



Johnsonville Town Centre Redevelopment

Referral Package Stage 1

BUCHAN

Auckland Studio
Architecture

STRIDE

Architecture
Referral Package

Stride Properties
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The Buchan Group Holdings

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Referral Pack

Contents

Preliminary Site Analysis	4
Vision Statement	5
Regional Context	6
Location Plan	7
Site Context & Streetscape	8
Land Ownership & Land Exchange Agreement	9
Planning Controls	10
Transport Analysis	12
Pedestrian Analysis	13
Design Response	14
Design Principles	15
Sustainability	18
Upper Ground Floor	20
Lower Ground Floor	21
Overall Section	22
District Plan Compliance	23
Build to Rent	26
Community Court	28
Merchant Quarter	32
Existing Buildings	33
Massing Option Stage 1	35
Current Early Massing	36
Alternative A Early Massing	37

Preliminary Site Analysis

Vision

The vision for the redevelopment of the Johnsonville Town Centre is to create a vibrant, 'experience' based Town Centre which will re-enforce its physical location as the hub for the greater community to embrace and live in, stitching together a variety of diverse uses, seamlessly brought together under the umbrella of a well-considered and flexible masterplan which will see it serve emerge to serve both current and future generations of the community.

The vision includes the focus on an energised urban centre which sits within the site but draws together connections with the commercial, civic uses and the surrounding residences as a true exemplar of a live, work, play environment.

The character of Johnsonville will be illustrated in the variety of spaces created, helping to empower the surrounding neighbourhood with a strong sense of community. This will be a boutique centre surrounded by public transport links and existing commercial uses. It will become the centre of Johnsonville connecting the urban fabric through the creation of new and easily accessible pedestrian links offering interesting and engaging points of interest.

Johnsonville Town Centre will encompass great civic spaces that are welcoming, comfortable and invite people to spend time in them. These spaces will enhance the existing civic realm - not only visually, but also in providing a sense of character and a forum for a variety of experiences as one moves through the centre

The Build to Rent component will be a new benchmark. A new investment product class that is a test pilot for others to follow signalling an exciting future for multi residential dwellings.

Embracing the boldness and unquity of Wellington, this will be the best little Town Centre in the best little Capital in the World



Regional Context

Johnsonville is identified as a regionally significant centre under the Wellington Regional Policy Statement, and the site is zoned Centre Zone under the Operative Wellington City District Plan, being identified as playing a vital role in servicing surrounding suburban communities.

The Wellington Spatial Plan provides a long-term strategy for managing Wellington city’s growth and development over the next 30 years. The Spatial Plan identifies the Johnsonville Town Centre as an opportunity site and “a focus area for enabling growth in housing and employment.. and improving the vibrancy of the centre”. The Spatial Plan also identifies Johnsonville as a Metropolitan Centre. The Spatial Plan will inform the development of various policies and strategies including Wellington City’s Proposed District plan.

Wellington City Council recently approved its draft Proposed District Plan for consultation. This plan confirms the direction set in the Spatial Plan and applies a Metropolitan Centre zoning to the Johnsonville town centre, seeking to intensify development both within and around it. Wellington City Council intends to formally notify a proposed District Plan in 2022.



Location Plan

This site, at 66 Johnsonville Road, sits centrally within a triangle of three main streets. Johnsonville Rd is the current main street of the neighbourhood and has the balance of retail tenancies that are not provided in the current Johnsonville Mall. Broderick Road borders the south of the site and is currently of the main vehicular accesses into the well used carpark. Moorefield runs along the western boundary and has a mix of cultural, community, transport and residential uses as well as the blank wall of the existing Countdown Box. A main carpark entry is located here opposite the Johnsonville Library and Community hub.

Suburban neighbourhoods bound all sides of the site and extend up the surrounding hills split by the Motorway

Johnsonville Road's history as being a commercial spine, supported by a busy bus and rail route, has led to commercial and retail uses being built along its length, to varying scales.

This site is exceptional. It has infrastructure access and profile to the major North western and Southern catchments of Wellington

Johnsonville Mall has always been the anchor of a commercial area with one of the wealthiest demographics and is now in a strategic location to expand and offer the community an integrated Town Centre that will unite the current disparate precincts.



Site Context & Streetscape

Moorefield Road

Moorefield runs along the western boundary of the site and has a mix of cultural, community, transport and residential uses as well as the blank wall of the existing Countdown Box. A main carpark entry is located here opposite the Johnsonville Library and Community hub.

The Johnsonville railway station also located along Moorefield Street is the terminus of the Johnsonville Line. As well as the trainline a bus interchange is located adjacent the existing Countdown

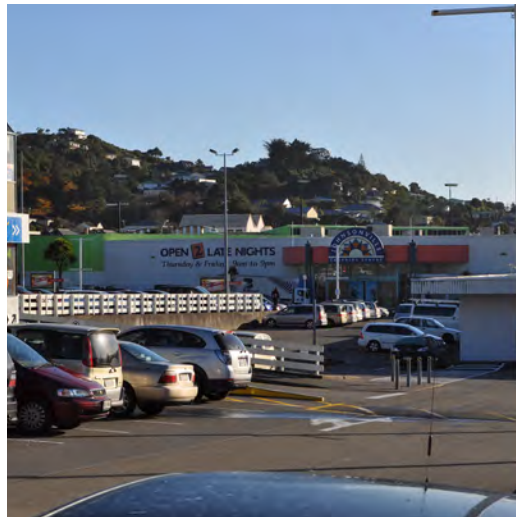


Broderick Road

Broderick is a suburban residential street for the majority of the road and is part of Johnsonville's commercial area towards the eastern end bordering Johnsonville Town Centre.

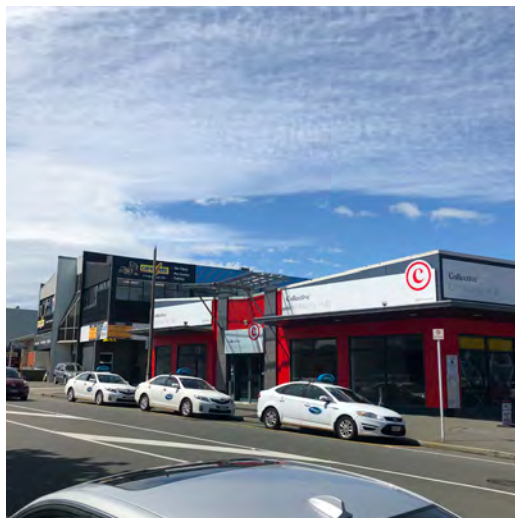
Broderick Road runs along the south of the site and is currently the main vehicular access way into the well used carpark of Johnsonville Town Centre.

Existing stair access from the Johnsonville Train station & carpark lead to Broderick Road as a pedestrian route to and from the site.



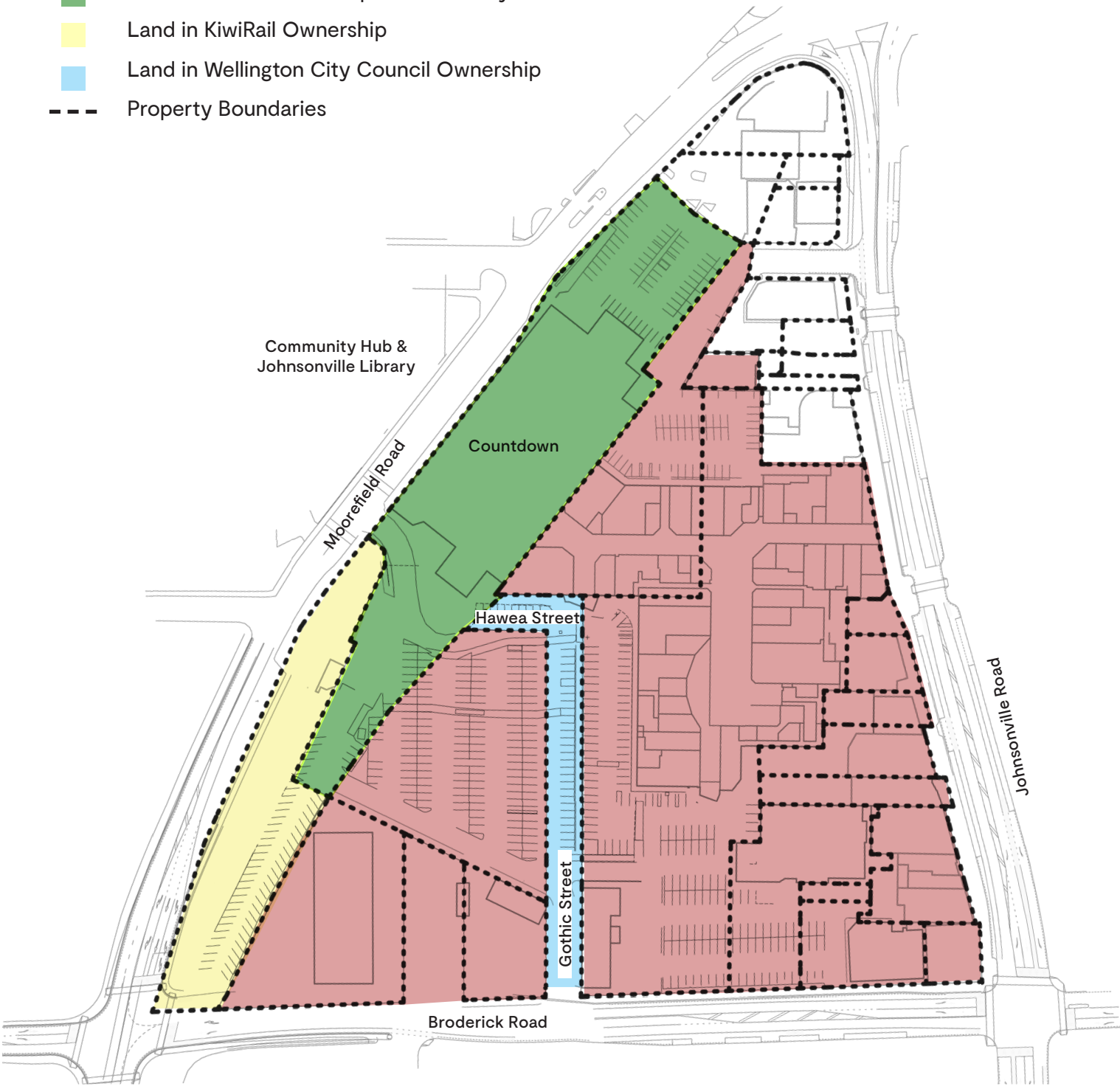
Johnsonville Road

Johnsonville Rd is the current main street of the neighbourhood and has the balance of retail tenancies that are not provided in the current Johnsonville Mall.



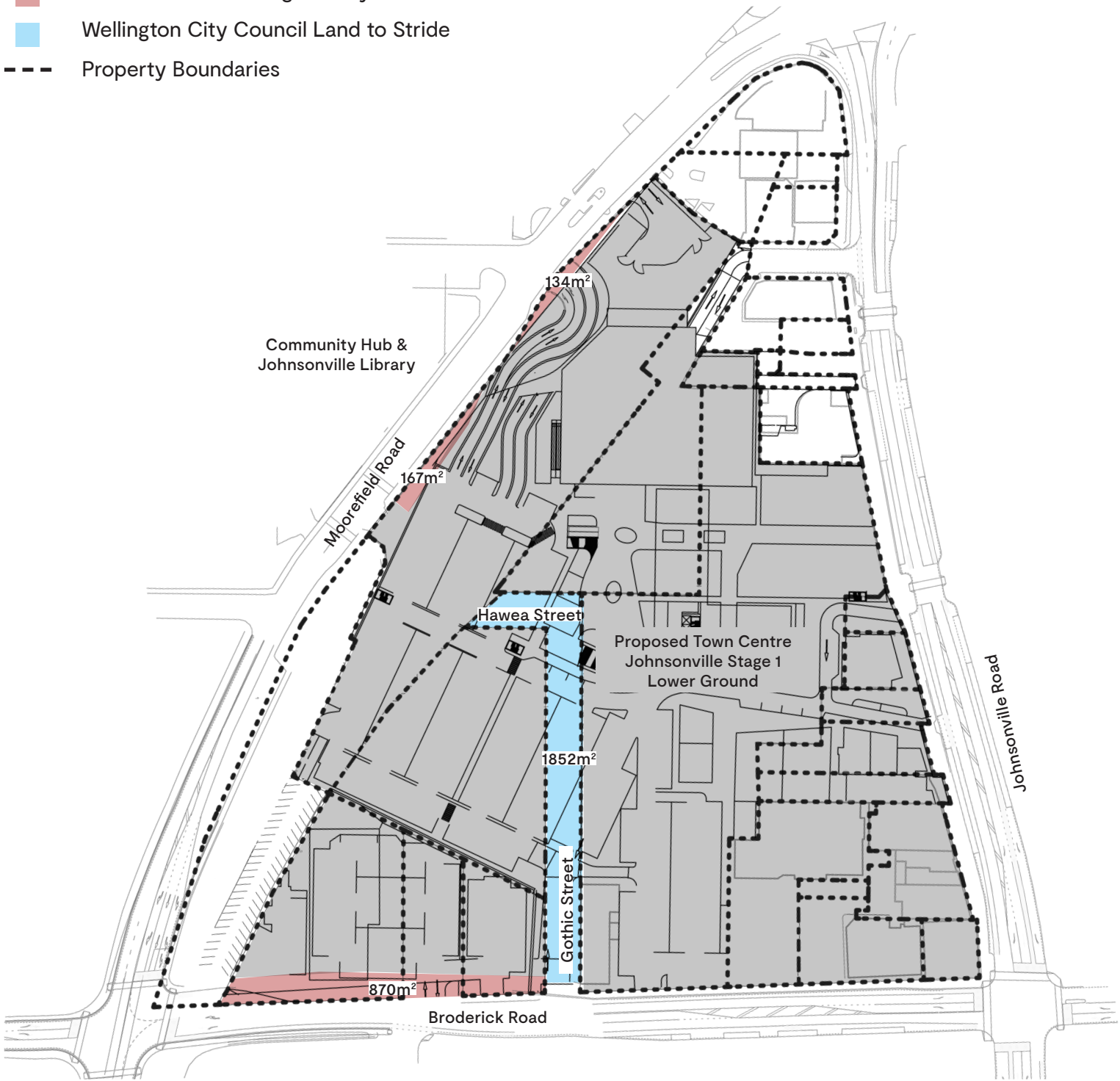
Land Ownership

- Land in Stride Ownership
- Land in Stride Ownership Controlled by Countdown
- Land in KiwiRail Ownership
- Land in Wellington City Council Ownership
- Property Boundaries

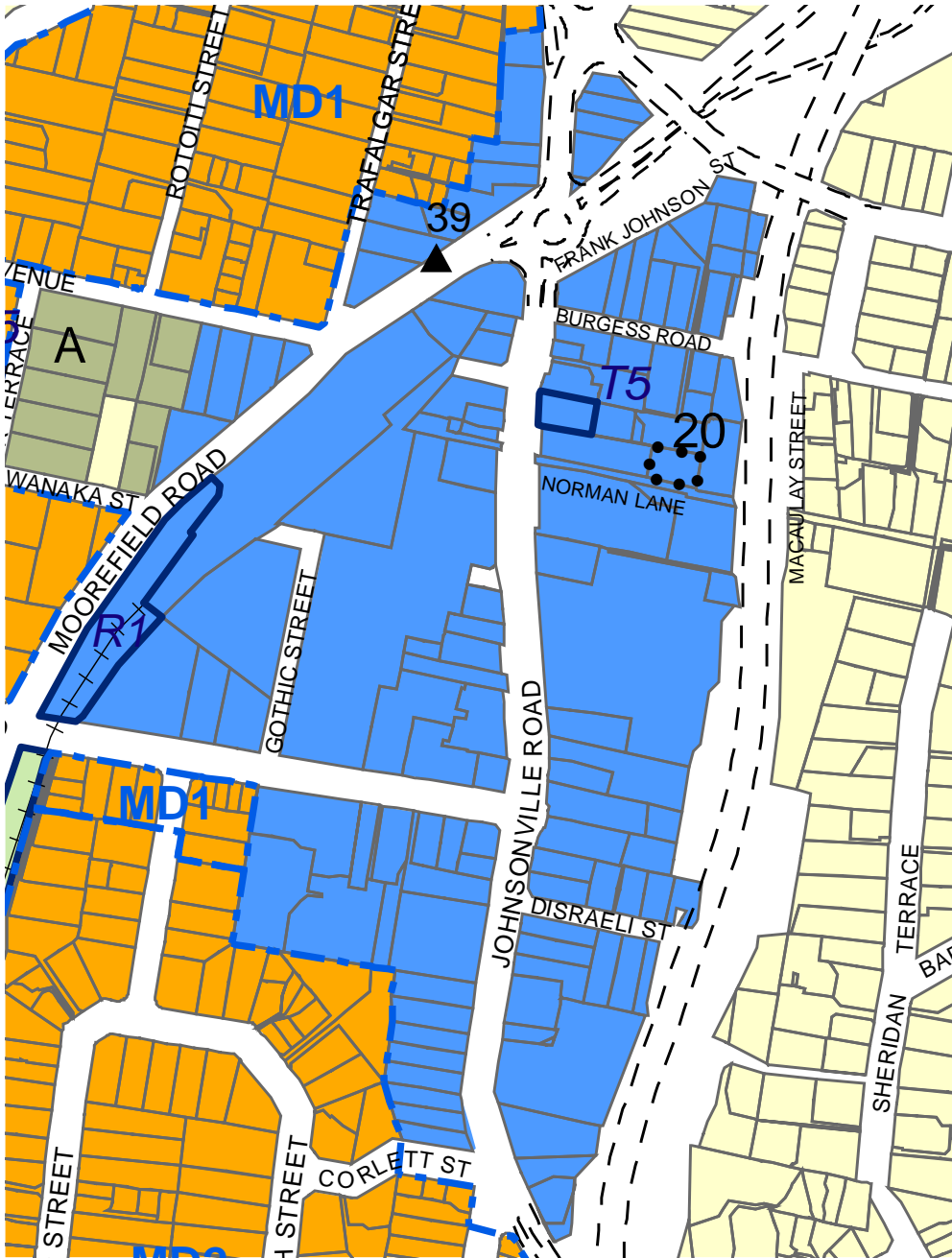
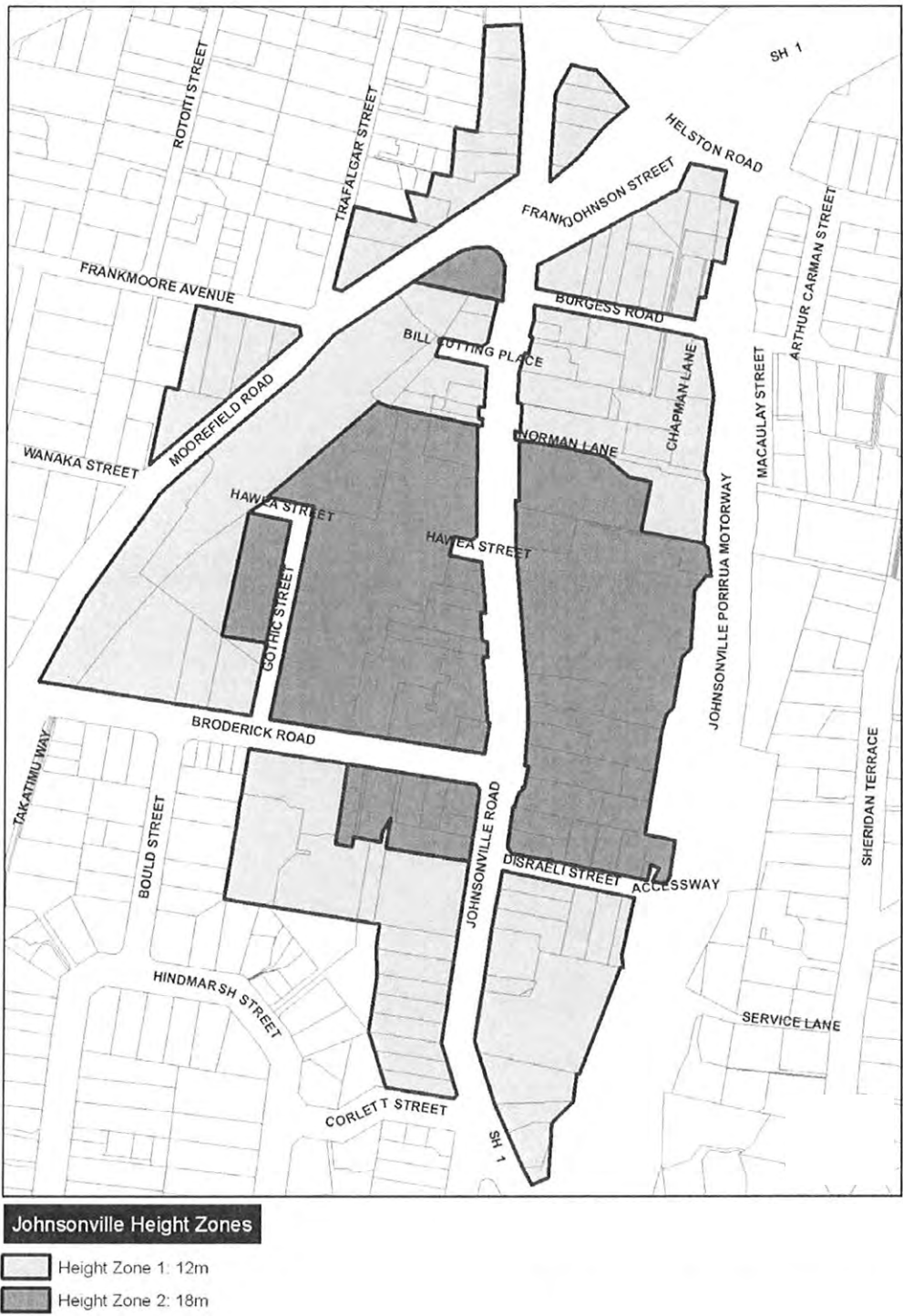


Land Exchange Agreement

- Proposed Town Centre
- Stride Land to Wellington City Council
- Wellington City Council Land to Stride
- Property Boundaries



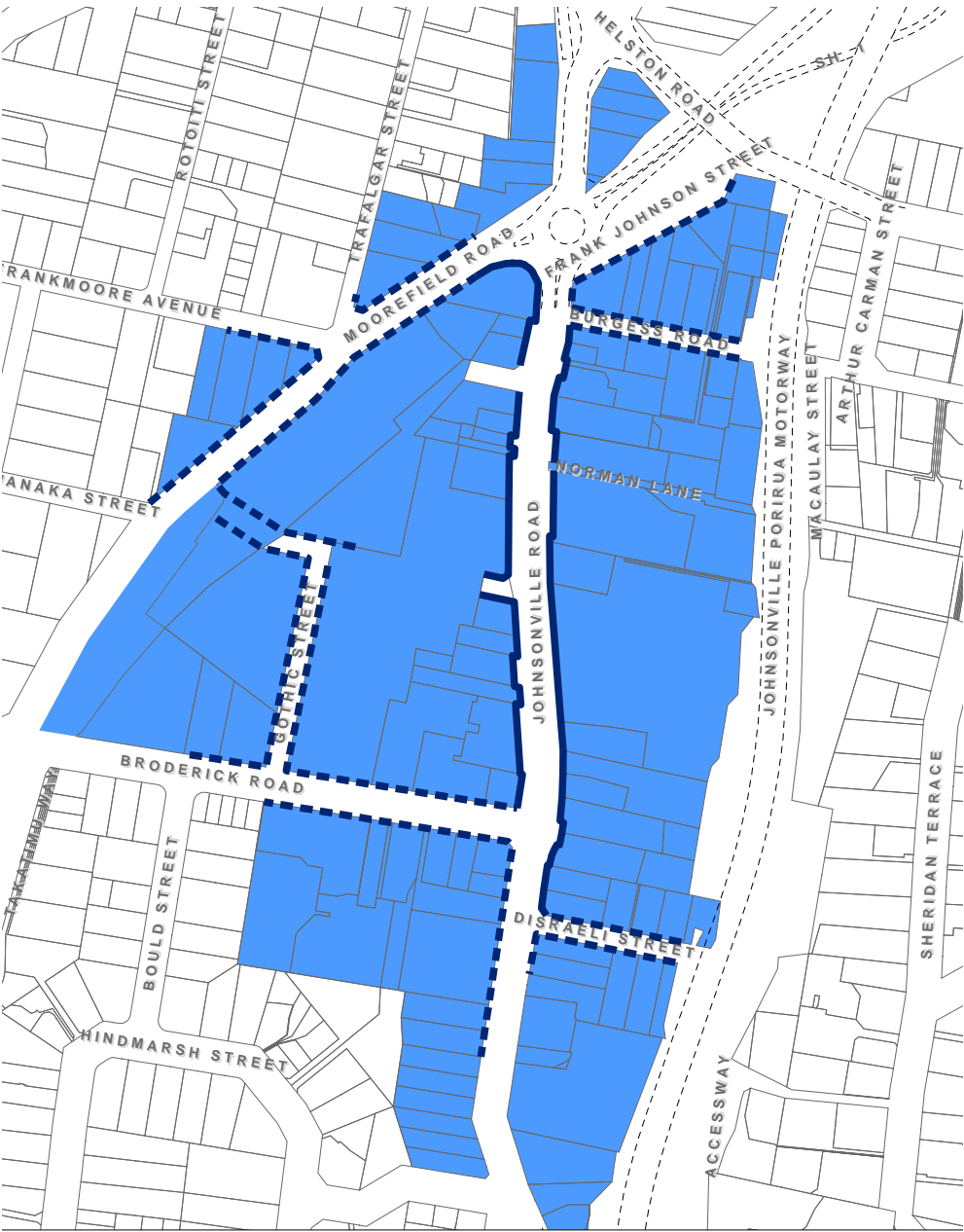
Planning Controls - Operative



LEGEND FOR PLANNING MAPS	
AREAS	BOUNDARIES
Central Area	District Boundary
Curtis St Business	Non Cadastral Boundary
Business 1	Designations (number references refer to Chapter 24 Schedule)
Business 2	
Centre	Golf Course Boundary
Urban Development Area	Airport Control Tower Restriction
Airport	Railway Lines
Institutional Precinct	Specific Rules Apply
Inner Residential	Operational Port Area
Outer Residential	Port Redevelopment Area
MDRA	Character Areas
Rural	Ridgelines and Hilltops
Open Space A	Transmission Lines
Open Space B	Transmission Line Buffer (32m)
Open Space C	Educational Precincts
Conservation	Special Residential Areas
Sea	
Over water	
Unformed Legal Road	
Te Aro Corridor	
Lambton Harbour Area	
Pipitea Precinct Area	
HAZARD AREAS	HERITAGE
Hazard (Fault Line) Area	Heritage Areas
Hazard (Flooding) Area	Heritage Sea Walls
Hazard (Ground Shaking) Area	Heritage Objects
	Heritage Buildings
	Heritage Trees
MAORI	
	Maori Precinct Boundary
	Maori Tracks
	Maori Site Points

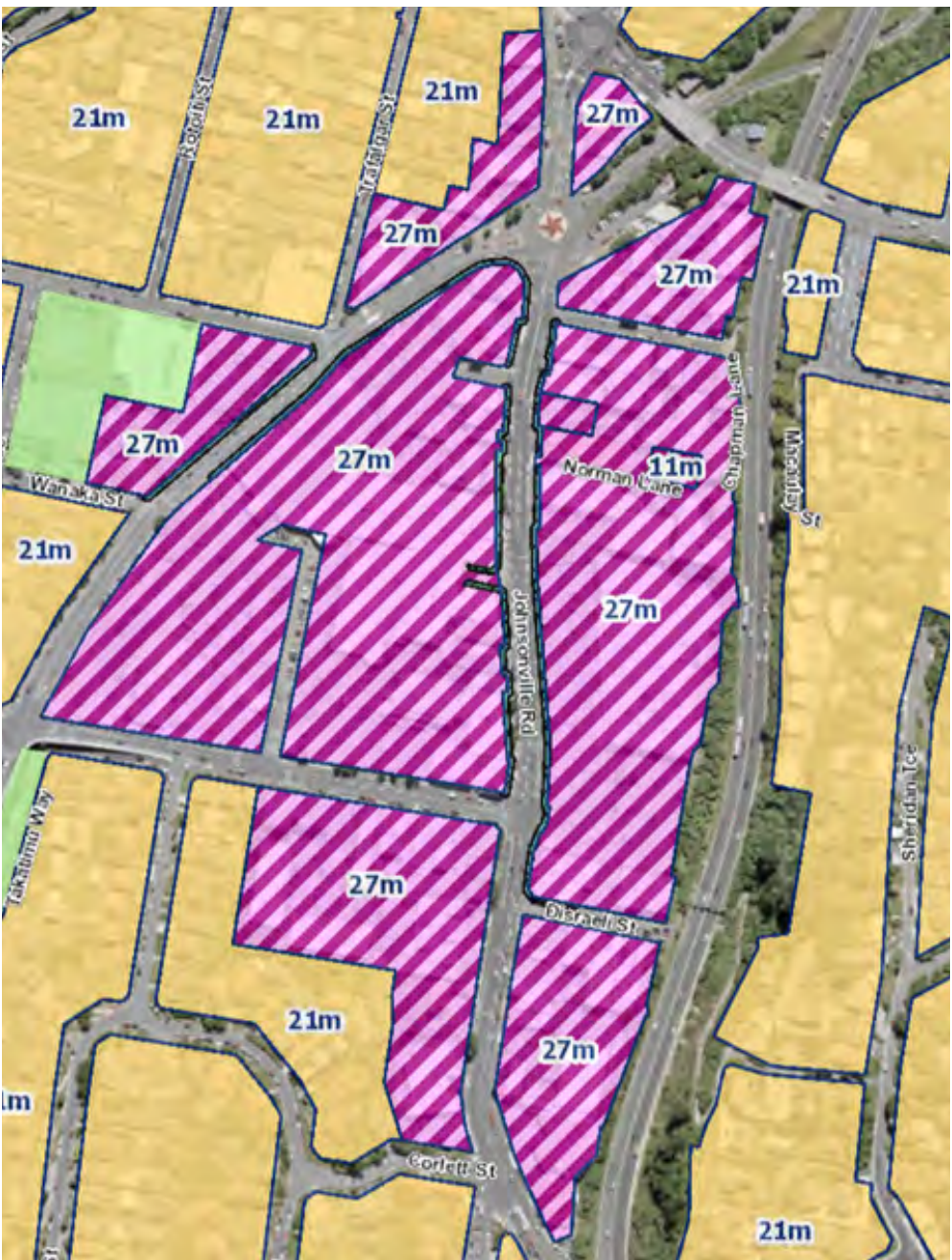
NB: Other earthquake hazards exist and significant ground shaking may occur outside the Hazard (Ground Shaking) Area

Planning Controls - Proposed



Primary and secondary frontages

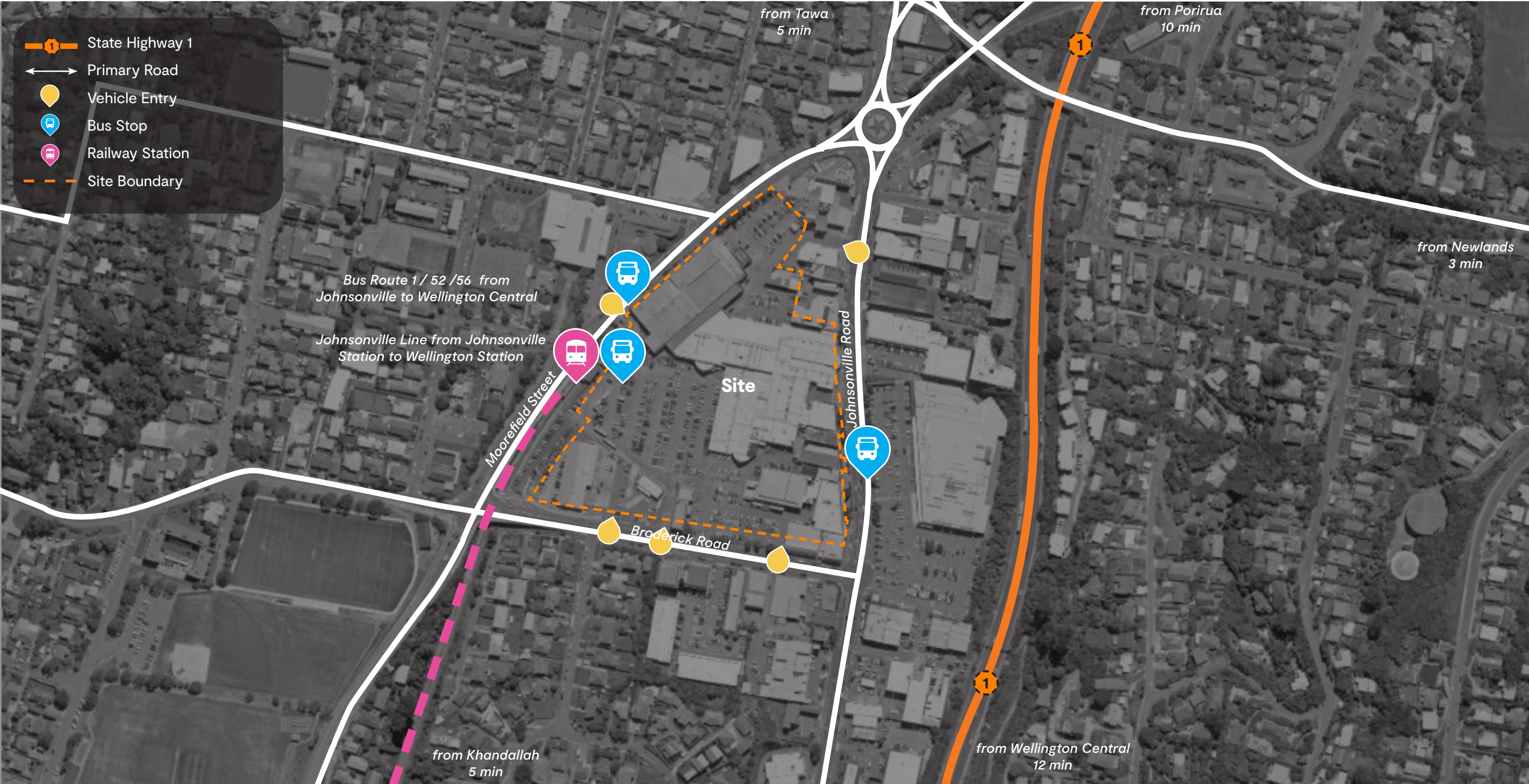
— Primary ■ Centre
- - - Secondary



- Zones
- Large Lot Residential Zone
 - General Residential Zone
 - Medium Density Residential Zone
 - General Rural Zone
 - Neighbourhood Centre Zone
 - Local Centre Zone
 - Commercial Zone
 - Mixed Use Zone
 - Metropolitan Centre Zone
 - City Centre Zone
 - General Industrial Zone
 - Natural Open Space Zone
 - Open Space Zone
 - Sport and Active Recreation Zone



Transport Analysis



Pedestrian Analysis

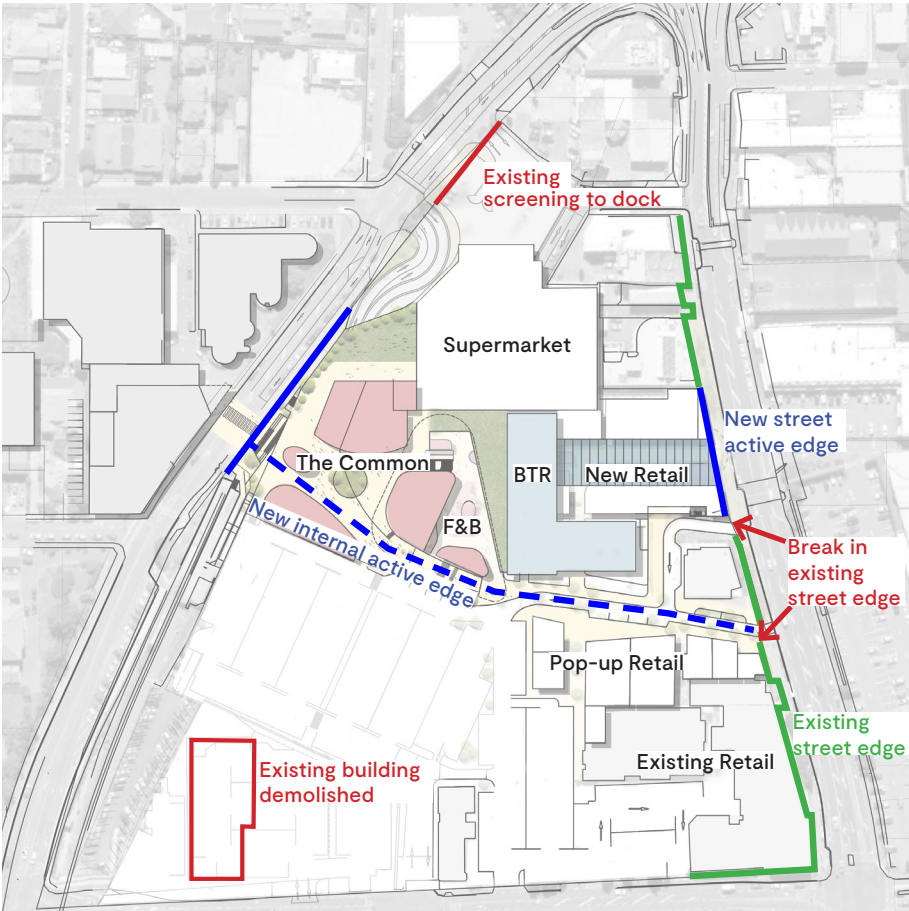
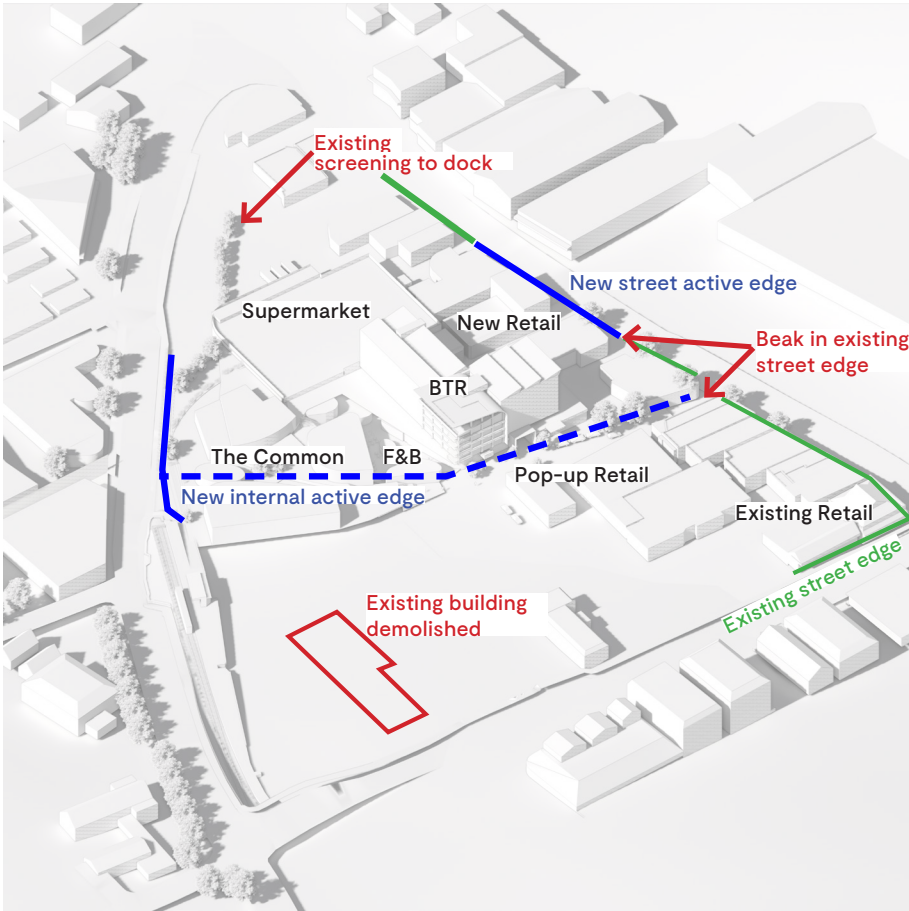


Design Response

Design Principles

Active Edge

The bulk of the supermarket will be concealed by the main plaza off Moorefield Road with food & beverage, amenity and commercial spaces that are sympathetic to the character of Johnsonville's surrounding context.



The Common

The residential apartments and retail will be opened out to a podium court core, providing a green outlook, food & beverage and community space for gatherings. The Common will be connected to the street via a stair and ramp access ways.

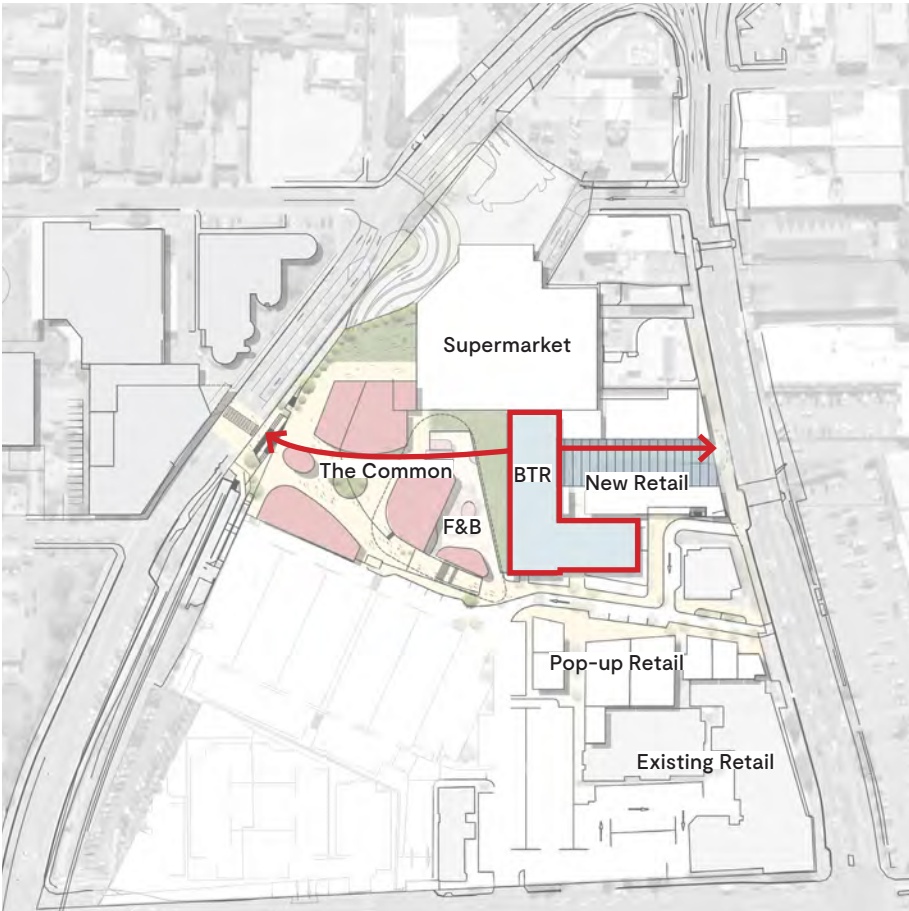
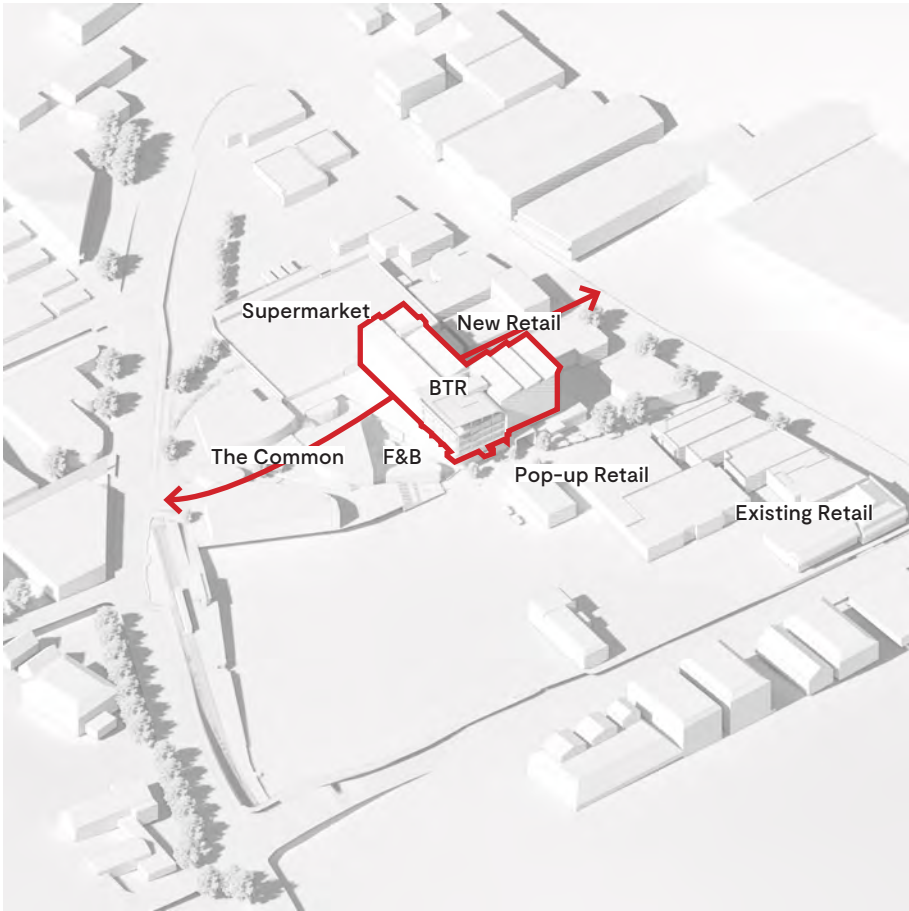


Design Principles

Sympathetic massing

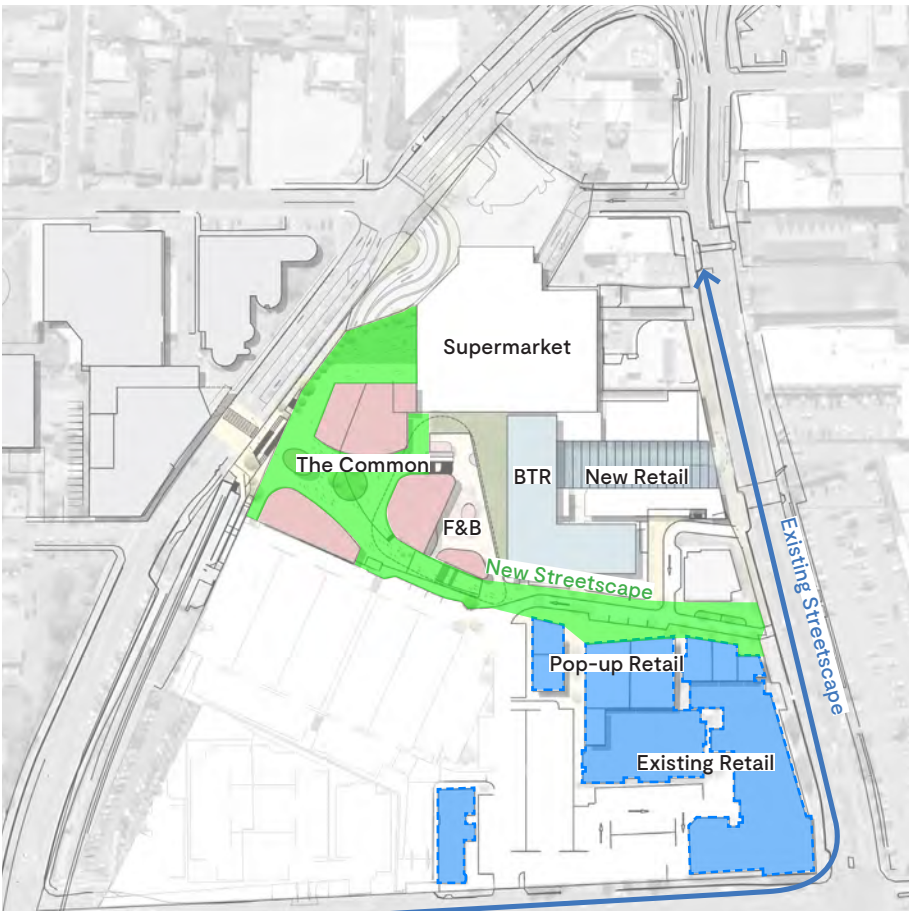
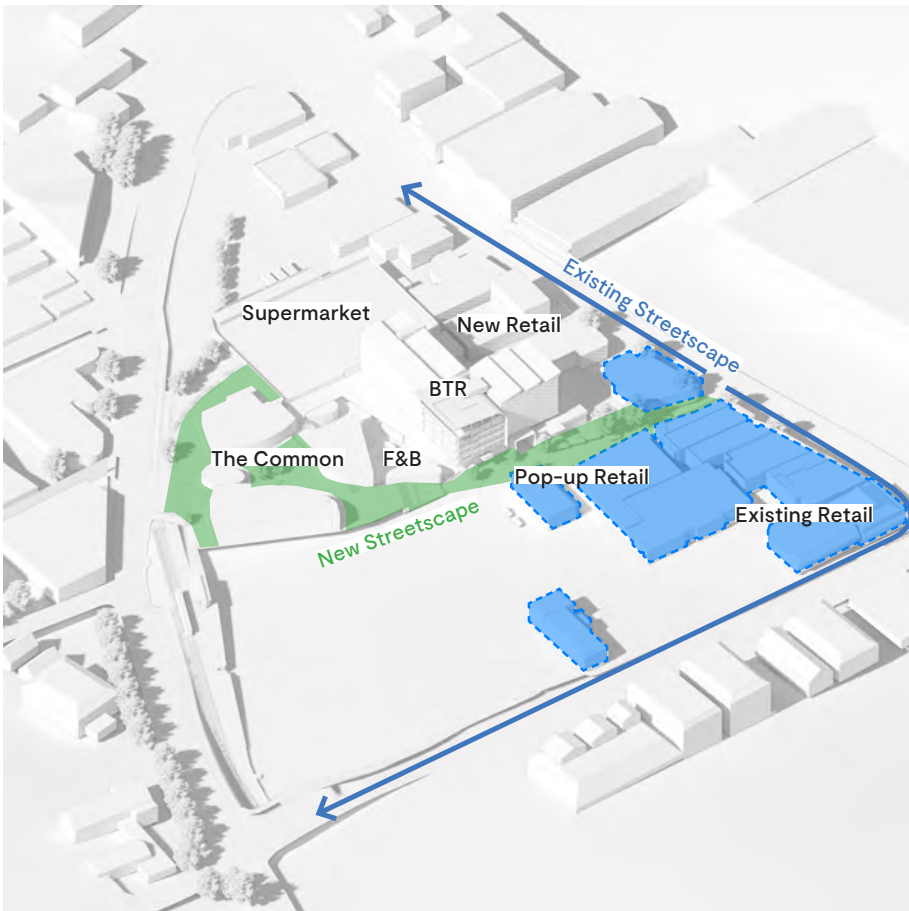
Higher floors of the development are concentrated within the centre of the complex to reduce the impact on the surrounding residences, streetscape and retailers.

Immediately adjacent at street-level, the height of the development will remain low, complementing the existing local character of the area, and resembling the surrounding retailers and facades on Moorefield Road.



Streetscape

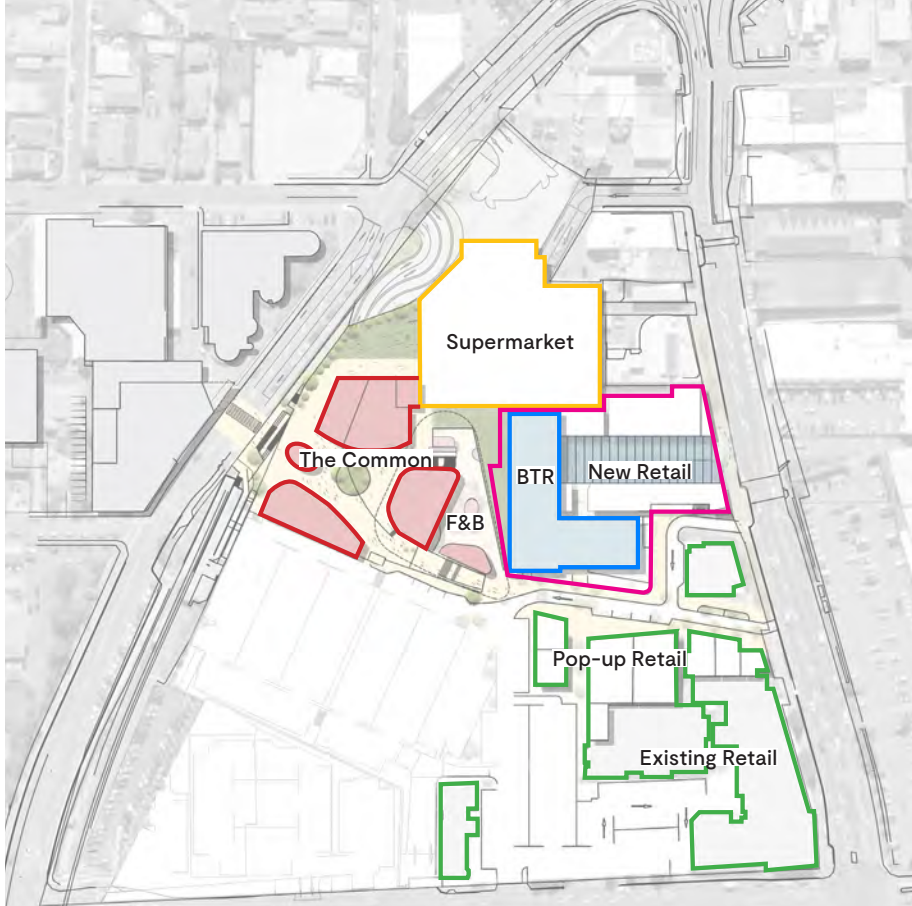
The intention is to complement to existing streetscape story started when Johnsonville Library was developed. Pedestrian friendly surfaces and light colours will signal the journey from east to west. Changes in level will be managed with interesting stair and ramp design as well as accessible options that's will be clearly indicated. The streetscape externally will transition in to the internal spaces with the lower level F&B absorbing the aesthetic of the external communal court above.



Design Principles

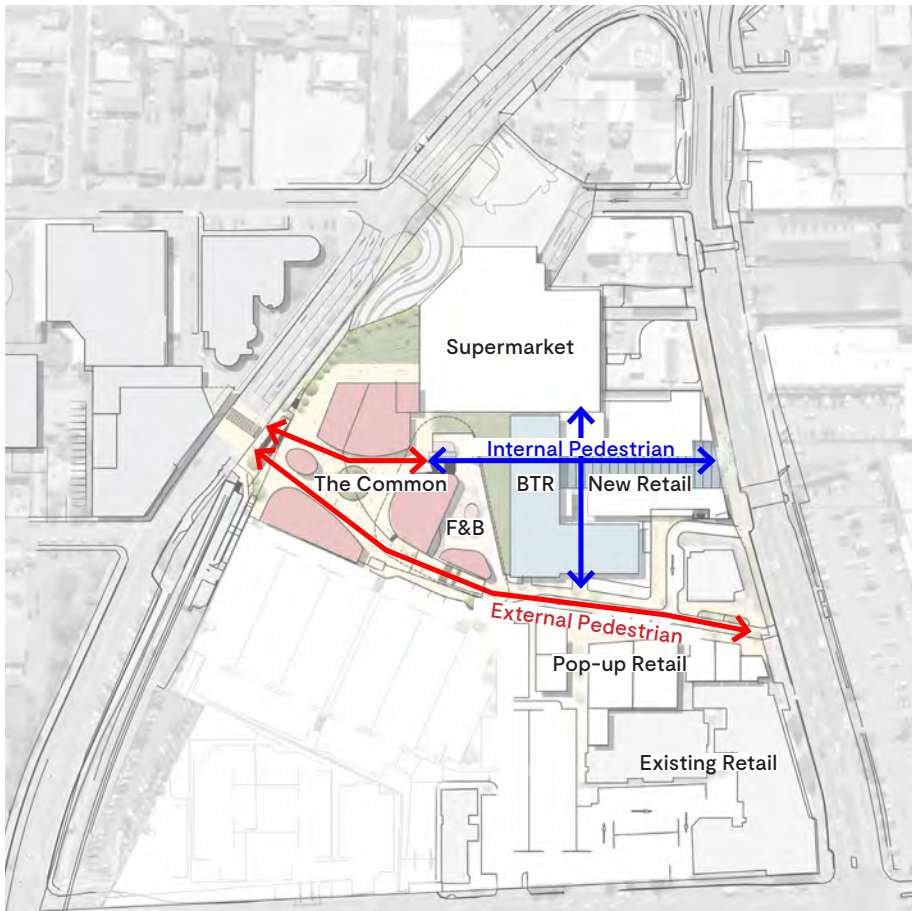
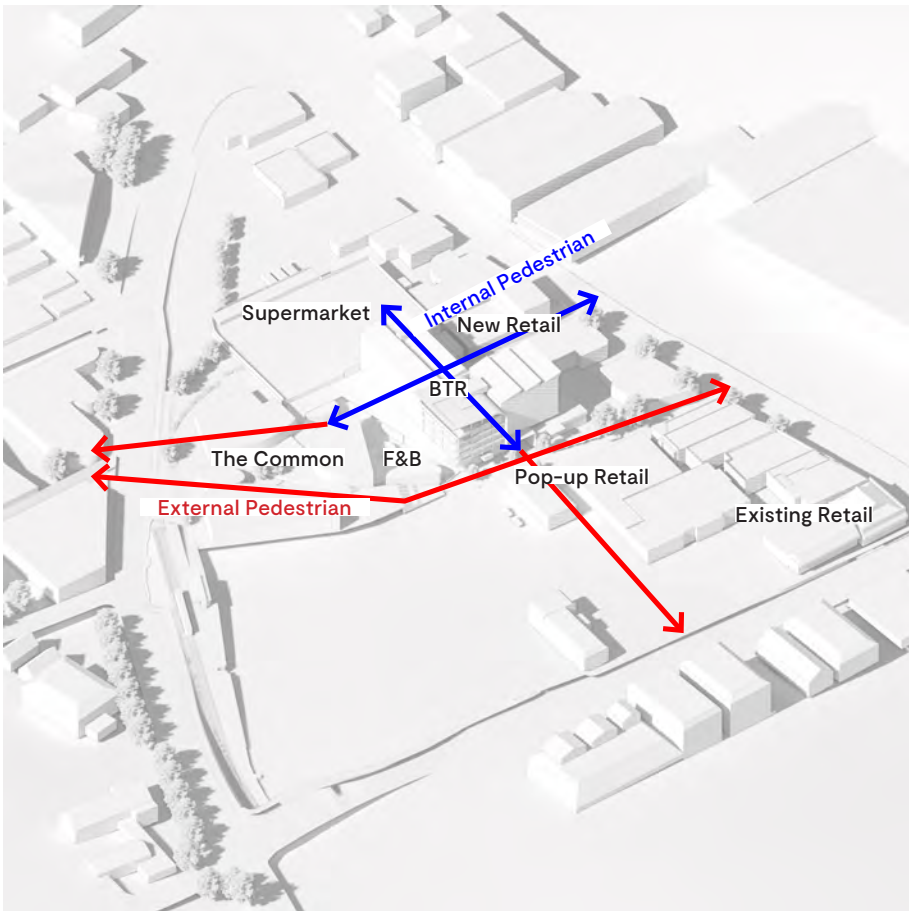
Broken form and fine grain

The development will be broken into smaller buildings that mimic and complement the surrounding area. The build to rent building will be taller than other existing buildings providing a landmark address in the centre of the site



Legibility

The site is organised in a clear manner, where visitors will know where to go and can easily navigate to and through buildings with ease.



Sustainability Principles

The design for Johnsonville Town Centre will create a resilient, socially sustainable environment where the formal and informal processes, systems, structures, and relationships actively support the capacity of current and future generations, creating a healthy and liveable community. This sustainable community will be equitable, diverse, connected and democratic, providing for a high quality of life, seeking to reduce negative impacts for the life cycle of the development and on the environment. Creating a healthy and livable community.

Our design utilises shared spaces, enabling people to meet and connect to form a community. These spaces become a neutral ground where people can gather and interact.

Sustainable elements include:

- Solar energy collection on roof
- Regenerative planting and water management
- Sustainable transport options nearby
- Strong pedestrian links through site
- Electric vehicle charging
- Waste management & recycling
- Rain water detention tanks and re-use
- Lowflow tapware to homestar standards
- Sustainable and healthy materials
- Photovoltaic collection on roof top

Accessibility

Providing connections reducing travel time and encourages active transport modes such as walking and cycling

Energy

Carbon neutrality or zero carbon status is achieved using renewable energy examples include solar photovoltaics (PV) and small wind-power technologies.

Heating & Cooling

Insulate building using materials with good thermal mass properties to reduce energy used for heating and cooling.

Lighting

Ensure maximum daylight use and install energy-efficient light bulbs and sensors regulating the brightness as required.

Water

Integrated Water systems involving water-sensitive urban design with an appropriate mix of technologies for water capture, storage, and treatment.

Waste

Recycling and efficiently disposing of waste.



Sustainability – Stride Strategy

Strategic Goal	Focus Areas	2025 Goal	Initiatives	How?
Contribute to a resilient community We want to provide leading health and safety performance and support a connected and inclusive society.	1: Ensure health, safety and wellbeing	Our people, our places and all those connected with them are healthy, safe and well	Execute Stride's Health and Safety strategy	Integrate strategy into centres operational guidelines, practices, and centre design scope
			Develop a wellbeing programme that supports Stride's workplace and the places it manages	Integrate strategy into centres operational guidelines, practices and centre design scope
	2: Promote inclusivity and connectivity	Our people create inclusive accessible spaces for our communities	Develop a diversity and inclusion programme that supports Stride's workplace and the places it manages	Integrate strategy into centres operational guidelines, practices, and ongoing marketing and community activation initiatives
			Engage with Stride tenants to work collaboratively to design D&J into their spaces	Integrate strategy into centres operational guidelines, practices and include specific D&J provisions in new leases.
Develop shared prosperity We want to foster long-term prosperity by investing in and managing outstanding spaces that reward everyone connected with them	3: Create sustainable products and places	We have a selection and management process, supported through our responsible business practices which creates high quality assets.	Develop a responsible investment policy which includes environmental, social and governance risk *ESG) considerations in investment decisions	Ensure development proposition consistent with and achieving key hurdles of the new Responsible investment Policy
			Develop supplier code of practice, which includes environmental, social and governance risk (ESC) criteria for selecting and working with suppliers e.g. H&S , environment, labour practices, modern slavery, local procurement.	Integrate policy in key contractor engagement and tendering processes
			Develop sustainability criteria in design/fit out guidelines for properties	Integrate sustainability criteria into project design scope, tenancy fitout manuals, target best practice sustainability benchmarks for each component (Greenstar, Homestar, NABERSNZ, etc)
	4: Drive a prosperous economy	Our people, business, tenants, communities, and investors are thriving	Implement workforce capability and development programme	During construction, significant construction industry workforce employed. Post opening retail, hospitality, centre management and operational, office and medical workforces employed.
			Develop a cohesive community investment programme	Integrate programme into centres operational guidelines, practices and ongoing marketing and community activation initiatives.
			Integrate responsibility for sustainability within Stride's existing governance structure	Outside of project mandate
			Undertake ongoing stakeholder engagement with tenants and investors on their sustainability goals so stride can work jointly to achieve positive outcomes	Integrate into centres operational guidelines, practices, and include specific ESD provisions in new lease.
	5: Reduce environmental impacts	The environmental performance of all our places provides enduring value for our tenants, investors and the environment	Source local, sustainable materials where practicable for new builds and fit outs.	Implement Greenstar, Homestar, and NABERSNZ minimum requirements into project scope of works. Adopt specific principals requirements regarding ESD requirements in main contract and project professional services agreement.
			Manage the energy efficiency of all our properties. Establish NABERS ratings for our office properties	
			Implement water conservation and efficiency initiatives to reduce the use of mains water in Stride operations.	
			Manage and promote waste minimisation and recycling initiatives in all Stride operations and encourage tenants to do the same.	
Protect the planet We want to create efficient, climate-resilient places that deliver long term value and support a low carbon future	6: Take action on climate change	We will improve the environmental performance of our activities and aim to be carbon neutral by 2050	Manage our own emissions – set a 2025 GHG emissions target for base building operations	Outside of project durations, but will incorporate any early investigations into project brief, design, professional services engagement and contract works.
			Develop climate disclosure in line with NZX requirements – guidelines TBC but likely to follow the Taskforce for Climate Related Financial Disclosures (TCFD) guidelines.	
			Report on Stride's overall sustainability performance annually	

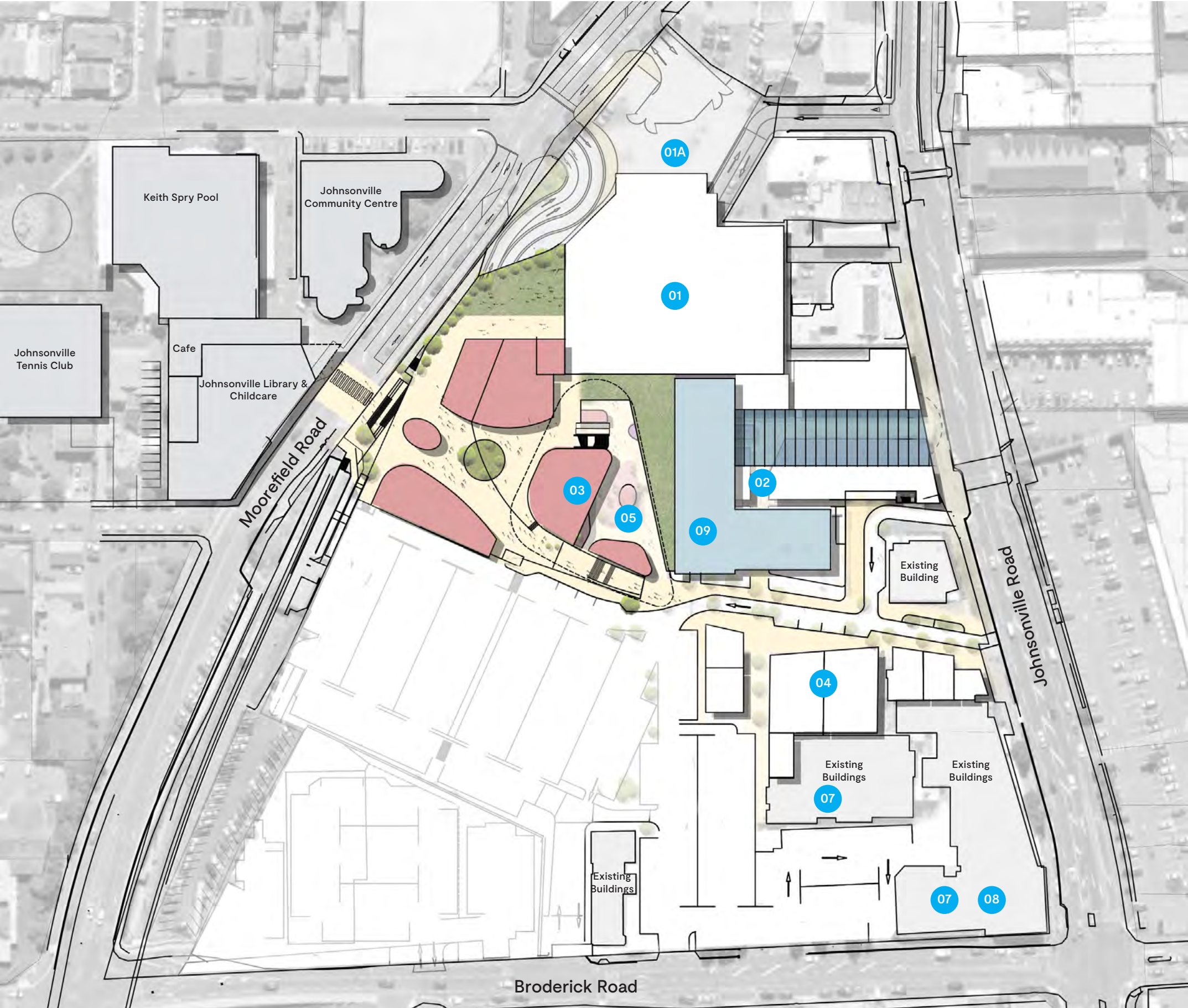
Upper Ground Floor

- Retail
- Major
- Food & Beverage
- Apartments
- Existing Buildings

Stages 1 and 1A

		GFA
1	Supermarket	3,500 m2
1A	Supermarket external loading	1,500 m2
2	New Retail	3,382 m2
3	Food & Beverage	1,955 m2
4	Pop-up Retail	1,168 m2
5	Mall Area	1,900 m2
6	Back of House / Amenities	400 m2
7	Existing Retail	3,372 m2
8	Existing Commercial	3,372 m2
9	Build to Rent	6,390 m2
Total		26,939m2

7	Existing Retail	3,372 m2
8	Existing Commercial	3,372 m2
Total		6,744 m2



Lower Ground Floor

- Retail
- Major
- Food & Beverage
- Apartments
- Existing Buildings

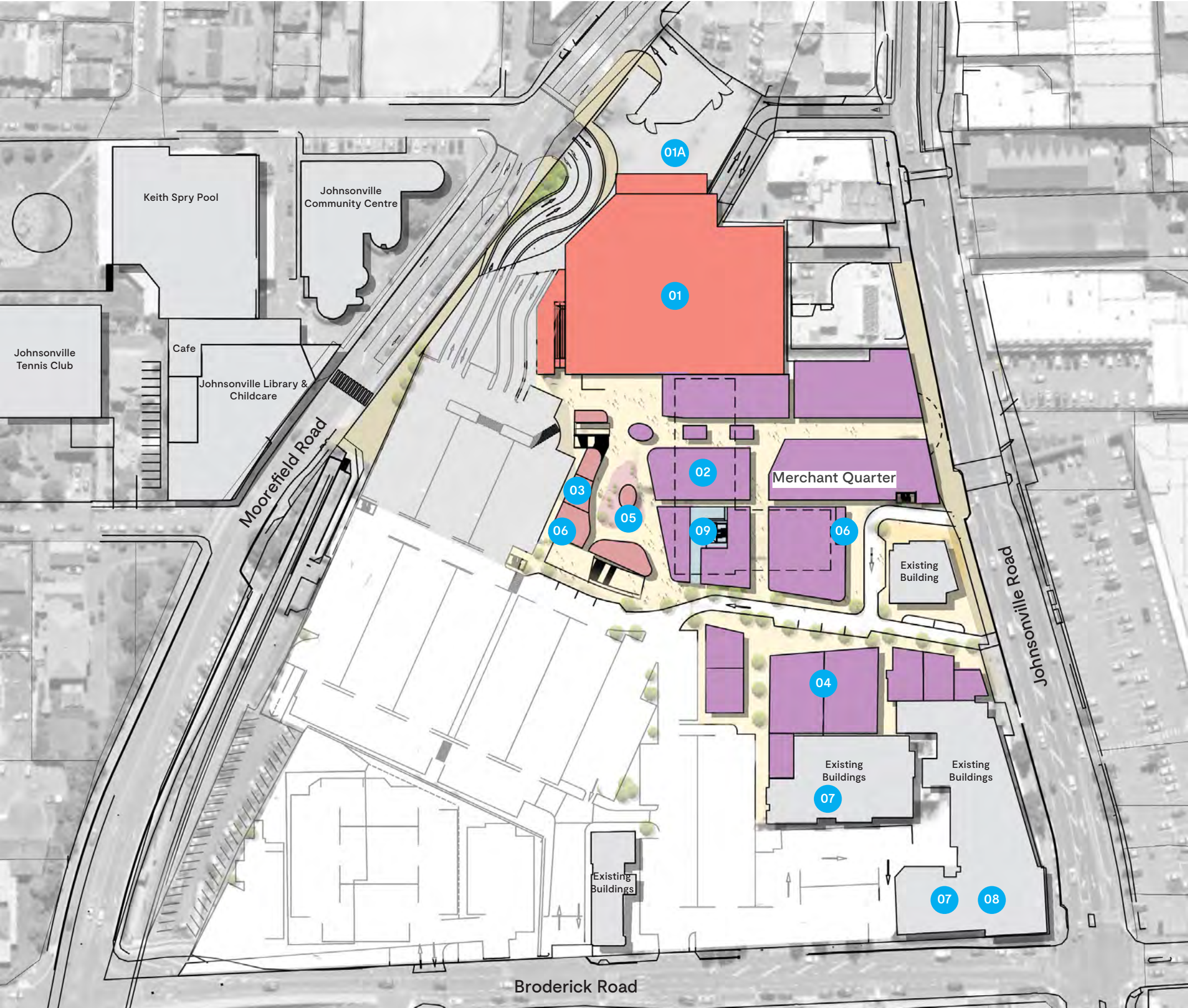
Stages 1 and 1A

- 1 Supermarket
- 1A Supermarket external loading
- 2 New Retail
- 3 Food & Beverage
- 4 Pop-up Retail
- 5 Mall Area
- 6 Back of House / Amenities
- 7 Existing Retail
- 8 Existing Commercial
- 9 Build to Rent

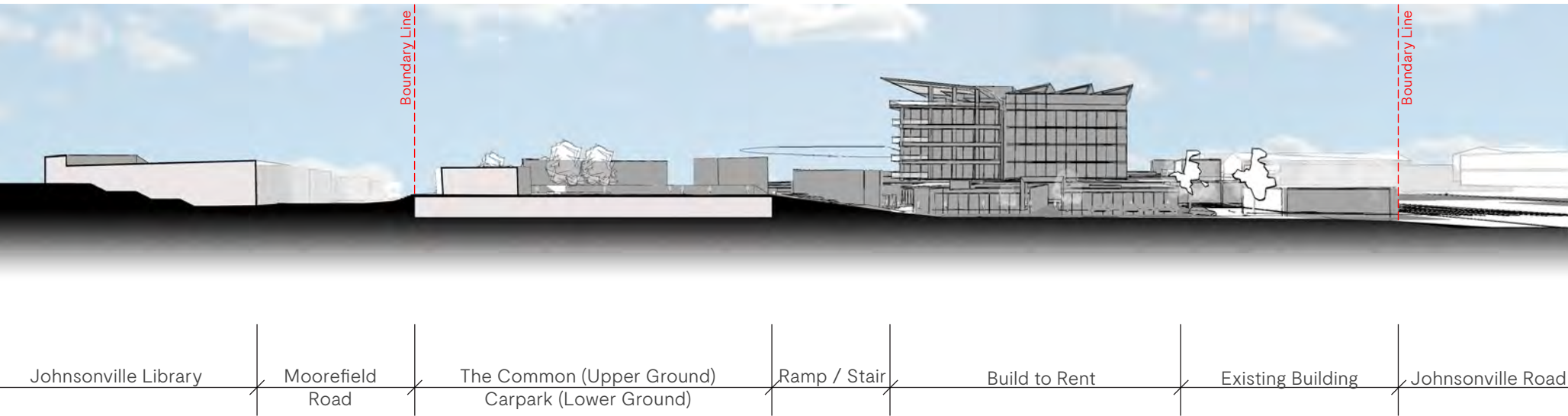
Carparking Provided

Centre Parking	442
Supermarket Parking	144
Commercial Parking	124
Total	710

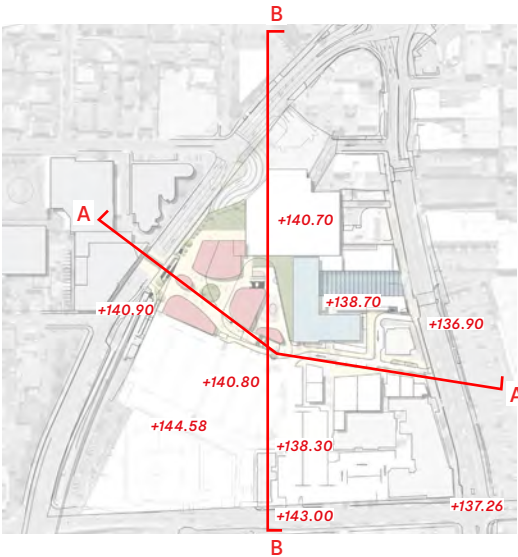
	Area	Ratio
Supermarket	3500	1:24
Retail	9877	1:22
Supermarket	3372	1:27



Overall Section



1 Overall Section A
Scale 1:1000 @ A3



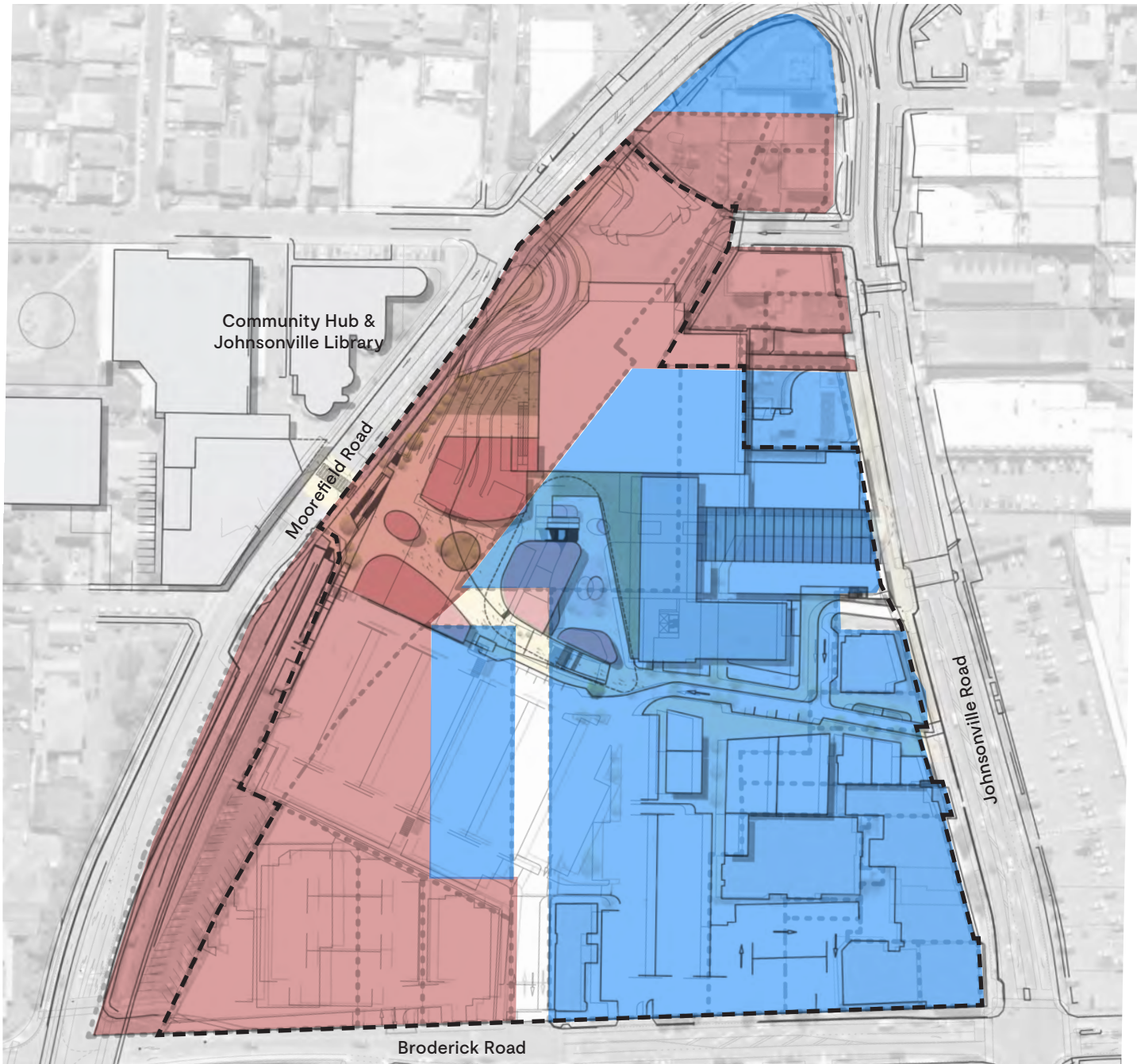
Key Plan
NTS



2 Overall Section B
Scale 1:1000 @ A3

Operative District Plan Compliance

- Height Zone 1 - 12m
- Height Zone 2 - 18m
- Site Boundary



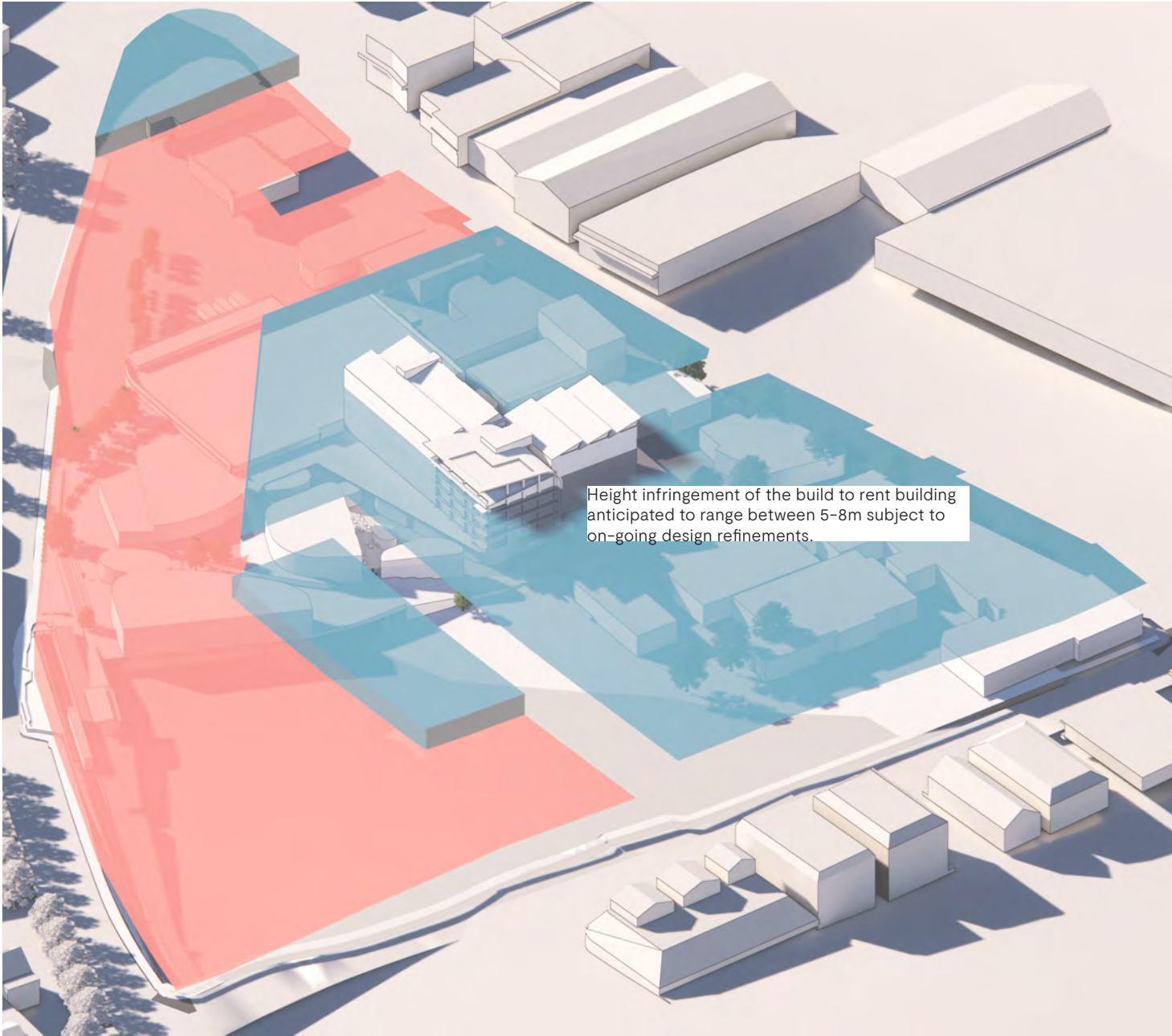
Proposed District Plan Compliance

- Metropolitan Centre Zone - 27m
- Site Boundary



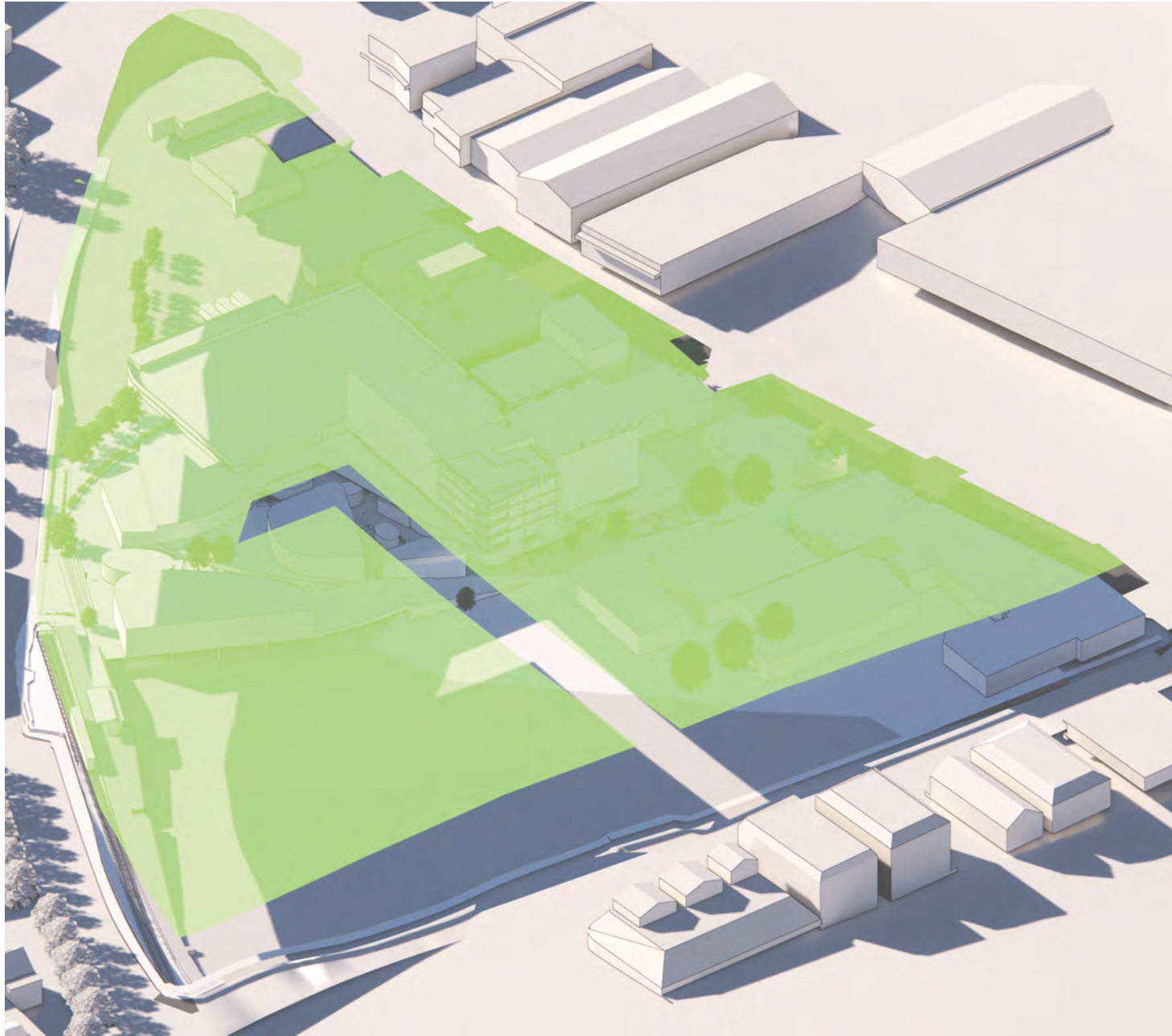
Operative District Plan Maximum Height Compliance

- Height Zone 1 - 12m
- Height Zone 2 - 18m



Proposed District Plan Maximum Height Compliance

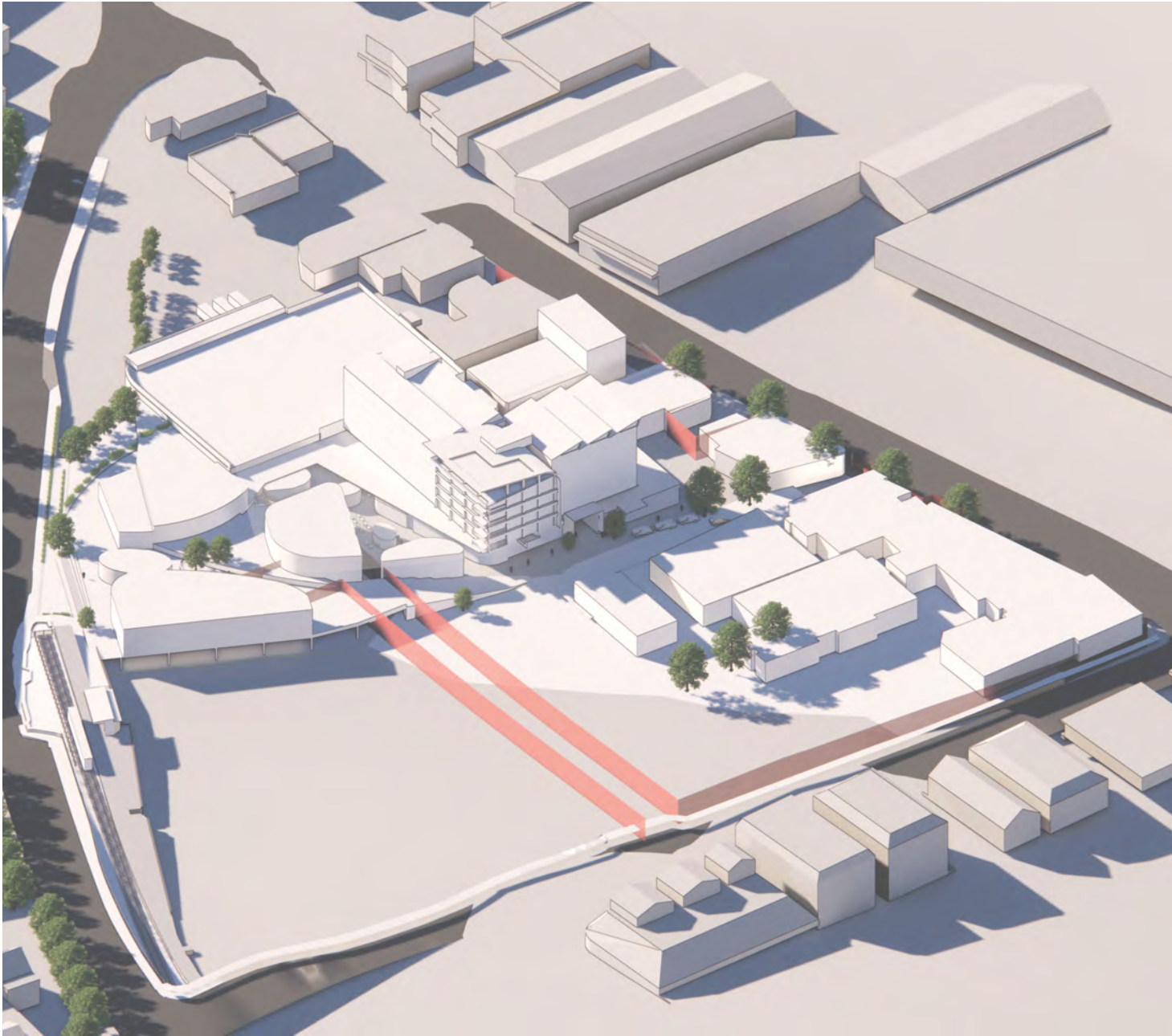
- Metropolitan Centre Zone - 27m



Other Main District Plan Compliance

Frontage

Rule 7.6.2.2 - Minimum building height: buildings or structures or additions to the frontages of buildings and structures along any primary or secondary street frontages in Centres, shall have a minimum height of 7m. This will infringe on the paper roads of Gothic & Hawea Street which are currently in the process of being incorporated into the site. As such it will represent a technical infringement.



Rule 7.6.2.4 - No building (or buildings) within Zone 2 of the Johnsonville Sub-Regional Centre shall have a mass in excess of the total building mass (volume) for the site. Total building mass (volume) is calculated using the following formula:

A. In areas where building heights are measured above ground level:
Total mass = site area x height x 0.75

Zone 2 Site Area: 22,179m²

Zone 2 Total Permitted Mass = 22,179 x 18m x 0.75 = 29,941,650

While building design and massing is being refined it is anticipated the proposal will comply with this rule.

Build to Rent

It is clear that BTR offers many possible solutions to the current challenges. It does seem very unlikely that growth in the BTR sector will be derailed by the impacts of Covid-19, indeed it is likely to only enhance its uptake as the fundamentals driving the pre-crisis are still there and as such BTR does:

- Offer a response New Zealand’s changing societal demographics.
- Address the affordability crisis driven in part by the general national shortage of housing stock and population growth.
- Provide a genuine sense of community creating safe places that are designed to anticipate our changing lifestyle eco-system, so much more than just an apartment in a building. These include mixed-use interior spaces, generous outdoor areas, as well as individual spaces for living and working. These should be an extension of their personal space to encourage interaction and facilitate chance encounters. This is how we to create communities, not just buildings, we want people to feel they part of the place and that they belong.
- Offers improved build quality and Sustainability outcomes, given the long-term ownership of the asset as this focuses a priority on maintenance and overall life cycle costs of a development.
- Provide an alternative to the economic fundamentals which have put the cost of buying a dwelling beyond the reach of most people including many in key worker positions.
- Offer increasing attraction to institutional investors for the long term, of reliable income returns which flow from BTR investments.
- Offer option for people to move away from an aspiration of homeownership. The renting model can deliver on quality urban environments that support the lifestyle and well-being choices which the customers are seeking.
- Provide access to central locations: For those workers who are unable to work from home, property location is vitally important. Renters in the future will prioritise being near their workplace or public transport, hospitals, schools and major supermarkets.
- Focus on the future of living being flexibility, connectivity and wellbeing, even more so, in light of the pandemic. Consumer needs are changing; there is increased demand for workspace at home, greater connectivity and ample access to amenities. Design and Operators will look to provide adaptable amenity spaces and embody tech and wellbeing in their offer.

The Vision for the Build To Rent component of this development is for a visually appealing building with superior urban design outcomes to set a high quality benchmark and establish this expectation for future development stages.

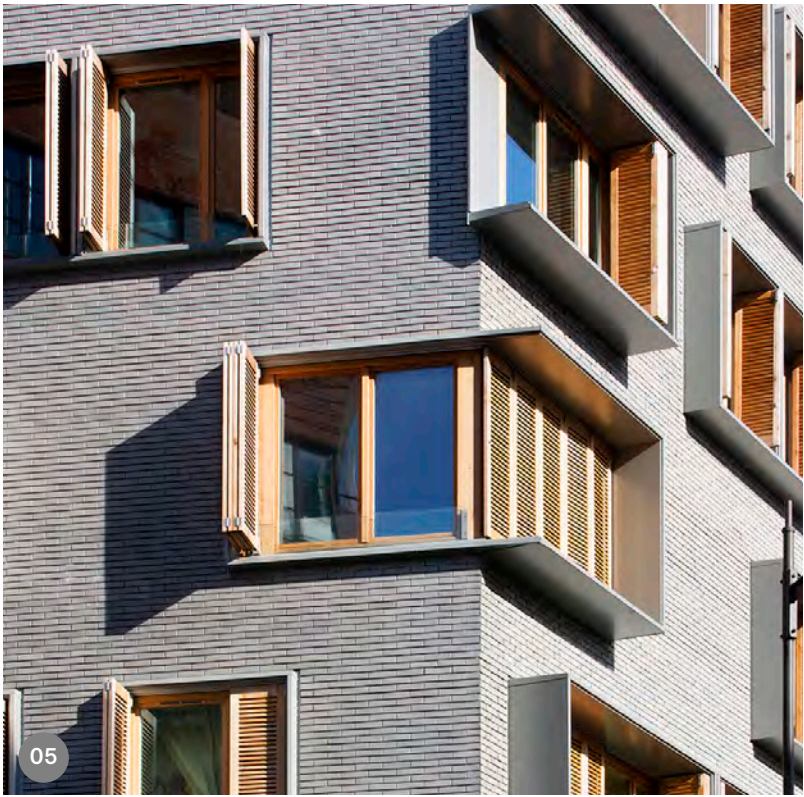
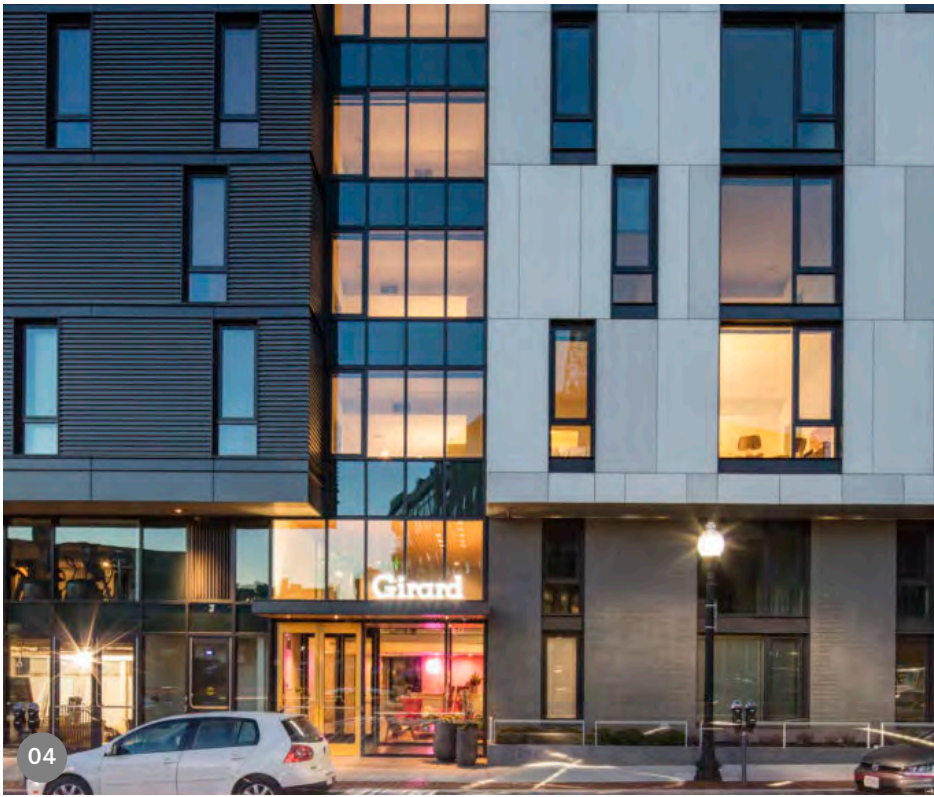
The residential mix is based primarily on 1 and 2 bedroom units with 4 x 3 bedroom units, totaling 118 units.

Project description targeting the following ESG /wellness initiatives (WIP):

- A five story building sited on main street directly above the amenity of the town centre and adjacent to public transport (bus and train)
- Greenstar and Nabers ratings; a 90+ Walk-Score and Homestar ratings are targeted
- Energy management, rainwater harvesting and potential solar options
- Rooftop resident’s common area
- Fresh air access via juliet balconies with operable sliders / windows for all apartments
- Minimum 3sqm secure storage per unit.
- Approximately 70 secure bike parks
- Potential Port cochere drop-off facilities on ground floor
- Option to lease secure carparks (including EV charging)



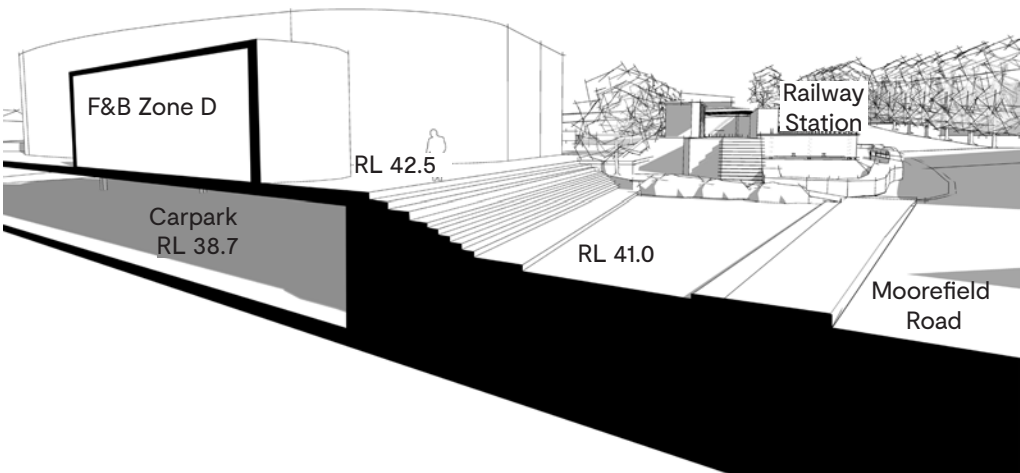
Build to Rent – Precedent Images



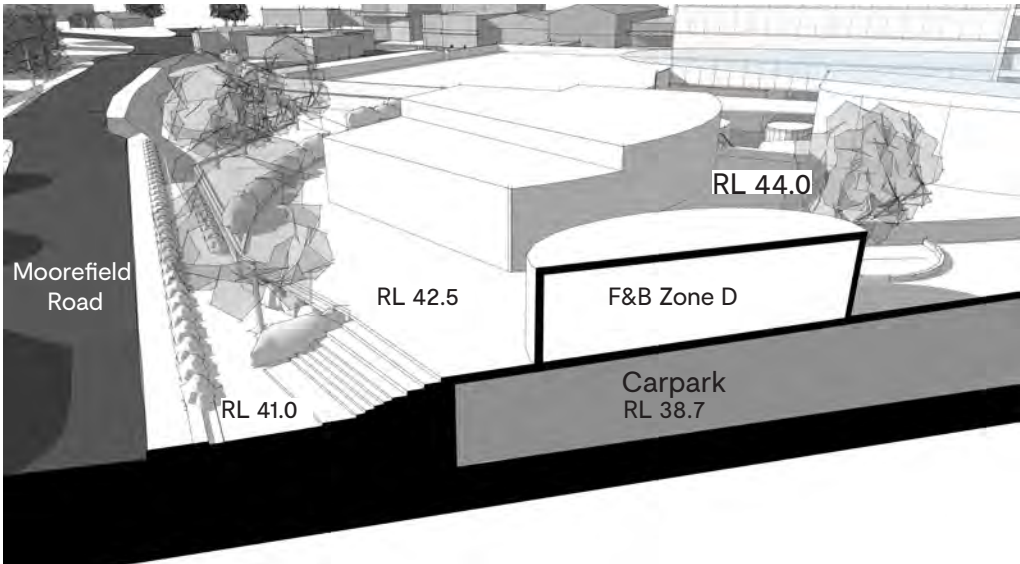
01 / TownPlace Suites, Nashville 02 / Coorparoo Village, Brisbane 03 / Milanofiori Residential Complex, Assago 04 / Girard Apartments, Boston 05 / ZAC Boucicaut, Paris

Community Court

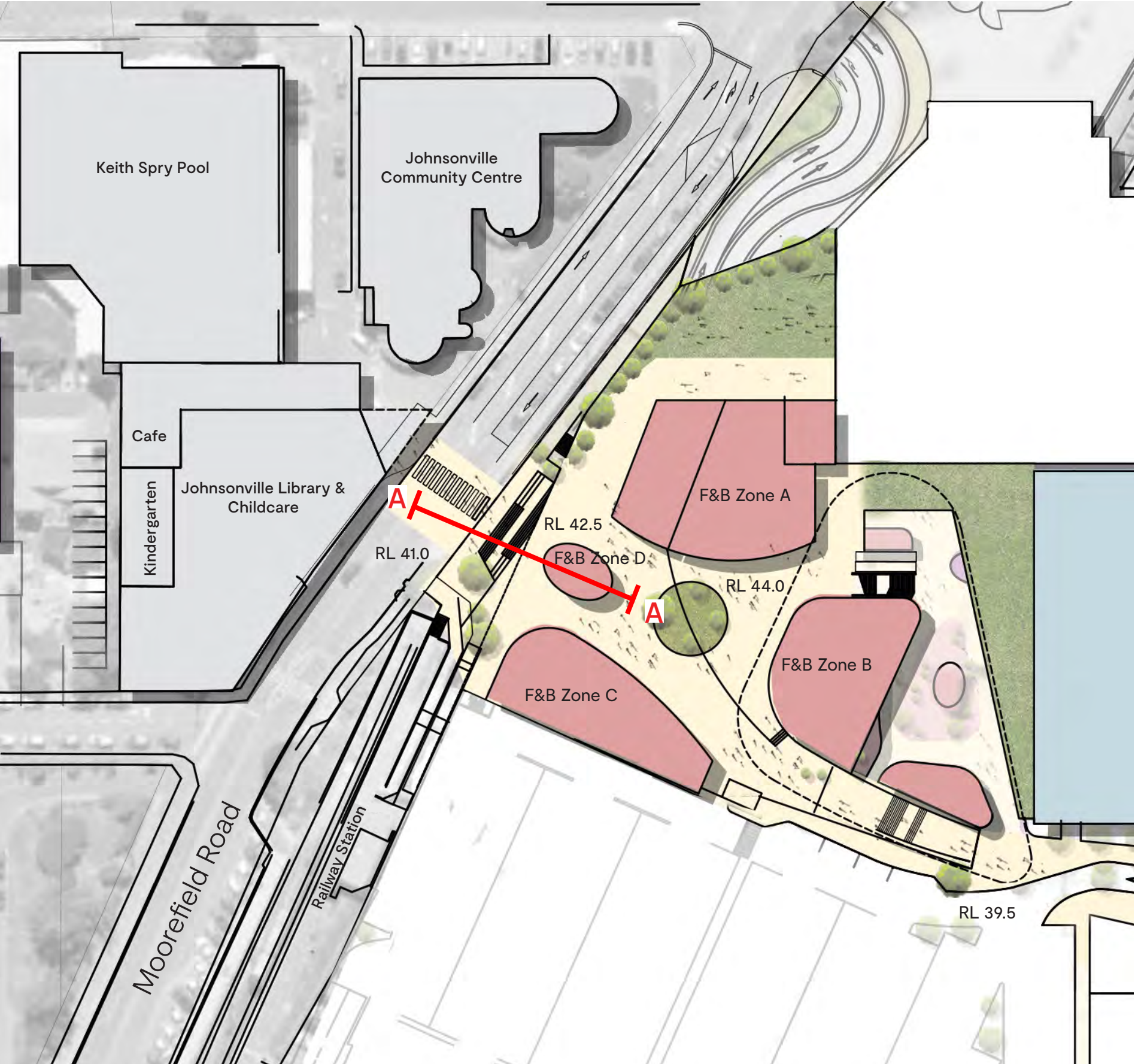
- Speciality
- Showrooms / LFR
- Major
- Food & Beverage
- Apartments
- Existing Buildings



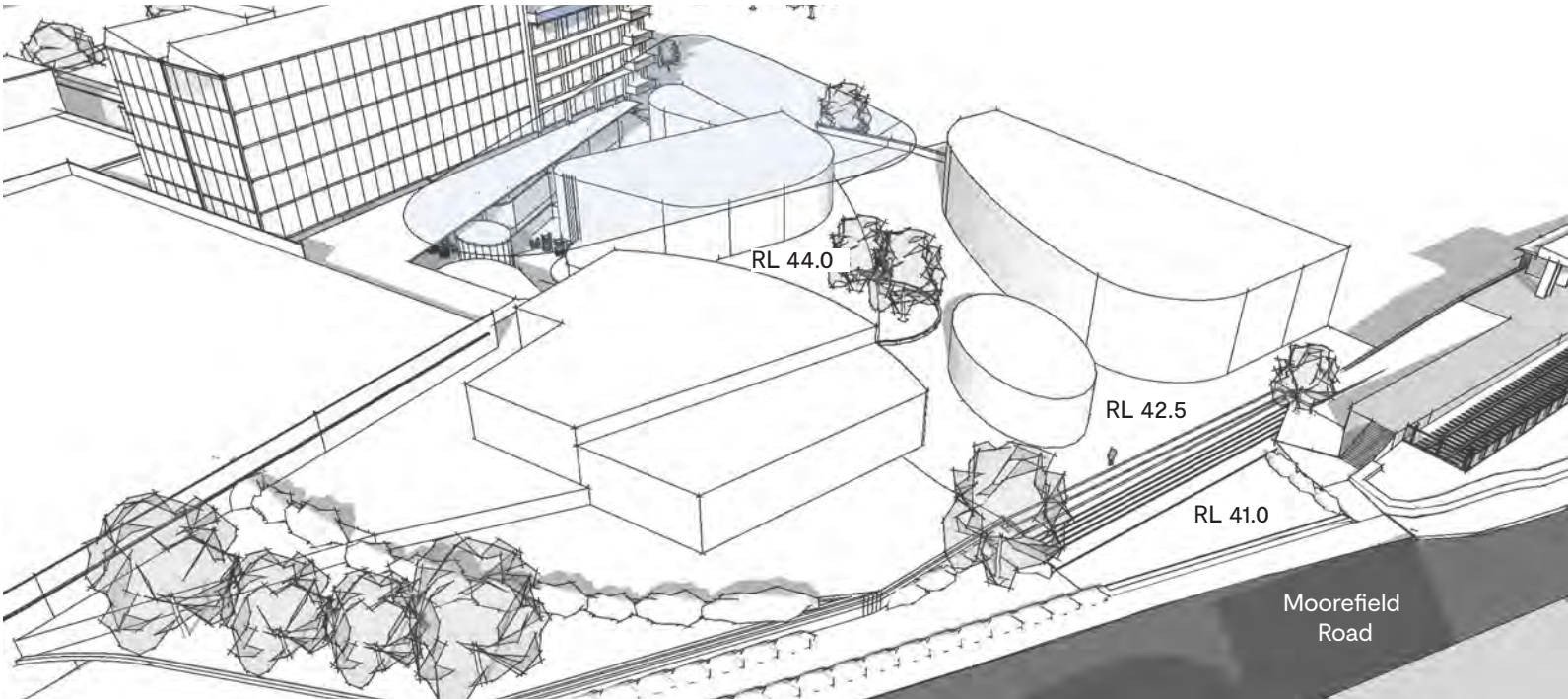
Section A facing South



Section A facing North



Community Court - Views



The community court is an opportunity to establish a heart for the future creation of a new Town Centre.

The residential apartments and retail will be opened out to the podium court, providing a space for play, hospitality and community space for gatherings. The court opens out and is connected to Moorefield Road via a 40 metre width of feature stairs, ramps and landscaping as well as having an on grade link to the train station. The stairs and ramps will become part of the public space with seating integrated and be designed to create an easy transition from the street to the podium which averages 1.5m in grade change

In the other direction towards the east the court narrows to a laneway (open sided in the early stages) which links to a pedestrian friendly internal retail street sloping down to the main commercial street of Johnsonville Road. Accessible access will be provided via lifts.

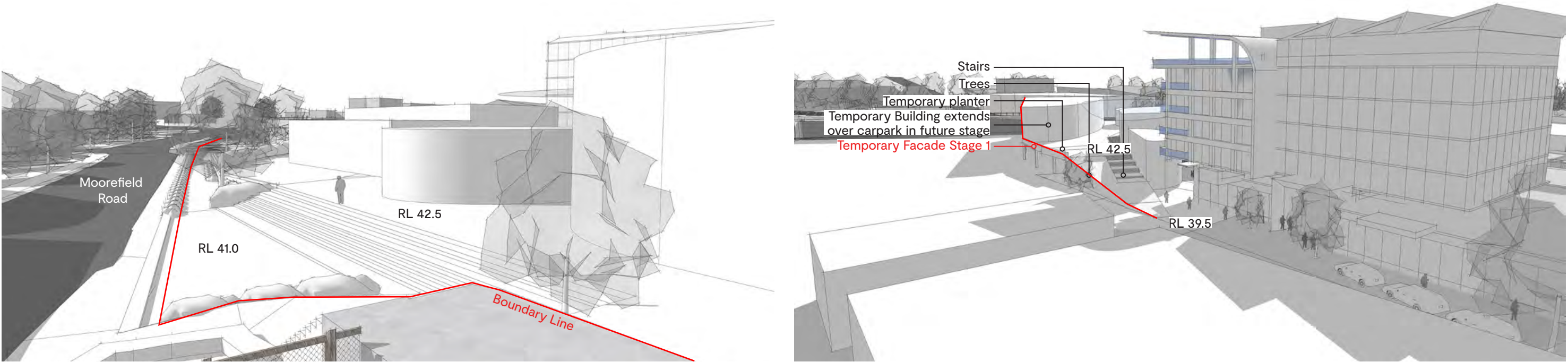
The court utilises shared spaces, enabling people to gather and interact, becoming a focal point for the community and encouraging visitor engagement. It will be surrounded by hospitality with outdoor seating and a change in height midpoint introducing opportunities for sitting and entertaining.

This court is intended as an extension of the popular community hub created by the library, pool and park. It will satisfy a demand for hospitality while at the same time giving the neighbourhood more choices for leisure and entertainment.



01 / Jaddaf Waterfront Park, Dubai 02 / Darling Square, Sydney

Community Court - Views



01 / Flexible Landscape, Shanghai 02 / Freyberg Place, Auckland 03 / Press Hall, Wellington

Community Court – Precedent Images



01 / Arizona Centre, Phoenix 02 / Doca Steak Burger, Patos de Minas 03 / City Thread, Chattanooga 04 / Duke of York Restaurant, London 05 / Doca Steak Burger, Patos de Minas 06 / Rollercoaster Playground, Beijing

Merchant Quarter – Precedent Images



01 / Westfield Marion, Oaklands Park 02 / Grorud Centre, Oslo 03 / Colonnades, Noarlunga Centre 04 / City Lane & City Arcade, Townsville



Existing Buildings



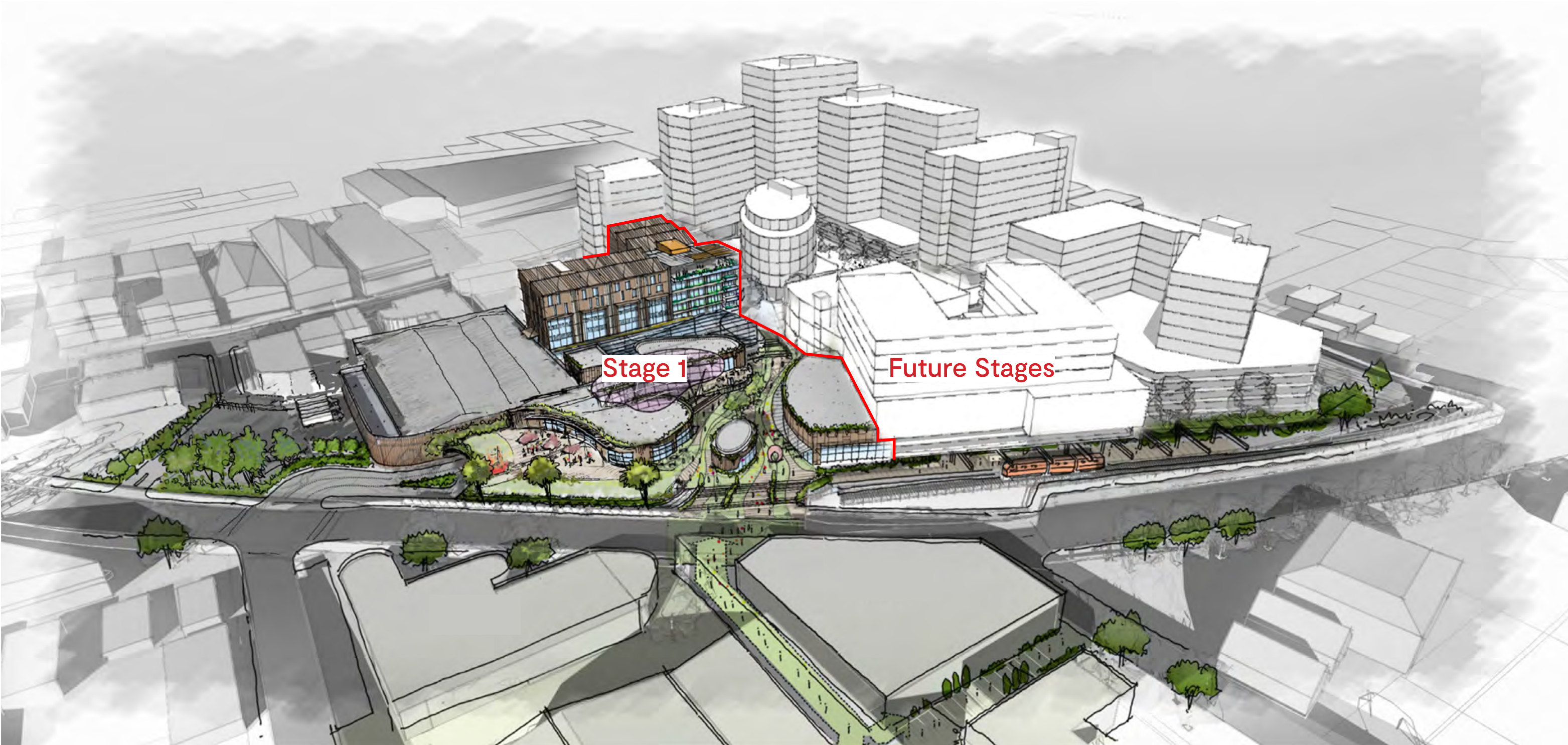
Existing Buildings – Example of possible treatment



Massing Option Stage 1 – Concept Perspective



Current – Early Massing



Alternative A – Early Massing

