

Making Places Update 25 July 2016

CBD Making Places is the development strategy for the Lower Hutt CBD. A riverside 'promenade' is widely viewed as the catalyst for mixed use growth to drive a vibrant and more robust economy in the CBD. A CBD waterfront has the potential to reinvent Lower Hutt into a more progressive and ambitious city.

- Funding: HCC has \$11M across various budget lines and in various years for projects related to Making Places. HCC will consider further funding as costs are developed toward July 2017.
- Legal: initial legal advice suggests partial road stopping and consenting on Daly Street is conceivable for stop banks and a promenade. Advice will be sought for land designation and resource consent processes.
- Melling commercial activity: HCC continues work to relocate and retain affected businesses in the Melling area.
- Melling future land use planning: commercial and residential uses are likely to remain with residual land possibly redeveloped as low rise residential. Consideration will be given to hazards, Melling Interchange work, and future proofing for flood protection etc.
- CBD properties: HCC discussions continue with property owners and especially one property owner who is at the pre-resource consent stage for a new apartment building on Daly Street.
- Desired development outcomes: HCC is considering mechanisms (district plan, property acquisitions, incentives etc) to assist with desired quality and timing outcomes for property development along the future promenade.
- Design: HCC is testing ideas for traffic & pedestrian movement and the physical implications of the promenade in order to inform the joint design process of HCC, GWRC, and NZTA. Ideas are being computer modelled for printing in 3D – see below photo.
- Cost benefit analysis: HCC is developing economic analysis of various scenarios for investment in Making Places and returns from associated mixed use growth. Analysis will be complete Sep/Oct 2016.
- Community engagement: HCC is exploring mechanisms to liaise with and work with the community upon various scenarios for Making Places. This work will be integrated with joint agency communications.



3D printed model. Daly Street looking south with prelim stop bank profile at right.