



NAENAE TOWN CENTRE

spatial plan

NOVEMBER 2020

HUTT CITY
TE AHA KAIRANGI

Acknowledgements

Thank you to all those people in the community who have contributed to the formation of this spatial plan through attending public workshops, open day presentations, council meetings, completing surveys in person and on-line, and generously giving your time.

We appreciate all the effort put into past work and thank those people in the wider community (academics, researchers, historians) who have taken an active interest in Naenae.

The Naenae Spatial Plan Team extends a special thank you to Lyn Bareta and Kerri Graham, and we thank you the Community in advance for your ongoing support to implement this Naenae Spatial Plan over the years to come.

Council Team: Cr. Andy Mitchell, Kara Puketapu-Dentice, Claire Allan, Joni Araithi, Rong Qian, and Paki Maaka.

Consultant Team: Tim Stonor, Mike Cullen, and Steve Thorne.

DISCLAIMER: This document is a Spatial Plan prepared for Hutt City Council. It is prepared following on-site and desktop survey and analysis. The document has no binding effect of itself but is intended to assist in the planning and development process. Information contained in the document is provided in good faith and is believed to be correct at the time of printing. However, statements or representation contained in the document should not be accepted as statements of fact nor should it or they be capable of universal application.

COPYRIGHT © Copyright - Hutt City Council

Reproduction in part or whole by electronic, mechanical, or chemical means, including photocopying, recording or by storage or information retrieval system, in any language, is strictly prohibited.

The Naenae Spatial Plan was produced for
Hutt City Council



The Naenae Spatial Plan was produced by



Space Syntax

CONTENTS

	PAGE
01 EXECUTIVE SUMMARY	4
02 INTRODUCTION	5
02.01 Background	5
02.02 Voice of the Community	6
03 URBAN DESIGN EVALUATION	7
03.01 What is Urban Design?	7
03.02 What is the Naenae Town Centre?	7
03.03 Urban Design Evaluation Criteria	8
03.04 Pedestrian Access	10
03.05 “Backs and Fronts”	12
03.06 Active Building Fronts	13
03.07 Exposure to Streets and Parking	14
03.08 Comfort and Amenity	15
03.09 Projected Character	15
03.10 Historical Perspective	16
03.11 Meeting Places	16
03.12 Conclusion	17
04 ECONOMIC ANALYSIS	18
04.01 Introduction	18
04.02 Network and Catchment Nexus	18
04.03 Population Growth	23
04.04 Contribution of Naenae Pool	23
04.05 Retail Dynamics - Current Centre	25
04.06 Does the Centre Need a Supermarket?	25
04.07 Everest Avenue - A Revitalisation Catalyst	30
04.08 General Conclusions & Looking Forward	32
04.09 The Pool, the Supermarket, Ancilliary Uses, and the Centre	33
05 SPATIAL ATTRACTION ANALYSIS	34
05.01 Introduction	34
05.02 Developing an Evidence Baseline	34

CONTENTS

	PAGE
06 DEVELOPING AND TESTING OPTIONS	36
06.01 Possible Improvement to Urban Structure and Town Centre Site Expansion	37
06.02 Evaluation of Urban Structure Changes	37
06.03 Scenarios to Test Improved Vehicle Movement	38
06.04 Scenarios to Test Improved Pedestrian Movement	39
06.05 Measuring Walkable Catchment Improvements	44
07 ELEMENTS OF NAENAE SPATIAL PLAN	46
07.01 New Pool - Location and Size Details	46
07.02 A Potential Supermarket	47
07.03 Public Open Spaces	47
07.04 Access to Naenae Centre	48
07.05 Hillary Court as Community Heart	49
07.06 Potential Residential Development	49
07.07 Options for New Streetscapes	50
08 NAENAE SPATIAL PLAN	53
09 COMMUNITY ENGAGEMENT AND CONSULTATION	56
09.01 Questions and Feedback Responses	56
10 DESIGN GUIDELINES	62
11 REFERENCES	69

01

NAENAE SPATIAL PLAN

01.01 EXECUTIVE SUMMARY

The Spatial Plan for Naenae town centre has been prepared following comprehensive evidence-based analysis, community engagement and direct community input. It is a pragmatic response to the challenges facing this important centre. The rebuilding of the Naenae pool is a key opportunity to catalyse, revitalise and re-energise this centre. Economic analysis indicates a significant latent potential which if realised could generate improved social and economic performance in the town centre. This is heavily dependent on the creative and complementary assembling of the components of the town centre to create a multiplier effect.

A clear strategy for HCC to consider is the co-location of the new pool, parking resources, new retail, a potential new gym, and associated health facilities to generate rental income to offset the pool's maintenance costs. This report estimates the potential revenue derived from the recommended Spatial Plan. No other option tested through this spatial planning process would generate this level of sustainable income to offset costs.

In addition to providing a cost offset, the Spatial Plan addresses the issues identified and recorded by the community in the Voice of the Community publication. A wider range of uses, a stronger retail core, additional living choices, better access, public transport improvement, and a focus on improved walkability in and around the centre with associated health and social outcomes are all benefits the Spatial Plan is designed to deliver.

The Spatial Plan includes Design Guidelines intended to ensure that improved outcomes are delivered over time with each new development in the town centre. In the past, efforts to revitalise Naenae have involved mainly cosmetic changes and avoided some of the structural factors which have led to its poor performance as a centre. The Naenae Spatial Plan seeks to address those issues through an evidence-based analysis of the existing structure, and proposals to improve the urban structure.

The revitalisation of Naenae town centre requires commitment from the private sector, from landowners, tenants and developers, as well as from the public sector. Without a joint commitment to revitalisation, the inward investment needed to turn the town centre around won't be realised. This is an exciting opportunity for a collaborative approach to revitalisation. The community has had a strong say in what should happen. It is now up to Council and private sector partners to act consistently with the Spatial Plan and for the community to continue their advocacy role.



Figure 1- Hillary Court and the former post office, Naenae town centre.
(Image Source: Bayleys Realty Group)

To link to Hutt City Council's Naenae Spatial Plan, please go to:

<https://haveyoursay.huttcity.govt.nz/naenaespatialplan>