



# Briefing: Coordinated Urban Renewal Programme

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**12 July 2023**

**4.45pm**

## Attendees

**Elected Members:** Mayor Barry, Cr Barratt, Cr Briggs, Cr Brown (via audio-visual link), Cr Dyer, Cr Edwards, Deputy Mayor Lewis, Cr Mitchell, Cr Morgan, Cr Parkin, Cr Shaw, M Fisher (Chair, Petone Community Board).

**Staff:** A Blackshaw, Acting Chief Executive; K Puketapu-Dentice, Director Economy and Development; A Geddes, Director Environment and Sustainability; J Kingsbury, Head of Transport; S Davis, Intermediate Policy Planner; N Geard, Policy Planning Manager; T Biggin, Project Manager; I Cawthorn, Consultant; I Velasco, Urban Design Team Lead; R Barton, Project Manager; E Campbell, Tikanga Māori Policy Planner Pou Whakamahere Kaupapa Here and J Randall, Democracy Advisor.

## Apologies

Cr Tupou and Cr Stallinger

## Presenters

K Puketapu-Dentice, Director Economy and Development, T Biggins, Project Manager and G O'Donnell (Contractor), Director of The Urban Advisory.

# Key Objectives of the Briefing

The purpose of the briefing is to provide an update on work in the urban renewal space.

## Introduction by K Puketapu-Dentice, Director Economy and Development

Officers plan to better link all Council's work in the urban development space and align it through one programme, so outcomes can be measured in a more coordinated way.

## Presentation by G O'Donnell (Contractor) Director of The Urban Advisory

**Slide 1 (Header)**

**Slide 2 – Introduction and purpose.**

**Slide 3 – Overview of today's session:** Integrated development is being looked at across the city but is currently focusing on the central city area.

**Slide 4 – (Header)** It is critical that Councillors lead growth and change for the city.

**Slide 5 – Why are towns and cities renewing themselves:** The Coordinated Urban Renewal Programme (the renewal programme) helps bring already identified projects to life by using the resources of Council, central government and the private sector.

**Slide 6 – The national and regional environments are changing:** Urban development and wellbeing priorities are changing. Many of Council's urban development strategies do not have coordinated development

outcomes to help implementation. The renewal programme leverages off some projects where investment is already in place.

**Slide 7 – The Coordinated Urban Renewal Programme will deliver the direction provided in existing strategies and national policy:** The renewal programme will help to prioritise investment. It can look at how the private sector can help with Long Term Plan projects where investment is needed.

**Slide 8 – Our urban fabric could perform better:** Currently the city has a low performing urban fabric with many issues. The renewal programme will identify areas where improvements can be made.

**Slide 9 – The impact of low performance:** Urban fabric issues in Lower Hutt.

**Slide 10 – A coordinated approach:** Identify opportunities to work with housing providers on ways to incentivise intensification in the central city. Integrate planning so opportunities that projects provide are not lost.

**Slide 11 – Impact and benefits:** A number of projects are already underway or planned to deliver positive impacts. It is critical that projects are coordinated.

**Slide 12 – We are here (header)**

**Slide 13 – What is urban renewal?:** It is focussed on long term improvements, the four well beings and involves the private and public sector.

**Slide 14 – Header:-**Projects can leverage off private sector investment if they are well organised and have strategic leadership.

**Slide 15 – Marking space for our partners to play a role:** Opportunities will arise across the city if the city takes the opportunity to lead.

**Slide 16 – Hutt City Council is responsible for playing various roles to support good urban development in our city:** Council can incentivise outcomes identified through the Long Term Plan and in Council work

programmes to be delivered by working with others within the limits of its financial resources.

**Slide 17 – Urban renewal – best practice:** Council needs to provide education on best practice to optimise the renewal programme.

**Slide 18 – Alignment 2024–2034 LTP:** Alignment between the renewal programme and the Long Term Plan is essential – they cannot exist in isolation.

**Slide 19 – How do we deliver our high-performing city?:** It is critical that the Hutt City Urban Renewal Steering Group takes an independent ‘best for city’ approach and provides an accountability framework for outcomes. Ideally all groups within Council will engage with parts of the market and community in a cohesive way.

**Slide 20 – We are here: (Heading)**

**Slide 21 – Mana Whenua partnership:** Officers are working through the process of representation and engagement with Mana Whenua. It is important to get this partnership right.

**Slide 22 – How we create the coordinated urban renewal programme:** Strategic leadership is important to create an environment of trust and confidence for public and private sectors.

**Slide 23 – Programme area:** The renewal programme is for the entire city but the current focus is on the central city area because of the investment already in place.

**Slide 24 – Programme area:** The goal is to coordinate all projects across the wider city area so that opportunities to achieve a better city are not lost.

**Slide 25 – Our vision for the central city:** The initial vision uses the Central City Transformation Plan with the spatial planning workstream to be used for the whole city.

**Slide 26 – Key activities of the coordinated urban renewal programme:** Key activities help with understanding Council’s land and strategic assets and how they could be used as opportunities for the city.

**Slide 27 – We are here (header)**

**Slide 28 – Draft objectives of the urban renewal programme:** A workshop is proposed to work through the measures and indicators behind the objectives so that work can be prioritised. A clear framework is needed so that communities support the trajectory of change.

**Slide 29 – Goals and targets:** Goals and targets need more discussion so there is clarity on the changes elected members are willing to accept.

**Slide 30 – Draft urban renewal outcomes:** Seven kaupapa areas align with the principles of equity and environmental and economic sustainability.

**Slide 31 – Engagement will be critical:** Communication with identified groups is essential. A good plan is needed to ensure the renewal programme has the social licence to operate.

**Slide 32 – Sequence through Council processes:** Officers are working with the Long Term Plan team on the speed of the renewal programme. They are doing option assessments and looking at the implications of funding timings. The renewal programme delivery is expected to be mid-late 2024.

## **Presentation by T Biggin, Project Manager, Te Wai Takamori o te Awa Kairangi | RiverLink**

**Slide 33 – Header:** How the scope of Te Wai Takamori o te Awa Kairangi | RiverLink (the project) fits the objectives of the renewal programme.

**Slide 34 – Hutt City Council scope:** The scope of Council’s work on the project.

**Slide 35–36 – Intersection improvements:** Improvements to improve traffic flow and walking and cycling safety in the city. They will be consolidated through the Melling Bridge and the pedestrian cycle bridge.

**Slide 37 – Streetscape improvements:** Central city development opportunities can be encouraged by a pleasant environment with a better cycling and walking environment and less cars.

**Slide 38 – Streetscape improvement examples:** Examples of vibrant streetscape environments from New Zealand cities and across the world.

**Slide 39 – Pedestrian /cycle bridge:** The pedestrian/cycle bridge will help connect the central city to Melling train station. Maximising the design will create more opportunity for the area.

**Slide 40–41 – Riverbank park:** A large area of car parking on the riverbank will be removed and it will become a river facing park, changing how the city looks and feels.

**Slide 42 – Riverbank park:** An image of what the project is aiming to achieve.

**Slide 43 – Images** of what have been done elsewhere in similar environments. Similarly, art, culture and fun elements are expected to be incorporated into the project.

**Slide 44 – Riverbank car parking:** The project will reduce current parking by approximately 50%.

**Slide 45– Development opportunities:** A number of areas on the city side of the river have potential for development. Strategies are in place to consider how they could be developed by the private sector.

**Slide 46 – Development opportunities:** Council will acquire and develop some land near the river and will guide the vision.

**Slide 47 – Development opportunities:** A future vision for the riverbank area to be developed.

**Slide 48 – In summary:** Council has existing strategies that underpin the project and support potential outcomes.

**Slide 49 –** Officers want to ensure the type of development that occurs in the city reflects challenges it is facing such as equity and climate change.

## Questions and discussion points

- The term ‘re-indigenised urban environment’ refers to an urban environment that gives life to indigenous people, where their identity is embedded in projects and there is a clear intent to keep doing that. How this is to be done needs further discussion.
- G O’Donnell agreed to check if the Petone 2040 spatial plan is included in the plans and strategies underpinning the renewal programme.
- Officers are currently in a phase of developing plans for more detailed intersection design improvements.
- Data from previous community consultation and contributions for the city centre are being taken forward and used in the current work being undertaken for the renewal programme.
- Deputy Mayor Lewis asked that officers acknowledge the value of previous contributions when the renewal programme is opened for consultation.
- Urban renewal requires a less traditional role than regulation. It involves encouraging businesses and landowners towards more creative development through educating, influencing and enabling processes.
- Officers will be looking at ways Council can use its Development Contributions Policy to drive better development for the city.

## **Next steps**

- Officers will be reviewing Council's Development Contributions Policy and will bring it to a future meeting for Council's approval.
- A workshop in August 2023 will help refine the objectives and visions of the renewal programme before Council begins its Long Term Plan process.

## **Briefing materials**

**Attachment 1** – Coordinated Urban Renewal Programme

**The briefing closed at 5.30pm**