

Draft Urban Renewal Programme

A Comprehensive Plan For Urban Renewal

The necessity of Urban Renewal in Hutt City

- Population growth and urban expansion
- Aging infrastructure and housing
- Environmental sustainability challenges
- Optimising existing investment – RiverLink, IAF, Kāinga Ora
- Economic growth potential

34,522
new residents
by 2051

\$1 billion
Investment in
transport, 3
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housing
infrastructure.

**30% of
pipes**
Due for
renewal in
next 30 years

**Zero
emission
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By 2050

Existing challenges

- **540** households on social housing waitlist.
- Approximately **38% households** under housing stress.
- Significant **socioeconomic inequality** in the valley floor.
- 52% of neighbourhoods **lack good access** to food, health, and education amenities.
- Flat economic activity in central city.



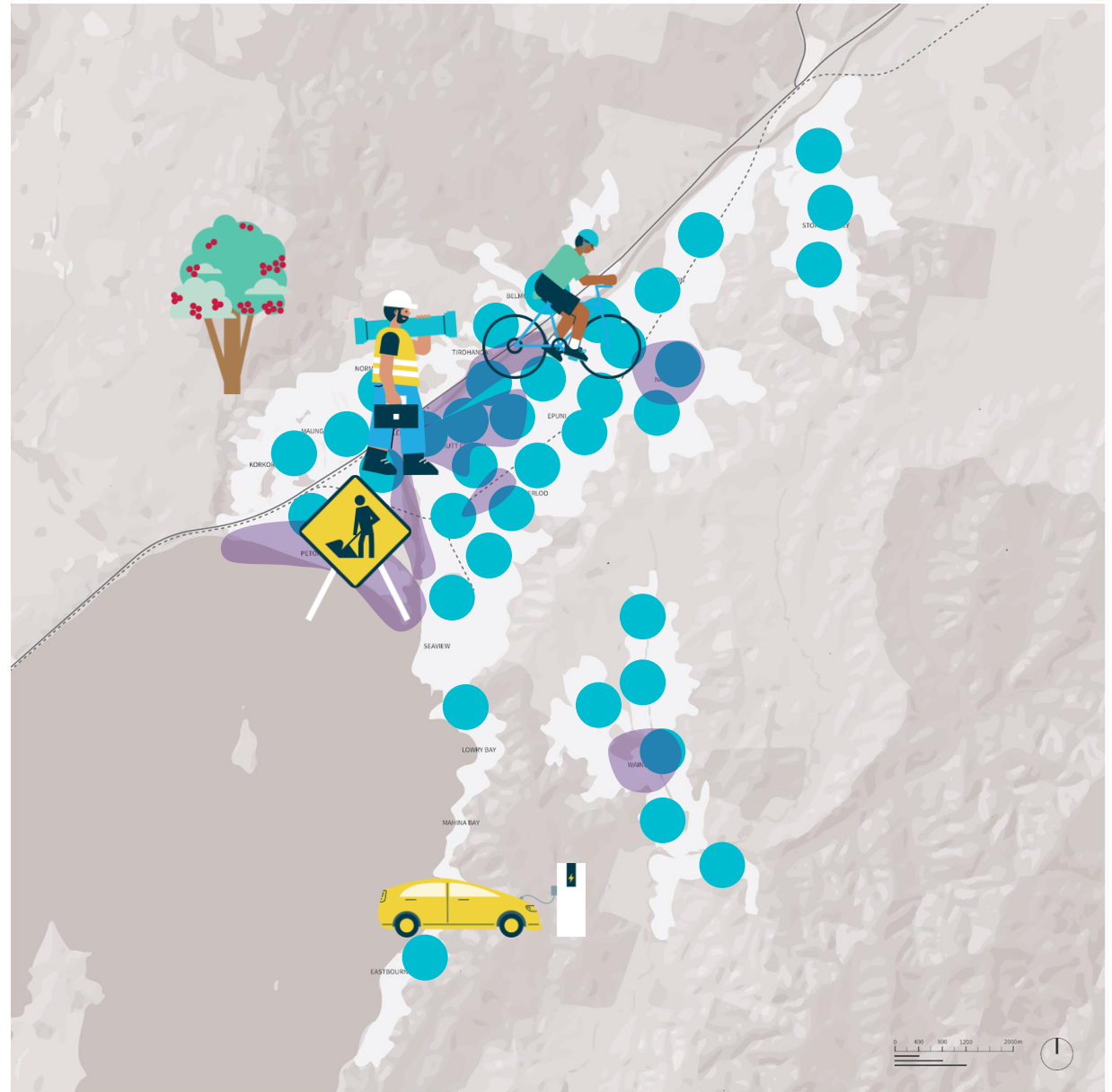
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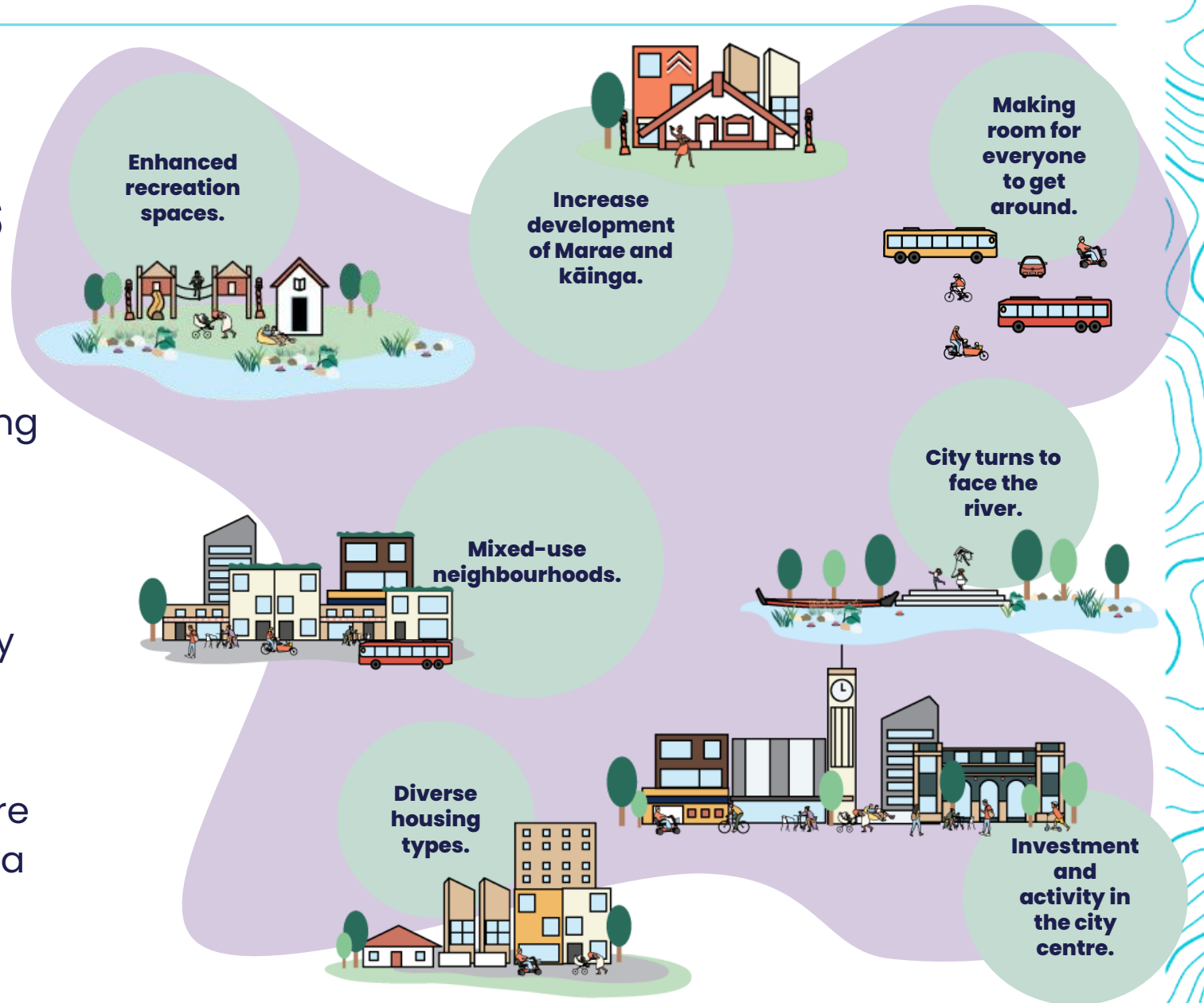
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A city where everyone thrives

Objectives

1. More and diverse types of housing close to amenities, mutually supporting resilient and local economies.
2. Re-indigenised and future fit City Centre with reduced carbon emissions.
3. Robust and resilient infrastructure that supports the mauri of te Awa Kairangi and communities.



Example initiative: Hutt City Centre



Example initiative: Kāinga Ora Redevelopment



How do we do this? Proposed approach

- **Multi-phase implementation plan**

- Stepping up activity over time

- **Collaboration**

- with iwi, stakeholders, partners, developers, Kainga Ora, MSD, TPK, MHUD, Te Whatū Ora, MoE, and more.

- **Financing and investment strategies**

- Assessing council financing, partnerships, and innovative delivery models.

- **Use of technology and innovation**

- Online platforms for our Spatial plan and outcomes monitoring, so communities can see what we are aiming for.



Options

Option 1: Status quo: We deliver our commitments, do some more long term planning, coordinate using existing staff time and communicate with limited resources. Changes to urban form are mostly limited to existing major projects.

Option 2: Status quo + Maximising opportunities: We influence others' investment decisions via coordination and by planning for the future, but we spread the cost of this over a longer time. We're better at coordinating transport, urban design, parks and reserves, facilities and integration of nature.

Option 3: Status quo + Maximising opportunities + Frontloaded investment: We are committed together to co-investing early in more interventions & sharing risk with our private and public sector partners. New housing development happens earlier and at a much faster pace.



Example of Activities

- The following tables provide examples of activities which may form a part of the Draft Urban Renewal Programme under each of the three Options
- These are all still draft and require further refinement



Activity	Option 1	Option 2	Option 3
URP Communication & Engagement	Utilising existing channels and resource	Dedicated comms and engagement resource - mana whenua, public sector, community engagement	Same as Option 3
URP Mana whenua	Utilising existing channels	Dedicated Māori Urban Design / Development role	Partnership roles – funding Māori Urban Design functions within our mana whenua partner organisations
Governance and decision making	Steering group exists, providing troubleshooting and support 3 days/week	Steering group exists, providing with committed capacity, enabling co-ordination, facilitation and management	Same as Option 2 with its own specific budget for projects and activities.
Citywide vision & strategic planning	Utilising existing channels	Increased capacity for workflow management, planning and cross council integration	Full time capacity for workflow management, planning and cross council integration
Outcomes Monitoring, Evaluation & Reporting	Static tool which is updated using existing and BAU collected / refined measures, included in Annual Report	Annually updated interactive, public tool. Will mostly rely on already collected data, and will have additional refinement to measure specific KPIs	Quarterly updated (if new data available) interactive tool on HCC website. Will likely require additional data collection / refinement to include neighbourhood specific data

Activity	Option 1	Option 2	Option 3
Housing and land use plan / Land & Property Decision Making Framework	Review of existing policies recommendations and influence on District Plan and Development Contributions policies	Review of existing policies, recommendations and influence on District Plan and Development Contributions policies with capacity to support implementation activities	Same as option 2 to a greater extent
Citywide spatial plan (incl. rollout technology)	Spatial plan completed	Spatial plan, structure plans completed with monitoring dashboard and technology investment on a digitised platform	Fully publicly interactive and digitised spatial plan, structure plans with neighbourhood masterplans
Housing strategy & demand analysis	Desktop housing strategy and needs assessment	Detailed housing needs assessment and housing strategy, reviews and some implementation capacity	Detailed housing needs assessment and housing strategy, reviews and greater implementation capacity
Climate pathway	Current state	Further funding for climate mitigation projects	Climate mitigation a priority



Activity	Option 1	Option 2	Option 3
District plan	District Plan is not blocking necessary developments, limited support provided	Review and improvements of policies and rules to be more amenable to good Urban Renewal	Land designation and acquisition under legislation
Design review panel	Design review optional	Design review optional, prioritised processing of applications through review	Same as option 2
Incentives and deterrents	Existing	Develop, refine and commitment to using these as permitted by legislation	Same as option with increased resource for incentives and enablement of deterrents
Development contributions	Existing policies	Review of policies and definitions, Inclusion of community infrastructure in DC policy + creation of development remissions policy	Same as option 2 plus establishment of Development grants

Activity	Option 1	Option 2	Option 3
Housing and development Brokering and aligning	Facilitating and continuing relationships with developers, third sector, and public sector	Same as option 1 plus sharing of resources (third sector and public sector), coordination of action	Same as option 2 plus attracting international capital, shared commitment and shared funding for new major infrastructure
Residents and small business	Front door for council in central city	Establishment and support for businesses to have a stronger civic role in city shaping	Same as option 2 with greater level of resource



Activity	Option 1	Option 2	Option 3
Housing	Building relationships and influencing through regulatory process negotiation and existing relationships	Increased support, collaboration, partnering and alignment with UPL and other developers including CHPs, iwi on development initiatives	Same as Option 2 with greater resource for direct investment activities
Land acquisition	Programme uses existing land available to council	Increased funding for strategic purchases of parcels with better alignment with other property acquisition activities – P&R	Same as option 2 with comprehensive master planning and land acquisition
3 Waters	Delivery of planned infrastructure	Better integration of decision making about what infrastructure is being delivered, where and how other activities can go in parallel	Same as Option 2 plus the prioritisation of brownfield infrastructure upgrades
Parks	Parks' investment strategy is aligned, facilitative in existing relationships	Coordinated investment and delivery programme	Vertically integrated HCC buying of land and delivery of public infrastructure e.g. parks, public realm
Placemaking	Current levels of placemaking activity	Increased investment in placemaking	Dedicated placemaking strategy and programme
Roads and transport	Not coordinated with URP	Transport programme objectives to better align with URP enabling co-ordinated delivery	Transport programme (including delivery) is fully integrated within the URP
Anchor projects / unlocking opportunities	Current situation, reliant on central govt opportunities	Being aware of redevelopment opportunities, presenting to relevant stakeholders	Comprehensive precinct masterplans, including key anchor projects needed to deliver programme objectives

In Summary

- Option 1 – (Status Quo) investment alone will not enable the shifting the dial
- Option 2 – seeks to balance the shift we are seeking to achieve against the need to be pragmatic with the investment from Council
- There is an opportunity to enhance the wellbeing of many Lower Hutt residents
- The outcome is a liveable city with vibrant neighbourhoods where everyone thrives.



Thank you.

