stroud@hud.govt.nz>

Cc: 'Kirsty Tamanui' <kirsty@portnicholson.org.nz>; 'Jamie Tuuta' <jamie.tuuta@xtra.co.nz>; 'Kara Dentice' <kara.dentice@gmail.com>; kim.skelton@solas.nz

Subject: RE: Te Motu Kairangi / Watts Peninsula Reserve Establishment

Phil

Can you also confirm have WCC sought to acquire any of the landholdings from LINZ under the PWA – I am aware from discussions had last year there were some pretty significant chunks proposed to be taken for roading and parking – no doubt for the proposed reserve.

Nga mihi

Earl

Out of Scope

From: Earl Hope-Pearson <ehopepearson@egmontdixon.com>
Sent: Tuesday, 10 March 2020 7:29 AM
To: Phillip Stroud <Phillip.Stroud@hud.govt.nz>; lisle_mcerlane <lisle_mcerlane@ascendcapital.co.nz>
Subject: RE: Mt Crawford - Miramar Peninsula [UNCLASSIFIED]

Phil

Further to your email as attached memo update and programme.

Happy to discuss.

Regards

Earl

From: Phillip Stroud <Phillip.Stroud@hud.govt.nz>
Sent: Monday, 9 March 2020 10:03 AM
To: lisle_mcerlane <lisle_mcerlane@ascendcapital.co.nz>; Declan Millin (<declanmillin@hotmail.com>
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Ngā mihi

Phil Stroud
Development Manager

DDI +64 4 831 6056 | Mobile + s 9(2)(a)

From: Moana Mackey <Moana.Mackey@wcc.govt.nz>
Sent: Friday, 6 March 2020 11:10 AM
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Cc: David Chick <David.Chick@wcc.govt.nz>; Declan Millin (declanmillin@hotmail.com) <declanmillin@hotmail.com>; lisle_mcerlane <lisle_mcerlane@ascendcapital.co.nz>
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Out of Scope

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Ngā mihi

PHILLIP STROUD
DEVELOPMENT MANAGER

Land for Housing
Place-based Policy and Programmes

Ministry of Housing and Urban Development

phillip.stroud@hud.govt.nz | Telephone +64 **s 9(2)(a)** www.hud.govt.nz



**MINISTRY OF HOUSING
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MEMO



EGMONT
DIXON

DATE 9 March 2020
TO Phil Shroud
FROM Earl Hope - Pearson
CC Lisle McErlane

MT CRAWFORD DUE DILIGENCE WORKS.

Phil

Please find attached updated programme for the completion of the due diligence works for Mt Crawford.

Now that we have some direction from Wellington City Council on the site

Out of Scope

Out of Scope

we can now begin a high-level development financial feasibility assessment of development scenarios and options for the Mt Crawford site.

These works will predicate any formal consultant engagement to check and confirm value alignment with LINZ's valuation receipted 2019.

From this point the Parties (Kainga Ora and Taranaki Whanui) can confirm the feasibility of proceeding with the required investment to validate any proposed development on the site.

Key milestones and deliverables over the next 6 months in advance of any development agreement or commercials being confirmed (subject to the aforementioned high-level development financial feasibility assessment being confirmed) is detailed in Table 1 – Mt Crawford Project Due Diligence.

Task Mode	Task Name	Duration	Start	Finish	Predecessors	Resource Names
Manually Scheduled	Confirmation of DD Budgets with consultants, 5 days reconfirm/ Partners	5 days	Fri 13/03/20	Thu 19/03/20	5	ED/ Project Partners
Manually Scheduled	Development Financial Feasibility - Based on LINZ Valuation pre engagement of Consultants	19 days	Mon 9/03/20	Thu 2/04/20		ED
Manually Scheduled	Engage	1 day	Mon 6/04/20	Mon 6/04/20	14	ED
Manually Scheduled	Consultant Inputs	50 days	Tue 7/04/20	Mon 15/06/20	15	As confirmed
Manually Scheduled	Review	20 days	Tue 16/06/20	Mon 13/07/20	16	ED/ TWC

W www.egmontdixon.com

E ehopepearson@egmontdixon.com

M +64 s 9(2)(a)



Manually Scheduled	Final Feasibility Report/ Options Analysis	20 days	Tue 14/07/20	Mon 10/08/20	17	ED/ TWC
Manually Scheduled	Presentation of Findings	1 day	Tue 11/08/20	Tue 11/08/20	18	ED/ TWC

Table 1 - Mt Crawford Project Due Diligence

If you have any questions happy to discuss.

Yours sincerely

EGMONT DIXON LTD

Earl Hope-Pearson

Development Director

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From: Earl Hope-Pearson <ehopepearson@egmontdixon.com>
Sent: Friday, 27 March 2020 1:28 PM
To: Phillip Stroud <Phillip.Stroud@hud.govt.nz>
Subject: Mt Crawford - Documents

Hi Phil

Further to our discussion can you please provide access to the following documents that the Crown has commissioned for Mt Crawford.

In addition we have been supplied the following background property information from Land Information New Zealand:

- Historic seismic assessments on existing buildings
- Historic demolition concept estimate prepared by WT Partnership (2013)
- Building survey reports
- Opus Heritage Assessment for Wellington Prison (2009)

[Cultural Assessment \(Wellington knowledge\) \(2017\)](#)

[Site #1, Parcel 88 Limited Floor Site, Mt Crawford, New Zealand - Wellington](#)
14, June 2019



- Site plans and buildings register

Regards

Earl

From: Earl Hope-Pearson <ehopepearson@egmontdixon.com>
Sent: Monday, 30 March 2020 6:31 PM
To: Phillip Stroud <Phillip.Stroud@hud.govt.nz>
Subject: RE: Mt Crawford - Colliers Valuation- Information provided

Thanks Phil

From: Phillip Stroud <Phillip.Stroud@hud.govt.nz>
Sent: Monday, 30 March 2020 5:52 PM
To: Earl Hope-Pearson <ehopepearson@egmontdixon.com>
Subject: FW: Mt Crawford - Colliers Valuation- Information provided

Hi Earl

As request the reports from LINZ.

Disclaimer:

Please find attached the documents and reports which were obtained by HUD for the limited purpose, namely whether, at first glance, the land appears to HUD it could have sufficient development potential to be considered for acquisition and development as part of the land for Housing programme.

The documents are provided to you in confidence and strictly upon the basis that neither the Crown nor the person who provided the document/report gives any assurance whatever to anyone about the currency, truth, accuracy or completeness of any document/report. In addition that:

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- you and any other recipient must itself make all the enquiries, and satisfy itself, as to all and any matters relevant in connection with the land

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Ngā mihi

Phil Stroud
Development Manager

DDI +64 4 831 6056 | Mobile + **s 9(2)(a)**



From: David Hunter <DHunter@linz.govt.nz>
Sent: Monday, 30 March 2020 5:30 PM
To: Phillip Stroud <Phillip.Stroud@hud.govt.nz>
Subject: RE: Mt Crawford - Colliers Valuation- Information provided

No problem, the files are attached

It's a large email, please confirm that you have received it

Thanks,

David Hunter
Senior Portfolio Manager Land and Property (Wellington)
Crown Property

E dhunter@linz.govt.nz | DDI 04 831 1668

Wellington Office, Level 7, Radio New Zealand House, 155 The Terrace
PO Box 5501, Wellington 6145, New Zealand | T 04 460 0110
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From: Phillip Stroud <Phillip.Stroud@hud.govt.nz>
Sent: Monday, 30 March 2020 5:14 p.m.
To: David Hunter <DHunter@linz.govt.nz>
Subject: RE: Mt Crawford - Colliers Valuation- Information provided

Hi David

Thanks but I keep getting this message

We're sorry, but you can't be found in the linzsrms-my.sharepoint.com directory. Please try again later, while we try to automatically fix this for you.

Ngā mihi

Phil Stroud
Development Manager



From: David Hunter <DHunter@linz.govt.nz>
Sent: Monday, 30 March 2020 4:58 PM
To: Phillip Stroud <Phillip.Stroud@hud.govt.nz>
Subject: RE: Mt Crawford - Colliers Valuation- Information provided

Hi Phil,

I have managed to find most of the requested files except for building survey reports. As the files are reasonably large, I have used onedrive to send you the documents. Let me know if you are unable to access them.

https://linzsr-my.sharepoint.com/:f:/g/personal/dhunter_linz_govt_nz/ErXOjHCETRfMsGKixvLsBKetL9k8XjsxyqKaYcuK2A?e=wB8cmQ

Thanks,

David Hunter
Senior Portfolio Manager Land and Property (Wellington)
Crown Property

E dhunter@linz.govt.nz | DDI 04 831 1668

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From: Phillip Stroud <Phillip.Stroud@hud.govt.nz>
Sent: Monday, 30 March 2020 10:38 a.m.
To: David Hunter <DHunter@linz.govt.nz>
Cc: Reuben Blackwell (reuben.blackwell@collierswgtn.co.nz) <reuben.blackwell@collierswgtn.co.nz>
Subject: Mt Crawford - Colliers Valuation- Information provided

Hi David

Out of Scope

Can you please provide the reports that our valuer mentioned he was provided by LINZ? I would ask him, but I was thinking you are more likely to have access to the files. He may have had access to online information via some property database that LINZ has.

The information we would like that was mentioned in Collier's draft valuation report is:

- Historic seismic assessment on existing buildings
- Historic demolition concepts estimates prepared by WT Partnership (2013)
- Building survey reports
- Opus Heritage Assessment for Wellington Prison (2009)
- Site Plans and building register

We are keen to have this information as it may impact the scheme assessment being undertaken now. We are keen to get them now during the 'lockdown' as this is a great time for office type work.

Ngā mihi

PHILLIP STROUD
DEVELOPMENT MANAGER

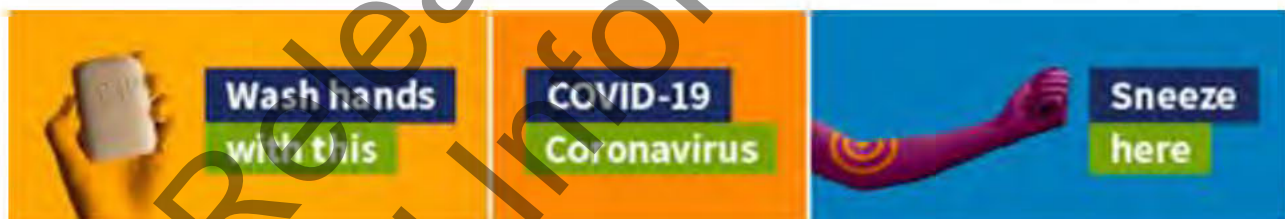
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Ministry of Housing and Urban Development

phillip.stroud@hud.govt.nz | Telephone +64 s 9(2)(a) www.hud.govt.nz

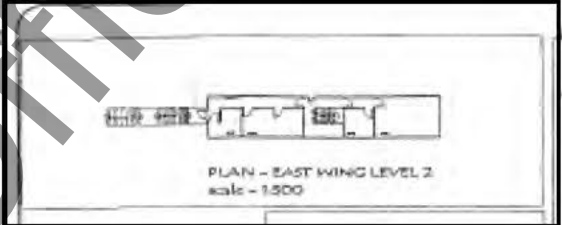
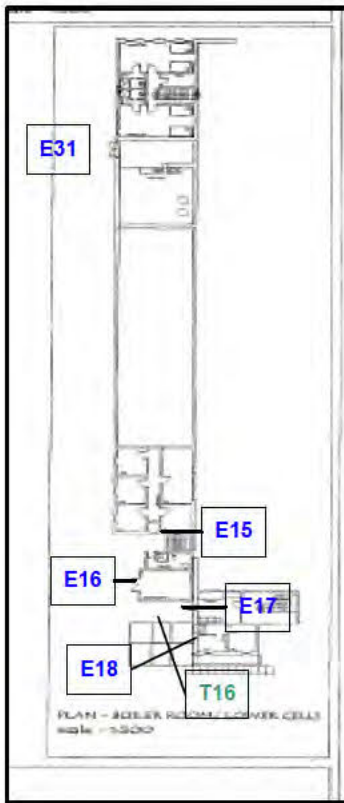
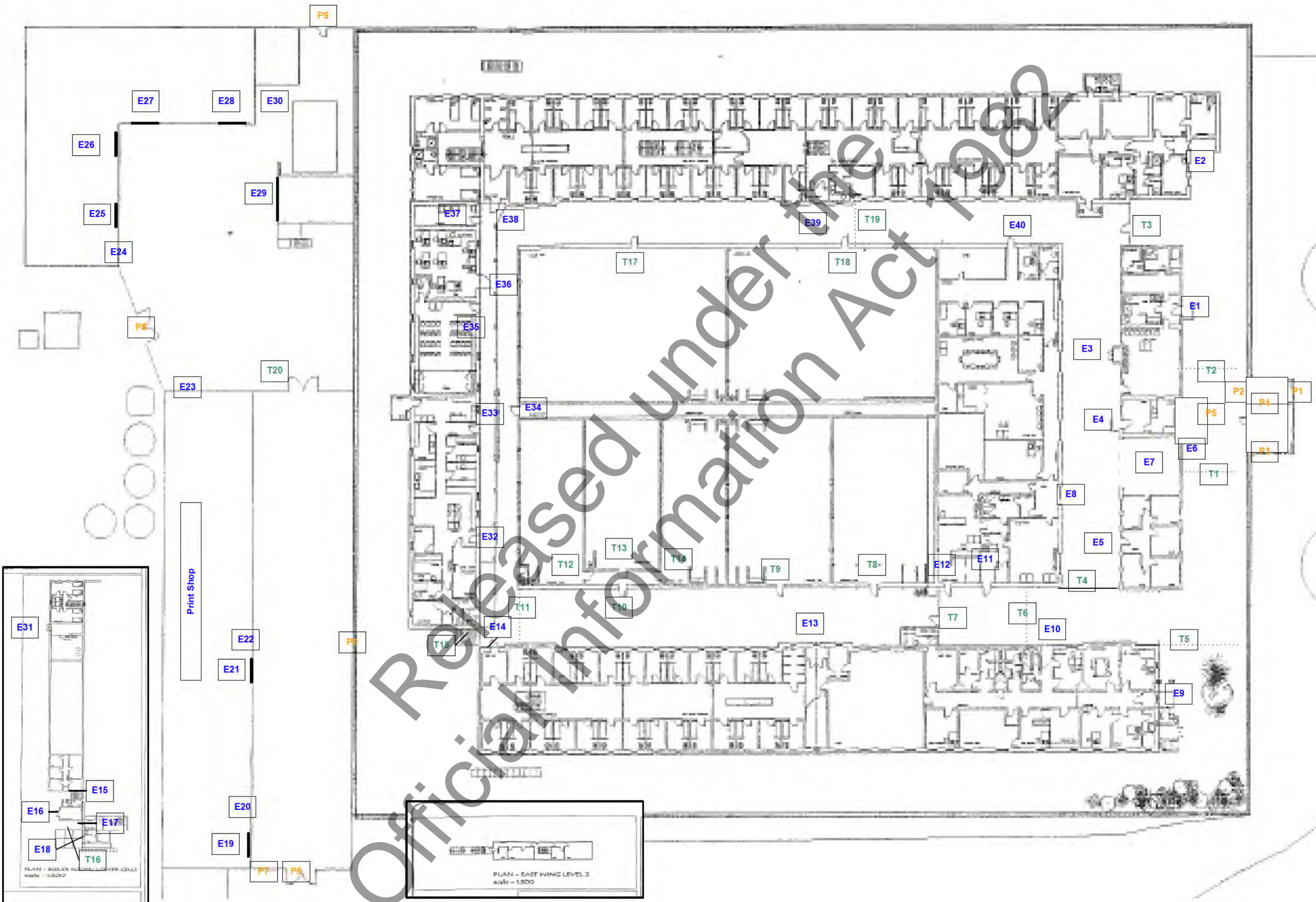


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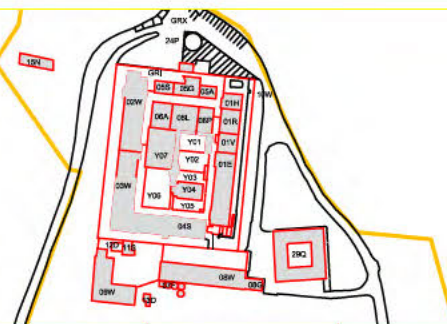
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NOTES

LEGEND OF SERVICES

SEWER	SS
STORMWATER	SW
WATER MAIN	W
POWER- HV	E
POWER- LV	E
TELECOM	T
TELECOM DUCT	
GAS	GAS
UNDERGROUND DUCTS	(IN 50% CONDUIT)
FIRE PROTECTION CABLE	
STREET LIGHTING CABLE	E
STREET LIGHT	
DISTRIBUTION BOARD	
DISTRIBUTION BOARD WITH CELL	
SUBSTATION	
SWITCHBOARD	
TRANSFORMER	
GAS PRESSURE REDUCER	
GAS CONTROL VALVE	
FIRE HYDRANT	
WATER METER	
WATER SERVICE VALVE	
SUMP	
FIRE PROTECTION JUNCTION BOX	
FIRE PROTECTION MAIN JUNCTION BOX	
FIRE PROTECTION MULTIPLEXOR	

KEY PLAN



Design		
Drawn	EPB	1.5.11
Des Check		
Dwg Check	ARP	
	Nome	Date

A	AS BUILT	ARP	1.5.11
No.	Revision	Approved	Date

Owner:



DEPARTMENT
OF CORRECTIONS

Status:
AS BUILT

Site:
WELLINGTON PRISON

Building:
SITEWIDE

Site code:	Building Code:	Floor Level:	Discipline Code:
WN	000	--	C

Title:

**SITE LAYOUT
LOCATION OF SITE SERVICES**

Discipline:

Scale at A1 Size:	Scale at A3 Size:
NTS	NTS

Digital File Name:
WN000-C001.DWG

Drawing No.	Rev.
WN 000 -- C 001	A

CONSULTANT JOB No:

IF IN DOUBT ASK.

DO NOT SCALE

WT PARTNERSHIP

DEMOLITION OF BUILDINGS
MT CRAWFORD PRISON
FOR
DEPARTMENT OF CORRECTIONS

CONCEPT ESTIMATE
27 FEBRUARY 2013

DOCUMENT WITHHELD IN FULL UNDER 9(2)(J)

Department of Corrections

Heritage Assessment for Wellington Prison



DOCUMENT WITHHELD IN FULL UNDER 9(2)(J)

Released under the
Official Information Act 1982

DOCUMENT WITHHELD IN FULL UNDER 9(2)(J)

Released under the
Official Information Act 1982

From: Phillip Stroud
Sent: Wednesday, 1 April 2020 5:52 PM
To: Earl Hope-Pearson <ehopepearson@egmontdixon.com>
Subject: RE: Mt Crawford - Colliers Valuation- Information provided

Try this if it makes it. Same disclaimer

Disclaimer:

Please find attached the documents and reports which were obtained by HUD for the limited purpose, namely whether, at first glance, the land appears to HUD it could have sufficient development potential to be considered for acquisition and development as part of the Land for Housing programme.

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- they will not be updated;
- they must not be relied upon by you or any other recipient in anyway of for any purpose; and
- you and any other recipient must itself make all the inquiries, and satisfy itself, as to all and any matters relevant in connection with the land.

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If you don't accept these conditions, please inform HUD without reading or copying them.

Ngā mihi

Phil Stroud
Development Manager

DDI +64 4 831 6056 | Mobile +64 **s 9(2)(a)**



From: Earl Hope-Pearson <ehopepearson@egmontdixon.com>
Sent: Wednesday, 1 April 2020 4:03 PM
To: Phillip Stroud <Phillip.Stroud@hud.govt.nz>
Subject: RE: Mt Crawford - Colliers Valuation- Information provided

Hi Phil

It was referenced in the Valuation report – on second reading it may be the following:

Coffey – Geotech
Engco – contamination report.

Regards

Earl

From: Phillip Stroud <Phillip.Stroud@hud.govt.nz>
Sent: Wednesday, 1 April 2020 3:09 PM
To: Earl Hope-Pearson <ehopepearson@egmontdixon.com>
Subject: RE: Mt Crawford - Colliers Valuation- Information provided

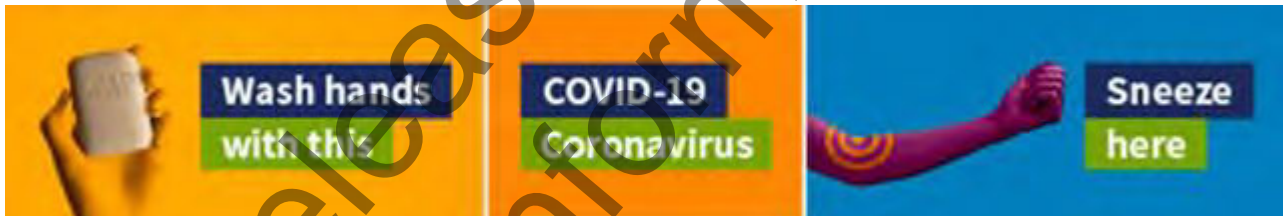
Hi Earl

Where was the ENGEO Geotech report reference? This may help us or LINZ find it.

Ngā mihi

Phil Stroud
Development Manager

DDI +64 4 831 6056 | Mobile +64 9 923 9231



From: Earl Hope-Pearson <ehopepearson@egmontdixon.com>
Sent: Wednesday, 1 April 2020 1:43 PM
To: Phillip Stroud <Phillip.Stroud@hud.govt.nz>
Subject: RE: Mt Crawford - Colliers Valuation- Information provided

Phil

Thanks for the files and I accept all of the conditions detailed in your email.

I note the files provided did not include the ENGEO Geotech report, can you please provide this. This will assist in confirming what we are having to deal with in terms of in ground conditions for structures.

Regards

Earl

From: Phillip Stroud <Phillip.Stroud@hud.govt.nz>
Sent: Monday, 30 March 2020 5:52 PM
To: Earl Hope-Pearson <ehopepearson@egmontdixon.com>
Subject: FW: Mt Crawford - Colliers Valuation- Information provided

Hi Earl

As request the reports from LINZ.

Disclaimer:

Please find attached the documents and reports which were obtained by HUD for the limited purpose, namely whether, at first glance, the land appears to HUD it could have sufficient development potential to be considered for acquisition and development as part of the Land for Housing programme.

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- you and any other recipient must itself make all the enquire, and satisfy itself, as to all and any matters relevant in connection with the land.

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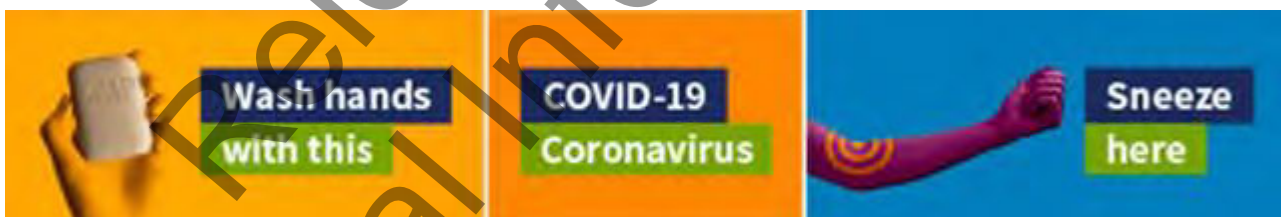
Can you please ensure that these documents are kept safe and secure and are not copied or distributed other than in confidence and then only to persons who have a bona fide need to see them. Please also ensure that any such person is subject to the same receipt conditions as Taranaki Whanui Limited.

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Ngā mihi

Phil Stroud
Development Manager

DDI +64 4 831 6056 | Mobile +64 s 9(2)(a)



From: David Hunter <DHunter@linz.govt.nz>
Sent: Monday, 30 March 2020 5:30 PM
To: Phillip Stroud <Phillip.Stroud@hud.govt.nz>
Subject: RE: Mt Crawford - Colliers Valuation- Information provided

No problem, the files are attached

It's a large email, please confirm that you have received it

Thanks,

David Hunter
Senior Portfolio Manager Land and Property (Wellington)
Crown Property

E dhunter@linz.govt.nz | DDI 04 831 1668

Wellington Office, Level 7, Radio New Zealand House, 155 The Terrace
PO Box 5501, Wellington 6145, New Zealand | T 04 460 0110
W www.linz.govt.nz | data.linz.govt.nz



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From: Phillip Stroud <Phillip.Stroud@hud.govt.nz>
Sent: Monday, 30 March 2020 5:14 p.m.
To: David Hunter <DHunter@linz.govt.nz>
Subject: RE: Mt Crawford - Colliers Valuation- Information provided

Hi David

Thanks but I keep getting this message

We're sorry, but you can't be found in the linz.srm-my.sharepoint.com directory. Please try again later, while we try to automatically fix this for you.

Ngā mihi

Phil Stroud
Development Manager

DDI +64 4 831 6056 | Mobile +64 s 9(2)(a)



From: David Hunter <DHunter@linz.govt.nz>
Sent: Monday, 30 March 2020 4:58 PM
To: Phillip Stroud <Phillip.Stroud@hud.govt.nz>
Subject: RE: Mt Crawford - Colliers Valuation- Information provided

Hi Phil,

I have managed to find most of the requested files except for building survey reports. As the files are reasonably large, I have used onedrive to send you the documents. Let me know if you are unable to access them.

https://linzsr-my.sharepoint.com/:f/g/personal/dhunter_linz_govt_nz/ErXOjH_CETRfMsGKixvLsByKetL9k8XjsxyqKaYcuK2A?e=wB8cmQ

Thanks,

David Hunter
Senior Portfolio Manager Land and Property (Wellington)
Crown Property

E dhunter@linz.govt.nz | DDI 04 831 1668

Wellington Office, Level 7, Radio New Zealand House, 155 The Terrace
PO Box 5501, Wellington 6145, New Zealand | T 04 460 0110
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From: Phillip Stroud <Phillip.Stroud@hud.govt.nz>
Sent: Monday, 30 March 2020 10:38 a.m.
To: David Hunter <DHunter@linz.govt.nz>
Cc: Reuben Blackwell (reuben.blackwell@collierswgtm.co.nz) <reuben.blackwell@collierswgtm.co.nz>
Subject: Mt Crawford - Colliers Valuation- Information provided

Hi David

Out of Scope

Can you please provide the reports that our valuer mentioned he was provided by LINZ? I would ask him, but I was thinking you are more likely to have access to the files. He may have had access to online information via some property databases that LINZ has.

The information we would like that was mentioned in Collier's draft valuation report is:

- Historic seismic assessment on existing buildings
- Historic demolition concepts estimates prepared by WT Partnership (2013)
- Building survey reports
- Opus Heritage Assessment for Wellington Prison (2009)
- Site Plans and building register

We are keen to have this information as it may impact the scheme assessment being undertaken now. We are keen to get them now during the 'lockdown' as this is a great time for office type work.

Ngā mihi

PHILLIP STROUD
DEVELOPMENT MANAGER

Land for Housing
Place-based Policy and Programmes

Ministry of Housing and Urban Development

phillip.stroud@hud.govt.nz | Telephone +64 **s 9(2)(a)** www.hud.govt.nz



**MINISTRY OF HOUSING
AND URBAN DEVELOPMENT**



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Desktop Site Analysis

Site 41 - Former Mount Crawford Prison

Commented [CB1]: Change Photo

PREPARED FOR THE MINISTRY OF HOUSING AND URBAN DEVELOPMENT



MINISTRY OF HOUSING
AND URBAN DEVELOPMENT



From: Phillip Stroud
Sent: Thursday, 21 May 2020 1:39 PM
To: Earl Hope-Pearson <ehopepearson@egmontdixon.com>
Cc: lisle_mcerlane <lisle_mcerlane@ascendcapital.co.nz>
Subject: FW: Mt Crawford - Miramar Peninsula [UNCLASSIFIED]

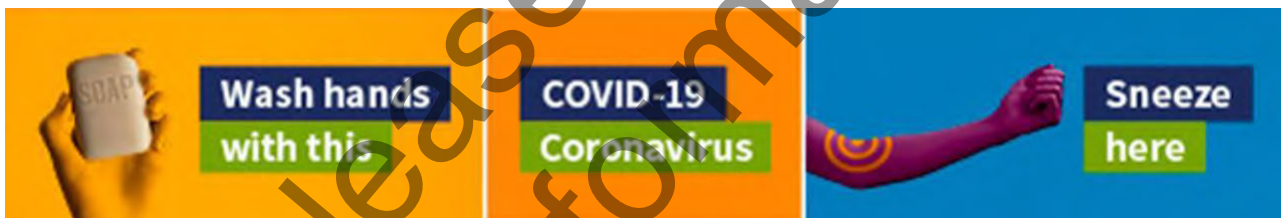
Hi Earl

I need an update on the progress on Mt Crawford for LINZ by the end of today if possible. They have the attached memo but that was provide before lock down. What was completed before lockdown has been and what is the revised programme now following lock down?

Ngā mihi

Phil Stroud
Development Manager

DDI +64 4 831 6056 | Mobile +64 s 9(2)(a)



From: Earl Hope-Pearson <ehopepearson@egmontdixon.com>
Sent: Tuesday, 10 March 2020 7:29 AM
To: Phillip Stroud <Phillip.Stroud@hud.govt.nz>; lisle_mcerlane <lisle_mcerlane@ascendcapital.co.nz>
Subject: RE: Mt Crawford - Miramar Peninsula [UNCLASSIFIED]

Phil

Further to your email as attached memo update and programme.

Happy to discuss

Regards

Earl

From: Phillip Stroud <Phillip.Stroud@hud.govt.nz>
Sent: Monday, 9 March 2020 10:03 AM

To: lisle_mcerlane <lisle_mcerlane@ascendcapital.co.nz>; Declan Millin (declanmillin@hotmail.com)
<declanmillin@hotmail.com>
Cc: Earl Hope-Pearson <ehopepearson@egmontdixon.com>
Subject: RE: Mt Crawford - Miramar Peninsula [UNCLASSIFIED]

Hi Guys

I am keen to get a programme outlining what additional financial analysis and due diligence activities are planned of for the next six months to help determined the site's viability. Remember we have a

As I have mentioned before, we need to be making reasonable process towards deciding if the site can be successfully developed and we need to be providing LINZ with evidence that we are trying to make reasonable progress.

Regarding the email below from WCC, I have asked LINZ what the story is about the DOC land. I want to try and remove the road-block that WCC put up with the aim to provide certainty about the long-term future of the Mt Crawford Site.

Ngā mihi

Phil Stroud
Development Manager

DDI +64 4 831 6056 | Mobile +64 s 9(2)(a)

From: Moana Mackey <Moana.Mackey@wcc.govt.nz>
Sent: Friday, 6 March 2020 11:10 AM
To: Phillip Stroud <Phillip.Stroud@hud.govt.nz>
Cc: David Chick <David.Chick@wcc.govt.nz>; Declan Millin (declanmillin@hotmail.com)
<declanmillin@hotmail.com>; lisle_mcerlane <lisle_mcerlane@ascendcapital.co.nz>
Subject: RE: Mt Crawford - Miramar Peninsula [UNCLASSIFIED]

Hi Phil

Thanks for getting back in touch. Time flies...!

In terms of the land transfer from LINZ to DoC things were progressing in 2019 but unfortunately have now slowed right down again so we're still waiting for progress on that front. Until we know exactly what is happening with that part of the peninsula we can't progress our Te Motu Kairangi master-planning.

Out of Scope

Moana

Moana Mackey

Acting Chief City Planner | | Wellington City Council

P +6448038317 | M s 9(2)(a) F

E Moana.Mackey@wcc.govt.nz | W Wellington.govt.nz | ☐ ☐

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From: Phillip Stroud [<mailto:Phillip.Stroud@hud.govt.nz>]
Sent: Tuesday, 25 February 2020 4:59 PM
To: Moana Mackey
Cc: David Chick; Declan Millin (declanmillin@hotmail.com); lisle_mcerlane
Subject: RE: Mt Crawford - Miramar Peninsula [UNCLASSIFIED]

Hi Moana

I hope 2020 has been treating you well. It has been a while since our meeting back in March 2019 where we discussed land in disposal on Mt Crawford and the master planning of Miramar Peninsula. I have assumed you are still the right person to be contacting.

Out of Scope

Happy for you to call me if that works for you.

Ngā mihi

PHILLIP STROUD
DEVELOPMENT MANAGER

Land for Housing
Place-based Policy and Programmes

Ministry of Housing and Urban Development

phillip.stroud@hud.govt.nz | Telephone +64 **s 9(2)(a)** www.hud.govt.nz



**MINISTRY OF HOUSING
AND URBAN DEVELOPMENT**



Out of Scope

MEMO



EGMONT
DIXON

DATE 9 March 2020
TO Phil Shroud
FROM Earl Hope - Pearson
CC Lisle McErlane

MT CRAWFORD DUE DILIGENCE WORKS.

Phil

Please find attached updated programme for the completion of the due diligence works for Mt Crawford.

Now that we have some direction from Wellington City Council on the site

Out of Scope

Out of Scope

we can now begin a high-level development financial feasibility assessment of development scenarios and options for the Mt Crawford site.

These works will predicate any formal consultant engagement to check and confirm value alignment with LINZ's valuation receipted 2019.

From this point the Parties (Kainga Ora and Taranaki Whanui) can confirm the feasibility of proceeding with the required investment to validate any proposed development on the site.

Key milestones and deliverables over the next 6 months in advance of any development agreement or commercials being confirmed (subject to the aforementioned high-level development financial feasibility assessment being confirmed) is detailed in Table 1 – Mt Crawford Project Due Diligence.

Task Mode	Task Name	Duration	Start	Finish	Predecessors	Resource Names
Manually Scheduled	Confirmation of DD Budgets with consultants, reconfirm/ Partners	5 days	Fri 13/03/20	Thu 19/03/20	5	ED/ Project Partners
Manually Scheduled	Development Financial Feasibility - Based on LINZ Valuation pre engagement of Consultants	19 days	Mon 9/03/20	Thu 2/04/20		ED
Manually Scheduled	Engage	1 day	Mon 6/04/20	Mon 6/04/20	14	ED
Manually Scheduled	Consultant Inputs	50 days	Tue 7/04/20	Mon 15/06/20	15	As confirmed
Manually Scheduled	Review	20 days	Tue 16/06/20	Mon 13/07/20	16	ED/ TWC

W www.egmontdixon.com

E ehopepearson@egmontdixon.com

M +64 s 9(2)(a)



Manually Scheduled	Final Feasibility Report/ Options Analysis	20 days	Tue 14/07/20	Mon 10/08/20	17	ED/ TWC
Manually Scheduled	Presentation of Findings	1 day	Tue 11/08/20	Tue 11/08/20	18	ED/ TWC

Table 1 - Mt Crawford Project Due Diligence

If you have any questions happy to discuss.

Yours sincerely

EGMONT DIXON LTD

Earl Hope-Pearson

Development Director

Released under the
Official Information Act 1982

From: Phillip Stroud
Sent: Thursday, 21 May 2020 1:51 PM
To: David Hunter <DHunter@linz.govt.nz>
Subject: RE: Miramar Peninsula

SharePoint document links:

[20200309-UpdateMtCrawfordDDMemo-EHP.pdf](#)

Powered by [harmon.ie](#)

Hi David

The attached memo you were provided was dated early March and Covid19 lockdown will have had an impact. I have requested an update but I would be surprised if I will get it today.

Working to the programme they will have completed the DD, budget etc and been developing the financial feasibility (the first 2 tasks) as we went into lockdown. I would think it is safe to say that they were working with consultants on the financial feasibility but this will have been impacted by Covid19 which will have delayed the programme by at least a couple of months. Bearing in mind that the financial feasibility will now have changed due to the economic impacts of covid19.

Once I get a revised programme and update, I will get it to you asap.

Ngā mihi

Phil Stroud
Development Manager

DDI +64 4 831 6056 | Mobile +64 s 9(2)(a)



From: David Hunter <DHunter@linz.govt.nz>
Sent: Thursday, 21 May 2020 1:13 PM
To: Phillip Stroud <Phillip.Stroud@hud.govt.nz>
Subject: Miramar Peninsula

Hi Phillip

Hope all has been going well during lock down.

I have just been asked for an update to provide to our Minister on the progress of Watts Peninsula and Mt Crawford sites. I understand that everyone is working to the program that was previously provided, however do you have any updates on how things are tracking, where things are at and any further updates?

They have provided me a tight timeframe of the end of the day to provide the update. Can you let me know if you can provide an update today?

Thanks,

David Hunter
Senior Portfolio Manager Land and Property (Wellington)
Crown Property

E dhunter@linz.govt.nz | DDI 04 831 1668

Wellington Office, Level 7, Radio New Zealand House, 155 The Terrace
PO Box 5501, Wellington 6145, New Zealand | T 04 460 0110
W www.linz.govt.nz | data.linz.govt.nz



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From: Phillip Stroud
Sent: Tuesday, 2 June 2020 4:06 PM
To: Earl Hope-Pearson <ehopepearson@egmontdixon.com>
Cc: lisle_mcerlane <lisle_mcerlane@ascendcapital.co.nz>; Matt Fraser <Matt.Fraser@hud.govt.nz>
Subject: RE: Mt Crawford - Miramar Peninsula [UNCLASSIFIED]

Hi Earl

Thanks for the update and noted the justifiable two month delay. I will pass this onto LINZ.

Regarding the other questions see my comment in red below.

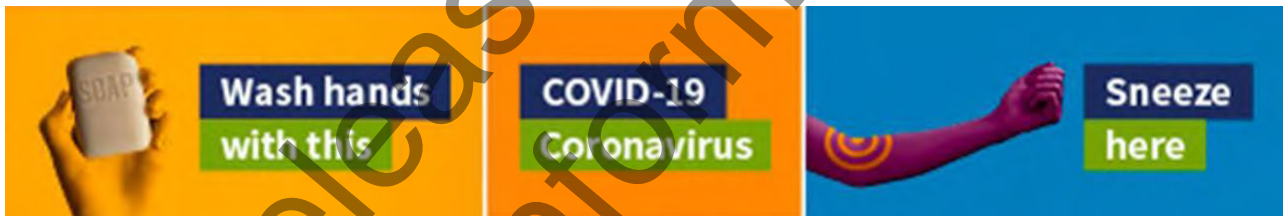
s 9(2)(g)(i)

s 9(2)(g)(i) Don't forget the RFR process with Iwi purchasing and waiting for a more suitable time may be another option.

Ngā mihi

Phil Stroud
Development Manager

DDI +64 4 831 6056 | Mobile +64 s 9(2)(a)



From: Earl Hope-Pearson <ehopepearson@egmontdixon.com>
Sent: Sunday, 31 May 2020 9:57 AM
To: Phillip Stroud <Phillip.Stroud@hud.govt.nz>
Cc: lisle_mcerlane <lisle_mcerlane@ascendcapital.co.nz>
Subject: RE: Mt Crawford - Miramar Peninsula [UNCLASSIFIED]

Phil

Apologies for the delay in responding.

Due to COVID19 we are essentially two months behind schedule. It is unlikely we will be in a position now to be complete before 11/10/2020.

Apologies for this and any inconvenience this may have caused the various parties.

Further to the above we would like some direction from Crown on the fast tracking process for consents as confirmed by Minister Parker to date and what actions would need to be required. This would feed directly into my feasibility assessment. My understanding is that the fast-track RMA process only covers projects that can get a consent without a plan change. This site would require a plan change as the current zoning doesn't allow for residential development. The fast-track RMA legislation will name a number of the projects in the first tranche and outline a process for further projects to follow (Order in Council). Both processes will save time for consents that require any public notification. Some part of the Mt Crawford could fall into this category if it can start within 1 to 2 years.

If the site is designated or identified for housing, then it would require the required consents to enable it to be developed for such a purpose. Currently the site does not have the underlying land use to enable such an activity to occur. If HUD purchased the site it would be obtained for 'state housing purpose' but this doesn't override the RMA process. You are correct it will need a plan change to change the zoning.

Based on my email above post completion of the aforementioned works the site will be in a position (shovel ready) to be developed within 6 to 12 months. Not likely to be resolved in the next 6 months so will be well outside the currently CIP (shovel ready) process.

Can you please confirm.

Regards

Earl

From: Phillip Stroud <Phillip.Stroud@hud.govt.nz>
Sent: Thursday, 21 May 2020 1:39 PM
To: Earl Hope-Pearson <ehopepearson@egmontdixon.com>
Cc: lisle_mcerlane <lisle_mcerlane@ascendcapital.co.nz>
Subject: FW: Mt Crawford - Miramar Peninsula [UNCLASSIFIED]
Importance: High

Hi Earl

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Ngā mihi

Phil Stroud
Development Manager

DDI +64 4 831 6056 | Mobile +64 s 9(2)(a)



From: Earl Hope-Pearson <ehopepearson@egmontdixon.com>
Sent: Tuesday, 10 March 2020 7:29 AM
To: Phillip Stroud <Phillip.Stroud@hud.govt.nz>; lisle_mcerlane <lisle_mcerlane@ascendcapital.co.nz>
Subject: RE: Mt Crawford - Miramar Peninsula [UNCLASSIFIED]

Phil

Further to your email as attached memo update and programme.

Happy to discuss.

Regards

Earl

From: Phillip Stroud <Phillip.Stroud@hud.govt.nz>

Sent: Monday, 9 March 2020 10:03 AM

To: lisle_mcerlane <lisle_mcerlane@ascendcapital.co.nz>; Declan Millin (declanmillin@hotmail.com) <declanmillin@hotmail.com>

Cc: Earl Hope-Pearson <ehopepearson@egmontdixon.com>

Subject: RE: Mt Crawford - Miramar Peninsula [UNCLASSIFIED]

Hi Guys

I am keen to get a programme outlining what additional financial analysis and due diligence activities are planned for the next six months to help determine the site's viability. Remember we have a

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Regarding the email below from WCC, I have asked LINZ what the story is about the DOC land. I want to try and remove the road-block that WCC put up with the aim to provide certainty about the long-term future of the Mt Crawford Site.

Ngā mihi

Phil Stroud

Development Manager

DDI +64 4 831 6056 | Mobile +64 21 829 648

From: Moana Mackey <Moana.Mackey@wcc.govt.nz>

Sent: Friday, 6 March 2020 11:10 AM

To: Phillip Stroud <Phillip.Stroud@hud.govt.nz>

Cc: David Chick <David.Chick@wcc.govt.nz>; Declan Millin (declanmillin@hotmail.com) <declanmillin@hotmail.com>; lisle_mcerlane <lisle_mcerlane@ascendcapital.co.nz>

Subject: RE: Mt Crawford - Miramar Peninsula [UNCLASSIFIED]

Hi Phil

Thanks for getting back in touch. Time flies...!

In terms of the land transfer from LINZ to DoC things were progressing in 2019 but unfortunately have now slowed right down again so we're still waiting for progress on that front. Until we know exactly what is happening with that part of the peninsula we can't progress our Te Motu Kairangi master-planning.

Out of Scope

Out of Scope

Moana

Moana Mackey

Acting Chief City Planner | | Wellington City Council

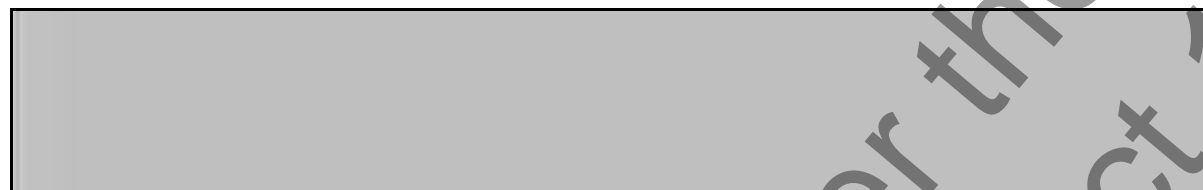
P +6448038317 | M + **s 9(2)(a)** F

E Moana.Mackey@wcc.govt.nz | W Wellington.govt.nz | ☐ ☐

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From: Phillip Stroud [<mailto:Phillip.Stroud@hud.govt.nz>]

Sent: Tuesday, 25 February 2020 4:59 PM

To: Moana Mackey

Cc: David Chick; Declan Millin (declanmillin@hotmail.com); lisle_mcerlane

Subject: RE: Mt Crawford - Miramar Peninsula [UNCLASSIFIED]

Hi Moana

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Out of Scope

Happy for you to call me if that works for you.

Ngā mihi

PHILLIP STROUD
DEVELOPMENT MANAGER

Land for Housing
Place-based Policy and Programmes

Ministry of Housing and Urban Development

phillip.stroud@hud.govt.nz | Telephone +64 **s 9(2)(a)** www.hud.govt.nz