

# WHAT DO YOU WANT FOR HUTT CBD IN 2030?



SUSTAINABLE



UNIQUE



LIVEABLE



GROWTH



QUALITY



CONNECTED



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# VISION CBD 2030 INTRODUCTION

This document presents a vision for the **central business district (CBD)** of Hutt City – **Vision CBD 2030** – for community consideration and comment. The ideas and views proposed in the document came from Council engaging with the community during August–September 2008.

While the CBD is the primary concern of this document, Hutt City Council (Council) understands that changes in the CBD will affect the rest of Hutt City.

It is vitally important that the CBD connects with and complements all the communities within Hutt City – this will be taken into account when implementing actions. **Vision CBD 2030** will serve as a guiding document focused on building a cohesive Hutt City, while reflecting the unique features of the CBD. Please see Appendix 1 for a definition of the CBD.



## WHAT IS VISION CBD 2030?

### This vision

- Represents a shared future vision for the CBD of Hutt City out to the year 2030
- Captures the ideas and passions of the Hutt City community
- Paints a picture of a shared future that takes into consideration what people care about most.

# THE SIX THEMES



**Vision CBD 2030** sets out what the Council and the community want for Hutt City's CBD in the long term.

There are six broad themes, which focus on a CBD that has these qualities:

LIVEABLE
UNIQUE
SUSTAINABLE
GROWTH
CONNECTED
QUALITY

These six themes align with the nine community outcomes identified in the Hutt City Council Long-Term Council Community Plan (LTCCP) 2006–2017. Please refer to Appendix 2 for more detail.

Ultimately, **Vision CBD 2030** will guide Council's decision-making in the longer term. The decisions made will, in turn, guide Council as it undertakes the many different actions required to turn the vision into a reality and help us develop a more cohesive and stronger CBD. Changes will include giving greater recognition to and preserving what we, as a community, value. **Vision CBD 2030** provides a guide for potential growth and, more importantly, the kind of growth our community says it wants.

Institutions and organisations with an interest in the future of our CBD will be able to use **Vision CBD 2030** as a framework to guide their decisions. Working in partnerships will be essential to achieve our vision. Council cannot deliver a vibrant and growing CBD alone – **Vision CBD 2030** recognises this.

# TE TIRITI O WAITANGI

Council is committed to the principles of the Treaty of Waitangi – Te Tiriti o Waitangi – and to maintaining and improving opportunities for Māori to continue to contribute to local government decision-making processes. In our relationship with the Lower Hutt Māori community, we will

- facilitate opportunities for Māori to contribute to Council decision-making processes
- enable greater information flows on activities of mutual interest to both Maori and Council
- foster the cultural life of the city in which Council and Māori will each play their part in a bicultural partnership.



# LINKS WITH OTHER VISIONS

Council is working on a programme of vision statements for Petone (2007), the CBD (this document) and Seaview Gracefield (to be undertaken in 2009). It is important that these three documents provide a comprehensive and cohesive view of these parts of Hutt City into the future. This has been taken into account in developing [Vision CBD 2030](#).



# NEXT STEPS

- Public consultation of Draft **Vision CBD 2030** closed on 12 December 2008
- This document is the final version of **Vision CBD 2030**
- Consider what District Plan changes will be required to “make the Vision happen”
- Develop an overall CBD plan to implement our vision in conjunction with the community and urban design experts
- Programme capital works into future funding requirements
- Continue to have discussions with the community to implement initiatives in 2009 and beyond.



# OVERALL VISION FOR 2030

Shaped by the Hutt River,  
the Hutt CBD connects people  
and nature to create a lively  
and vibrant place.

We are a people-friendly CBD. Our focus is on the total wellbeing of people and communities. We have a deep sense of place and identity honouring our history, achievements and creative expressions.

Our citizens enjoy an exceptional quality of life in a beautiful sustainable natural environment. We offer opportunities for quality time with families and friends in an environment that is safe, energising and culturally rich.

Our CBD supports sustainable economic and population growth. Skilled workforce, attracted to our lifestyle choices, support and renew our economy.

With quality urban design, we create attractive and effective working, living and playing spaces that meet the needs of the people of Hutt City.





# DEAR RESIDENTS



It gives me great pleasure to present **Vision CBD 2030**, which sets a long-term shared vision for the future of Hutt City's city centre, also known as the central business district (CBD).

The CBD is the heart of our city. It's a residential, office, cultural and retail hub – a place for people to work, meet and have fun.

Council sought feedback from the community on its vision for the CBD in 2030, with six themes identified as important to help shape its future development: liveable, unique, sustainable, connected, growth and quality.

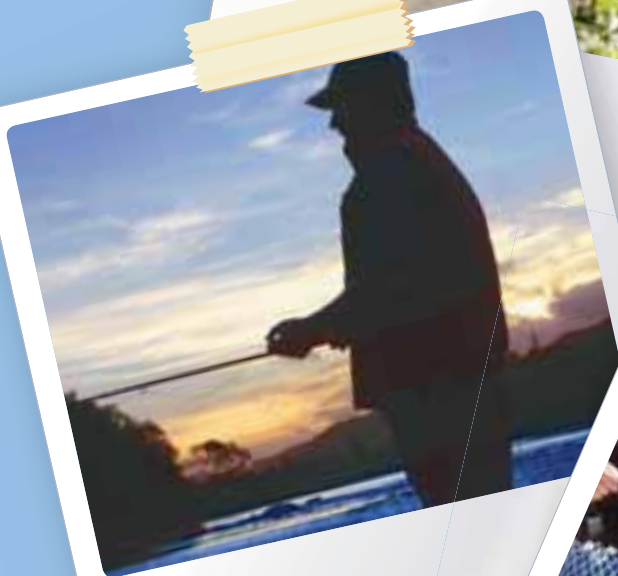
The majority of responses to the draft vision endorsed these themes. I want to thank the public for taking the time to respond as so many did during our consultation process.

The implementation of the vision will begin with the CBD Making Places project and Hutt City Central District Plan Review.

The Council looks forward to working together with retailers, landowners, developers, residents and other interested parties in implementing the vision and creating a CBD we can all be proud of.

David Ogden  
MAYOR

# LIVEABLE



# A CBD that offers an exceptional quality of life.

## In 2030:

We are a **people-friendly** CBD. There is a sense of a local community feeling with people “bumping shoulders” and chatting on the streets. We feel proud of our well preserved and respected natural surroundings especially our river. Our CBD offers a great opportunity to live the lifestyle of choice while still being able to work in a sophisticated and modern environment.

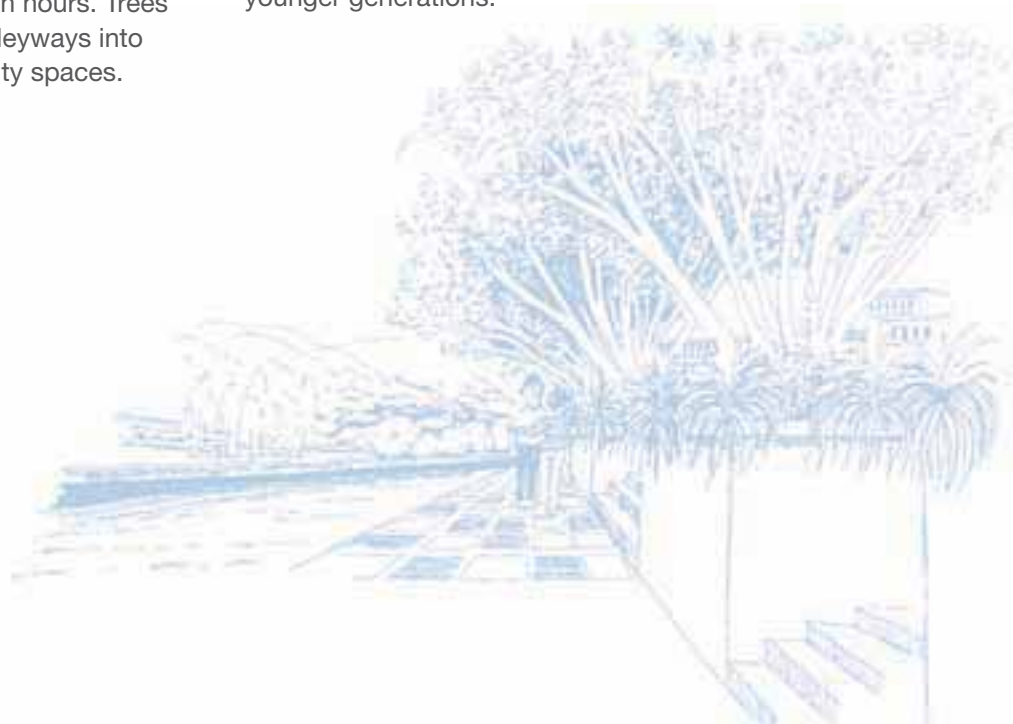
**Cultural diversity** is celebrated. Local communities participate in cultural activities, giving recognition to our rich and diverse cultural heritage.

Our CBD offers exceptional **quality of life**. With the river and walkways just minutes away from commercial offices, life is an exciting balance of nature, work and entertainment. Pedestrian- and cycle-friendly lanes along gardens and urban parks make walking and cycling enjoyable. The city attracts native birds and other creatures. Residents often arrange to meet and work at community gardens during weekends and lunch hours. Trees and gardens convert streets and alleyways into enjoyable and productive community spaces.

We value personal **safety**. Our CBD incorporates up-to-date urban design principles to enhance safety. Volunteers from the community take responsibility for keeping our streets safe and welcoming for residents and visitors.

The **younger generation** takes an active role in the local community. Community-led youth leadership networks and mentoring programmes promote a culture of confidence and self-esteem amongst young people. Children are able to grow and develop into responsible mature adults. Our CBD provides opportunities for education, jobs, recreation and cultural expression. There are creative spaces in the CBD for youth to socialise and “chill out”.

Throughout our lives, our CBD provides continuous opportunities as a place to learn and grow. We value **lifelong learning** and having our senior citizens as volunteer mentors to provide guidance to our younger generations.



# LIVEABLE

## OUTCOMES AND SUGGESTED INITIATIVES

The suggested initiatives listed below are ideas developed from Council and community engagement.



OUTCOMES	SUGGESTED INITIATIVES	LIKELY PARTNERS
<b>a.</b> Provide a safe and people-friendly environment	<ul style="list-style-type: none"> <li>• Create safe pedestrian- and cycle-friendly streets enabling people to easily connect with places</li> <li>• Introduce community safety volunteers</li> </ul>	Community, iwi, Māori Wardens, New Zealand Transport Agency (NZTA), Greater Wellington, planners
<b>b.</b> Enhance our natural surroundings	<ul style="list-style-type: none"> <li>• Preserve and enhance our existing natural environment</li> <li>• Create new gardens, parks and community green spaces including community gardens throughout the CBD</li> <li>• Encourage more pedestrians and cyclists by making our walkways and cycle paths enjoyable and attractive</li> <li>• Increase tree planting along streets, sidewalks and service lanes</li> </ul>	Community, iwi, Greater Wellington
<b>c.</b> Beautify our urban space	<ul style="list-style-type: none"> <li>• Develop urban spaces and buildings that harness the views of our river and the surrounding hills</li> <li>• Create elevated green spaces, e.g. roof gardens and balconies</li> <li>• Increase the range of urban spaces, e.g. pleasant pocket areas and sidewalks</li> <li>• District Plan changes to include quality urban design features</li> </ul>	Business, architects, iwi, Urban Design Protocol partners, developers, planners
<b>d.</b> Increase entertainment options and street culture	<ul style="list-style-type: none"> <li>• Increase entertainment options in the CBD including restaurants and cafés where compatible with CBD residential</li> <li>• Encourage the creation of interesting street culture, e.g. side streets with bookshops, antique dealers and galleries</li> </ul>	Business, community, local artists
<b>e.</b> Provide for learning opportunities	<ul style="list-style-type: none"> <li>• Increase educational opportunities in the CBD including trade, tertiary and performance arts, e.g. satellite university, DJ Music Recording Studio</li> <li>• Integrate the Central Library as a key part of the CBD</li> </ul>	Educational institutions, iwi, other interested parties
<b>f.</b> Promote diverse cultural heritage with improved social services	<ul style="list-style-type: none"> <li>• Increase cultural activities in the CBD including community cultural shows and ethnic food and craft markets</li> <li>• Improve training and integration of migrants, e.g. learning about Māori culture and language</li> <li>• Investigate a social services hub in the CBD</li> </ul>	Community, iwi, Friends of the Library and other community-based and social services organisations
<b>g.</b> Enhance youth engagement in the CBD in activities and leadership programmes	<ul style="list-style-type: none"> <li>• Create youth engagement and “chill out” activity spaces that include learning, mentoring, career planning</li> <li>• Focus on attracting our young people (16–25 year olds) to stay in the CBD via better learning opportunities and employment</li> <li>• Encourage participation by members of the community, including retirees as volunteer mentors for young people</li> </ul>	Community, iwi, Friends of the Library, youth career and educational organisations
<b>h.</b> Increase CBD recreation facilities	<ul style="list-style-type: none"> <li>• Explore the potential of an indoor and outdoor sport facility in the CBD for all ages</li> <li>• Introduce environmentally friendly recreation activities on or around the river</li> <li>• Improve connection to existing recreation facilities – Huia Pool, Hutt Recreation ground</li> </ul>	Community, iwi, tourism business operators

"Garden City"

"Rubbing shoulders with everyone"

"Make living in the Hutt a lifestyle choice!"

"City that meets the needs of citizens of tomorrow"

"City as classroom – absolutely!"

"More people priority rather than traffic"

"More inner city living"

"River is the life force of the city"

# UNIQUE



# A CBD with a creative, vibrant and cultural heart.

## In 2030:

Our city has a vibrant and thriving heart – a central space or piazza where people congregate, sit, work and have an inspiring and enjoyable time.

Our CBD is a **central point** for businesses and communities. Our heart is an attractive centre that complements our surrounding neighbourhoods, drawing together the distinctive qualities of each, to ensure that Hutt City becomes a unique destination of choice.

When entering the CBD, we see characteristic art and **cultural presence** that represents the uniqueness of our city. We provide for artistic expressions throughout the CBD. Māori, Pasifika, contemporary and other cultural artwork reflect the people of the place.

**Creative energy** is felt everywhere – from people discussing ideas in cafés, to murals, sculptures and community gardens. Artists live and work in the CBD in galleries and workshops. During the weekends, the CBD is buzzing with different types

of markets. Cultural performances are valued, with our communities enjoying performances throughout the year. We are also known for hosting unique festivals, events and conferences. Our 1950s style annual festival attracts both local residents and visitors from afar.

Our heart connects to our river. The **River Heritage Trail**, rich with stories and history, is a major attraction to local residents and visitors. With the protection of habitats and native flora, the river corridor has become the pride and joy of Hutt citizens. In addition, people enjoy strolling along the river promenade with its cafés and restaurants.

As well as our unique surroundings, our CBD is a thriving commercial centre where we value and give recognition to our various business and educational sectors. Science, research, engineering and creative businesses are just some of the important players that make our CBD a “centre of excellence”.



# UNIQUE



## OUTCOMES AND SUGGESTED INITIATIVES

The suggested initiatives listed below are ideas developed from Council and community engagement.

OUTCOMES	SUGGESTED INITIATIVES	LIKELY PARTNERS
<b>CBD heart</b>		
<b>a.</b> Create a CBD heart or centre	<ul style="list-style-type: none"> <li>• Dedicate a public theatre space for cultural performances and activities</li> <li>• Develop a square or piazza area for public festivities and gatherings, e.g. New Year's Eve celebrations</li> <li>• Connect the heart to the river promenade</li> <li>• Celebrate the uniqueness of our heritage buildings where applicable</li> </ul>	Artists and creative organisations within the community, iwi, business, architects, urban designers, planners, developers
<b>b.</b> Incorporate a creative environment in the CBD	<ul style="list-style-type: none"> <li>• Explore the potential of the Civic precinct including TheNewDowse Museum and how it can connect with the rest of the CBD</li> <li>• Place iconic artwork that reflects local artistic and cultural expressions, including expressions of mana and tangata whenua, at main entrances to the CBD and throughout the CBD</li> <li>• Create a community market space for artists to work, display and sell their art</li> <li>• Encourage community self-expressions throughout the CBD, e.g. mural wall paintings, street corner sculptures and carvings, pavement art</li> </ul>	Local artists, Dowse Art Museum Board, Friends of the Dowse, Hutt Valley Community Arts Inc, Te Awakairangi Community Arts Council, E Tu Awakairangi Hutt Public Arts Trust, Hutt Valley Community Arts, iwi, community, urban designers
<b>c.</b> Develop unique outdoor events and festivals	<ul style="list-style-type: none"> <li>• Allocate space for outdoor events and festivals</li> <li>• Create unique cultural and art festivals in the CBD, e.g. 1950s Classic Festival, Annual River Heritage Festival</li> </ul>	Local community, iwi, businesses, events and tourism providers, Friends of the Library, Settlers Museum Library Advisory Group, Hutt Ethnic Council
<b>River corridor</b>		
<b>a.</b> Establish an ecological and cultural corridor <sup>1</sup>	<ul style="list-style-type: none"> <li>• Protect and preserve the natural environment of the river and along the river corridor with natives and wildlife habitats, e.g. kōura, whitebait and trout spawning grounds</li> <li>• Explore opportunities for traditional cultural access and use of the river, e.g. for waka and eel fishing</li> <li>• Create a River Heritage Trail with boardwalk</li> <li>• Preserve river views</li> <li>• Clean up river banks</li> </ul>	Greater Wellington, iwi, Hutt Rotary, community, Department of Conservation, local Māori and eco-tourism providers, Fish and Game NZ
<b>b.</b> Develop a river promenade	<ul style="list-style-type: none"> <li>• An elevated promenade for public enjoyment with cafés, galleries and restaurants connected to the CBD heart</li> </ul>	Iwi, community, businesses, developers, architects, urban designers

Note1: Recognising that the Hutt River corridor offers the best opportunity for creating a functioning ecological corridor – from the Hutt River Environmental Strategy 2001.



"River City of New Zealand"

"Why should the CBD be one size fits all? We can have a shopping mall and the piazza near the river!"

"Reclaiming the CBD, changing it from a shopping emphasis to a place for social and cultural events"

"Art will always be up-to-date!"

"Civic area is a little out - out of sight, out of mind"

"Highlight the surroundings, highlight science, art, nature at street level in the CBD"

"River must be seen as an artistic resource with stories"

"City needs to face the river - get away from 'river is the problem' to 'embracing the river'"

# SUSTAINABLE



# A CBD that is sustainable every day and in every way.

## In 2030:

We are a community where being sustainable is a normal part of **everyday living**.

As a sustainable CBD, our citizens and decision-makers **proactively** address key issues including transportation, development, energy and water use. Protection and restoration of our natural environment is integrated into every aspect of civic life, guiding our decisions and public policy.

All our citizens have **affordable access** to public resources such as public transportation, bike and pedestrian paths, community gardens and locally

grown healthy food. This access allows them, regardless of location and economic status, to choose environmentally sustainable lifestyles.

Our communities are **empowered** to create and innovate. Environmentally related businesses are encouraged to base themselves in our CBD. Local residents take part in pilot tests of new sustainable technologies. We have an education centre where people engage and share ideas about sustainability with local and international experts.



# SUSTAINABLE



## OUTCOMES AND SUGGESTED INITIATIVES

The suggested initiatives listed below are ideas developed from Council and community engagement.

OUTCOMES	SUGGESTED INITIATIVES	LIKELY PARTNERS
<p><b>a.</b> A commitment<sup>2</sup> to nature and the environment – from day-to-day living to long-term projects, we consider the environmental implications of the decisions we make</p>	<ul style="list-style-type: none"> <li>• Incorporate the principles of sustainability in whatever we do for our CBD</li> <li>• Develop partnerships with environmentally related organisations</li> </ul>	<p>Community, iwi, business, research and educational institutions</p>
<p><b>b.</b> Promote sustainability in communities</p>	<ul style="list-style-type: none"> <li>• Set up a small-scale education centre to actively promote sustainability as part of our everyday living</li> <li>• Produce and promote local products</li> </ul>	<p>Environmentally related businesses, community, iwi, educational institutions</p>
<p><b>c.</b> Encourage sustainable energy usage in the CBD</p>	<ul style="list-style-type: none"> <li>• Incorporate energy efficient and environmentally friendly buildings and streets</li> <li>• Promote exploration and research into renewable energy sources</li> <li>• Investigate alternate energy uses in the CBD, e.g. small windmills and solar</li> <li>• Encourage better building designs</li> </ul>	<p>Research and development institutions, business, EECA (Energy Efficiency and Conservation Authority), individual entrepreneurs, inventors, planners, Building Officials Institute of New Zealand (BOINZ)</p>
<p><b>d.</b> Encourage sustainable water usage in the CBD</p>	<ul style="list-style-type: none"> <li>• Protect and preserve our streams, river, aquifer and wetlands</li> <li>• Collect and recycle grey water</li> <li>• Manage stormwater and road run-offs</li> </ul>	<p>Department of Conservation, Greater Wellington, Ministry for the Environment, local iwi, community, business</p>
<p><b>e.</b> Reduce waste generated in the CBD</p>	<ul style="list-style-type: none"> <li>• Support local businesses to reduce waste, e.g. refilling, bulk purchasing</li> <li>• Investigate a CBD-wide foodscrap collection for sustainable composting, e.g. central worm farm</li> <li>• Focus on reuse of products and packaging</li> </ul>	<p>Business, environmental organisations and community groups</p>

<sup>2</sup>Sustainable transport is covered in Theme 4 Connected and sustainable development is in Theme 6 Quality.

Note 2: The Draft Environmental Sustainability Strategy 2009–2014 is a key step that Council has taken in adopting sustainability principles in practice.

"Vibrant small business, vibrant manufacturing and vibrant fruit gardens!"

"We need to keep our environment world-class with less pollution and careful guardianship of the reserves and green spaces that we already have"

"An active city!"

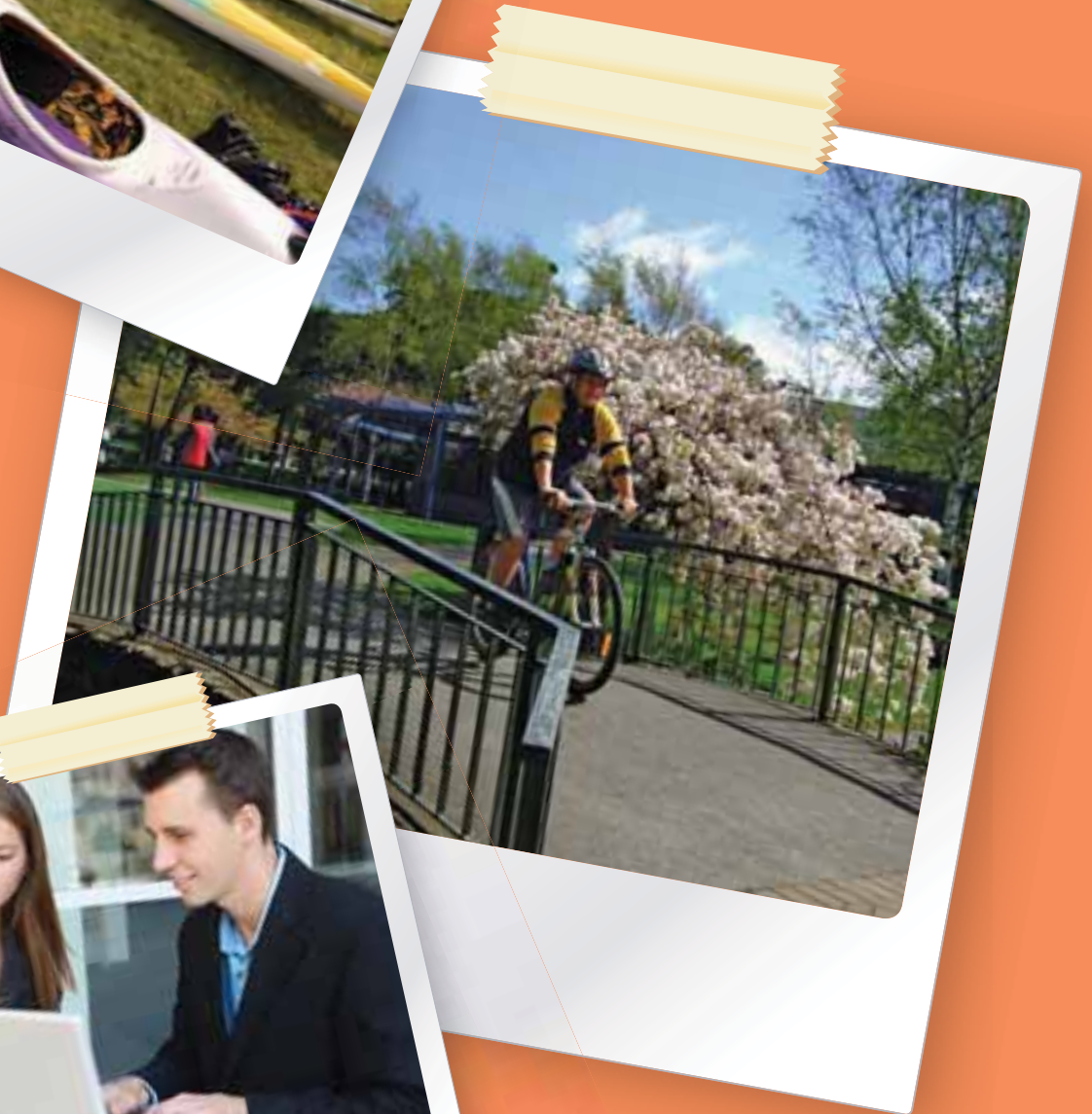
"Micro wind turbines could be a practical option"

"What is the future of the car? Our CBD is dominated by cars today, how much provision should we make for cars?"

"We need to encourage a reuse culture"

"Aim for zero carbon emissions for transport"

# CONNECTED



# A CBD that is "compact with choices".

## In 2030:

**Sustainable modes** of transport are the preferred options for a large proportion of our citizens. Our streets are designed to provide safety to people who choose active modes. Public transport (PT), trains and buses, provide efficient services to people of all ages and abilities into and around the CBD. Connections to and from PT stations are sheltered from the weather. People can also make use of service lanes and arcades as effective connectors to move through the CBD.

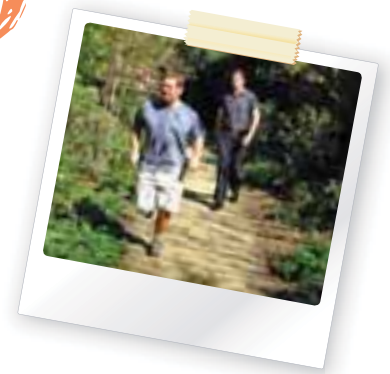
We love our "10 minutes' walk anywhere" CBD design. Pleasant walking and cycling lanes connect key places within the CBD and beyond. People can move around healthily and cheaply. Routes are clearly signposted and memorable, with the popular routes being the Inner City Walk, River Promenade Stroll, and Garden and Arts Meander.

Our connections extend to the surrounding **neighbourhoods**. People in the residential and industrial areas around the CBD can choose how they want to get to the CBD. The walking and cycling lanes provide a fun and easy way to stay connected.

We are also an **online** city, with advanced digital networks that support our residents and business sectors. People have the opportunity to work where they choose to live. There are attractive outdoor and indoor working spaces. Global remote-working is a reality, and our CBD is host to some of the most creative and highly specialised sectors because people love living close to nature reserves, parks and gardens.



# CONNECTED



## OUTCOMES AND SUGGESTED INITIATIVES

The suggested initiatives listed below are ideas developed from Council and community engagement.

OUTCOMES	SUGGESTED INITIATIVES	LIKELY PARTNERS
<b>a.</b> Ensure people-friendly connections	<ul style="list-style-type: none"> <li>• Give priority to pedestrians, cyclists and public transport (PT)</li> <li>• Create safe and accessible connections for everyone with sufficient shelter from the weather</li> <li>• Create enjoyable and pleasant walkways and cycle paths with views and gardens</li> <li>• Allow for car-free areas within the CBD</li> <li>• Implement appropriate signage to enable people to find their way around the CBD</li> <li>• Allow people to connect from surrounding residential and industrial areas to the CBD through walkways and cycle paths</li> </ul>	NZTA, Greater Wellington, local cycling groups, urban designers
<b>b.</b> Improve PT (buses and trains) into and around the CBD	<ul style="list-style-type: none"> <li>• Establish a PT terminal in the CBD that integrates PT options</li> <li>• Investigate an affordable hop-on hop-off service to key places in the CBD</li> <li>• Provide better shelters for bus stops</li> <li>• Improve flexibility and frequency of PT services</li> <li>• Explore opportunities for better connections with other centres – Porirua, Wellington and Paraparaumu</li> </ul>	PT organisations, Greater Wellington, other authorities
<b>c.</b> Create “10 minutes’ walk anywhere” connections	<ul style="list-style-type: none"> <li>• Design walkways and cycle lanes that connect key places in the CBD including the library, shops, museum, the CBD heart and the river</li> <li>• Establish walking routes – City Walk, River Promenade Stroll, Garden and Arts Meander</li> </ul>	Developers, architects, iwi, local artists, other organisations such as cycling groups, Lions and Hutt Rotary, urban designers
<b>d.</b> Improve entrances to the CBD	<ul style="list-style-type: none"> <li>• Improve entrances, particularly Railway Avenue and Melling Bridge, that create an impact on people entering the CBD</li> </ul>	Community, planners, architects, iwi, local artists
<b>e.</b> Design a bike-friendly CBD	<ul style="list-style-type: none"> <li>• Encourage the use of bikes by making bike racks widely available in the CBD</li> <li>• Develop a bike-sharing system</li> </ul>	Greater Wellington, NZTA, business, cycling groups, other organisations
<b>f.</b> Complete broadband digital network for the CBD	<ul style="list-style-type: none"> <li>• Fully implement a broadband network for the CBD</li> <li>• Increase access to broadband for the public</li> </ul>	Broadband providers, Central Library’s “Connect” project
<b>g.</b> Investigate alternative traffic and roading options	<ul style="list-style-type: none"> <li>• Consider implications on traffic flows and roading in light of other possible changes, e.g. CBD heart or centre</li> </ul>	NZTA, Greater Wellington



"Roof  
over High  
Street"

"Using the river  
as a 'connector'  
to various parts  
of the City"

"Pedestrianisation  
is important  
because it has  
social, cultural  
impacts and it  
will help create  
a vibrant and  
safe CBD"

"Maybe we should  
have a main  
transport station  
called Westfield  
Station"

"Light rail on  
Knights Road  
through to  
the CBD"

"Piazza at the  
centre connects  
to every area in  
the CBD"

# GROWTH



# A CBD that takes a balanced approach to prosperity and growth for total wellbeing.

## In 2030:

We take pride in our **balanced approach** to economic and population growth, taking into consideration the total wellbeing of our people, communities, businesses and the environment.

Our CBD is a **“valley of local businesses”**. As a successful commercial centre, we foster the development of small and large businesses that support our local economy and enhance our pool of local talent. There are mentorship and support programmes available to help small businesses grow and thrive.

Some communities have pooled their resources to set up enterprises supplying locally produced products and services. Locally owned businesses are growing due to the increasing demand from people wanting to buy local products and services.

We are proud of our science and art sectors. Our CBD, like other areas of the city, contributes successfully towards research and development in the fields of medicine, biotech, natural health and beauty, marine, information technology, earthquake engineering and environmentally related technologies. We continue to attract

and cultivate successful **partnerships** in growth areas that are complementary. Partnerships add to the creative and entrepreneurial workforce that sustains and renews our economy.

We have managed to accommodate economic and population growth through redeveloping sites in the CBD. In addition to protecting our green and open spaces within the CBD, **commitment to good planning** for growth has ensured that natural areas and outdoor recreation are easily accessible to everyone. Buildings and areas that are unique in terms of features, character and views are kept to complement the new developments.

Changes in **demographics** add to the economic vitality of our CBD. With diverse international cultures, local communities are benefiting from the rich assortment of musical, arts and cultural talents. The over 50s are a growing sector, contributing towards the pool of skills and experience available in the CBD.



# GROWTH



## OUTCOMES AND SUGGESTED INITIATIVES

The suggested initiatives listed below are ideas developed from Council and community engagement.

OUTCOMES	SUGGESTED INITIATIVES	LIKELY PARTNERS
<b>a.</b> Encourage business growth through partnerships	<ul style="list-style-type: none"> <li>• Encourage business growth in targeted sectors</li> <li>• Target partnerships that complement and assist CBD businesses, including partnerships with sister cities</li> <li>• Establish a showcase exhibition and education facility in the CBD to promote our successes</li> </ul>	Educational institutions, research and development, creative, iwi, environmental organisations, Hutt sister cities
<b>b.</b> Grow the number of commercial businesses in the CBD	<ul style="list-style-type: none"> <li>• Promote the CBD as a key destination for a skilled workforce and visitors</li> <li>• Encourage development of commercial buildings to suit a range of potential users</li> <li>• Provide good public spaces for office workers</li> <li>• Reduce amount of retail space overall</li> <li>• Look at opportunities for mixed use developments</li> </ul>	Business Hutt Valley, Grow Wellington (Regional Economic Development Agency), developers, investors, business, recruiting agencies
<b>c.</b> Focus on entrepreneurial growth	<ul style="list-style-type: none"> <li>• Continue to encourage and nurture an entrepreneurial and innovative culture</li> <li>• Improve mentorship and support for small and start-up businesses, e.g. in marketing and product development<sup>3</sup></li> <li>• Support and encourage active community participation and leadership in creating local enterprises</li> </ul>	Business Hutt Valley, Grow Wellington, business, community, TheNewDowse, Central Library
<b>d.</b> Develop business conference and exhibition facilities	<ul style="list-style-type: none"> <li>• Encourage the development of quality conference and exhibition facilities and suitable accommodation within the CBD</li> </ul>	Educational institutions, business, developers, investors, TheNewDowse
<b>e.</b> Identify strategic sites	<ul style="list-style-type: none"> <li>• Investigate and identify potential sites for reuse and development in the CBD</li> </ul>	Developers, investors, architects, business, community, iwi, planners, urban designers

Note 3: This is in line with the Wellington Regional Strategy June 2007.

"We need to encourage our young people and new immigrants that Hutt City is a great place to live, work and play"

"Ageing population is a growth sector"

"Make Lower Hutt a destination - Specialise in something!"

"Redefining 'growth' that is not purely monetary or wealth consumption - based more on total wellbeing"

"Science is a key under-utilised asset for the city, and students would support the science sector"

"Technology Valley"

"We need to believe in our city ourselves as local residents"

# QUALITY



needs of people | sustainable building standards | environmentally protected areas | sense of openness

# A CBD that has a quality accessible environment.

## In 2030:

Our CBD built environment is a mix of retrofitted old and modern.

Our CBD provides for

- people from “cradle to grave” and of all abilities
- quality buildings and spaces that are environmentally sustainable
- nature to thrive alongside our built environment
- a sense of openness with views and character
- meeting the needs of residents and businesses
- creative spaces that foster ideas and human relationships.

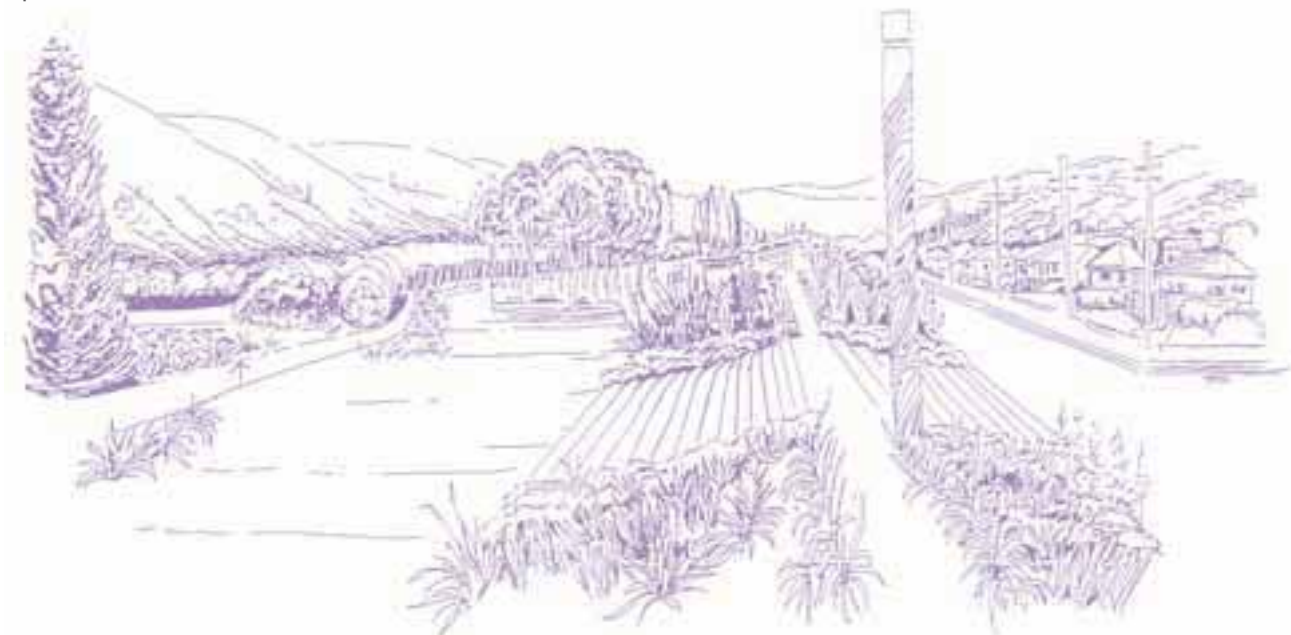
Our built environment caters for the **needs of people**, from children to the elderly, by making it easy for them to go to places and to enjoy the attractions in the CBD.

New development meets or exceeds **sustainable building standards**, while many existing buildings have been renovated for efficiency. Our CBD promotes concentrated development close to public transportation.

Our quality environment accommodates increase in population while incorporating pocket parks and **environmentally protected areas**, including our river, street trees, community gardens and green spaces. Everyone in the CBD can spend time in nature for relaxation.

Distinctive character buildings and streets are retained alongside new development. Our CBD is carefully planned to provide a **sense of openness** and to ensure that views of our beautiful surroundings remain available to areas within and around the CBD. Taller buildings that meet the needs of large businesses are located at the commercial centre of the CBD. Medium-low dwellings for small businesses and local residents are found in other parts of the CBD.

People meet and discuss ideas and innovation in formal and informal spaces. There are places that stimulate conversations or support quiet enjoyment including sidewalks, cafés, street corners, lanes and “chill out” creative spaces.



# QUALITY



## OUTCOMES AND SUGGESTED INITIATIVES

The suggested initiatives listed below are ideas developed from Council and community engagement.

OUTCOMES	SUGGESTED INITIATIVES	LIKELY PARTNERS
<b>a.</b> Commitment to develop a sense of community and people-friendly CBD	<ul style="list-style-type: none"> <li>• Incorporate people priority in strategies and other relevant policies, including the needs of the elderly and people with disabilities</li> <li>• Improve accessibility and availability of public facilities, e.g. toilets</li> </ul>	Community, iwi, business, architects, planners, developers, urban designers
<b>b.</b> Adhere to quality development and management practices	<ul style="list-style-type: none"> <li>• Work with developers to establish environmentally friendly and sustainable buildings</li> <li>• Encourage buildings that make the best use of natural light, views and surroundings</li> <li>• Create easily accessible pocket parks, community gardens, and rooftop spaces, in addition to our large city parks</li> <li>• Regenerate unused and unsightly areas into green spaces, habitats and gardens, attractive and pleasant streets, service lanes, foot and cycle paths</li> <li>• Reuse and recycle old buildings where feasible</li> <li>• Use local and sustainable materials where feasible</li> <li>• District Plan to encourage sustainable urban form and quality urban design</li> </ul>	Community, iwi, business, architects, planners, developers, EECA, Ministry for the Environment, urban designers, BOINZ
<b>c.</b> Plan for an agreed future CBD skyline	<ul style="list-style-type: none"> <li>• Include in the CBD planning the need to maintain views from within and around the CBD</li> <li>• Set approach for long-term city skyline</li> <li>• District Plan to provide for possible developments</li> </ul>	Community, iwi, business, architects, planners, developers
<b>d.</b> Provide a range of living choices	<ul style="list-style-type: none"> <li>• A range of quality residential dwellings within the CBD for people from “cradle to grave”</li> <li>• Increase the number of residents living in the CBD</li> <li>• Consider reducing parking requirements for residential dwellings</li> </ul>	Community, iwi, business, architects, planners, developers, urban designers
<b>e.</b> Develop quality commercial buildings in the CBD	<ul style="list-style-type: none"> <li>• Encourage quality developments of office spaces within the CBD, e.g. 4- or 5-star green buildings</li> <li>• Identify key sites for development in the CBD</li> <li>• District Plan to provide for possible developments</li> </ul>	Business, architects, planners, developers, urban designers



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"High rise near river banks will block views - need to have height restrictions"

"We need incentives for developers to build something better"

"Building designs must be aesthetically appealing and eco-friendly"

"High concentration towards CBD - highest buildings on High Street and Queens Drive"

"A flatter city with mixed use buildings"

"Parisian skyline - kept low with no high rises - anyone standing at the river can see two thirds of the Eastern Hills"

"Identify where we want things to happen"

"Why should the CBD be one size fits all?"

"We would like to see 1950s style apartments on Daly Street"

"A city that encourages people to 'look up' at the wonderful vistas and our river"

Quotes shown here came directly from community workshops.

# APPENDICES

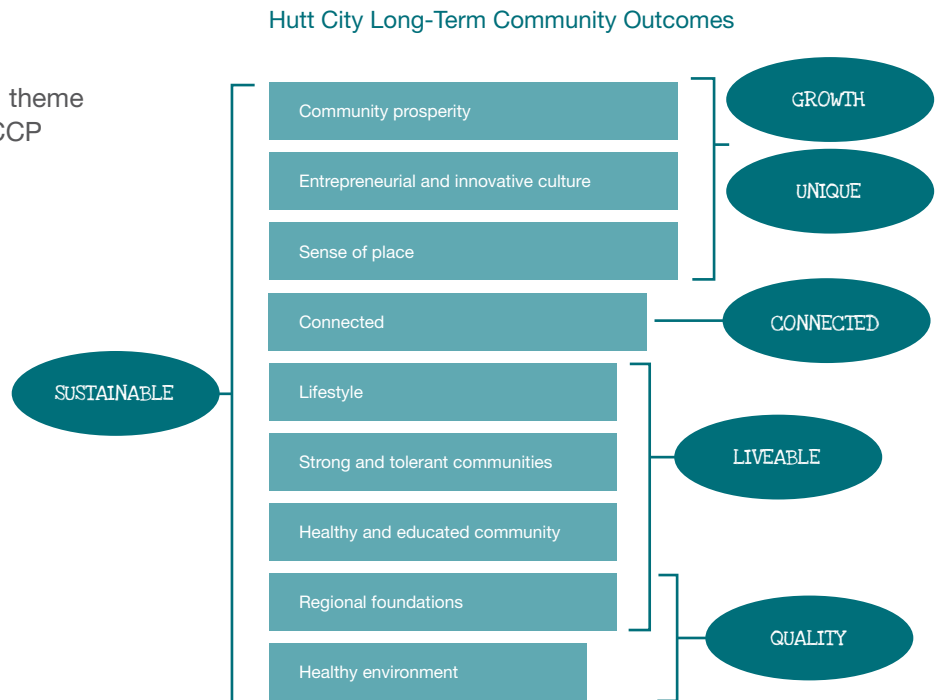
## Appendix 1

This map depicts the precincts in the CBD – River, Southern, Northern, Central, Queensgate and Civic.



## Appendix 2

The diagram shows how each theme directly relates to the nine LTCCP community outcomes.



## Appendix 3

Suggested locations for residential living in the CBD – Daly Street, Dudley Street, High Street, Raroa Road, Rutherford Street, Market Grove, northern end of CBD.

Suggested locations for commercial activity – High Street and Queens Drive, south end, north end, boutique retailing on Dudley Street.

Suggested locations for the CBD heart – Margaret Street and adjacent High Street and Queens Drive, Andrews Avenue, Civic precinct combining library, museum, revamped Council buildings, Little Theatre, Town Hall.

# CONTRIBUTORS

We would like to thank everyone who participated in our community engagement workshops and meetings. We do apologise if we have missed some names. Please let us know by email [cbdreview@huttcity.govt.nz](mailto:cbdreview@huttcity.govt.nz) if you would like your name included

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