

## Hutt City Council Making Places Update September 2016

**Updated information is shown in bold text.**

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.

1. HCC funding: \$11M in various years between 2016-2025. HCC will consider additional funding as Riverlink project costs are developed toward July 2017.
2. Legal advice. Initial 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.
3. Melling commercial activity: HCC continues work to relocate and retain affected businesses in the Melling area.
4. 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.
5. CBD properties: HCC is continuing discussions with Daly Street property owners.
6. 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.
7. **Design:**
  - **HCC/GWRC/NZTA need to better integrate separate but related sets of transport analysis regarding Riverlink (local roads), Melling Interchange/SH2, and the Network Operating Framework (all of Lower Hutt).**
  - **Transport modelling will assist options to optimise the ability to develop the CBD and connect it to the river. ie. consideration will be given to the role of CBD bypass/access roads and the role of traffic to the viability of High Street.**
  - **HCC and Boffa Miskell are jointly exploring landscape and urban design options for the river plain, connections between river and CBD, and options for Pharazyn Street.**
8. Cost benefit analysis: HCC economic analysis of various scenarios for investment in Making Places and returns from associated mixed use growth. Analysis will be complete Sep/Oct 2016.
9. 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.