

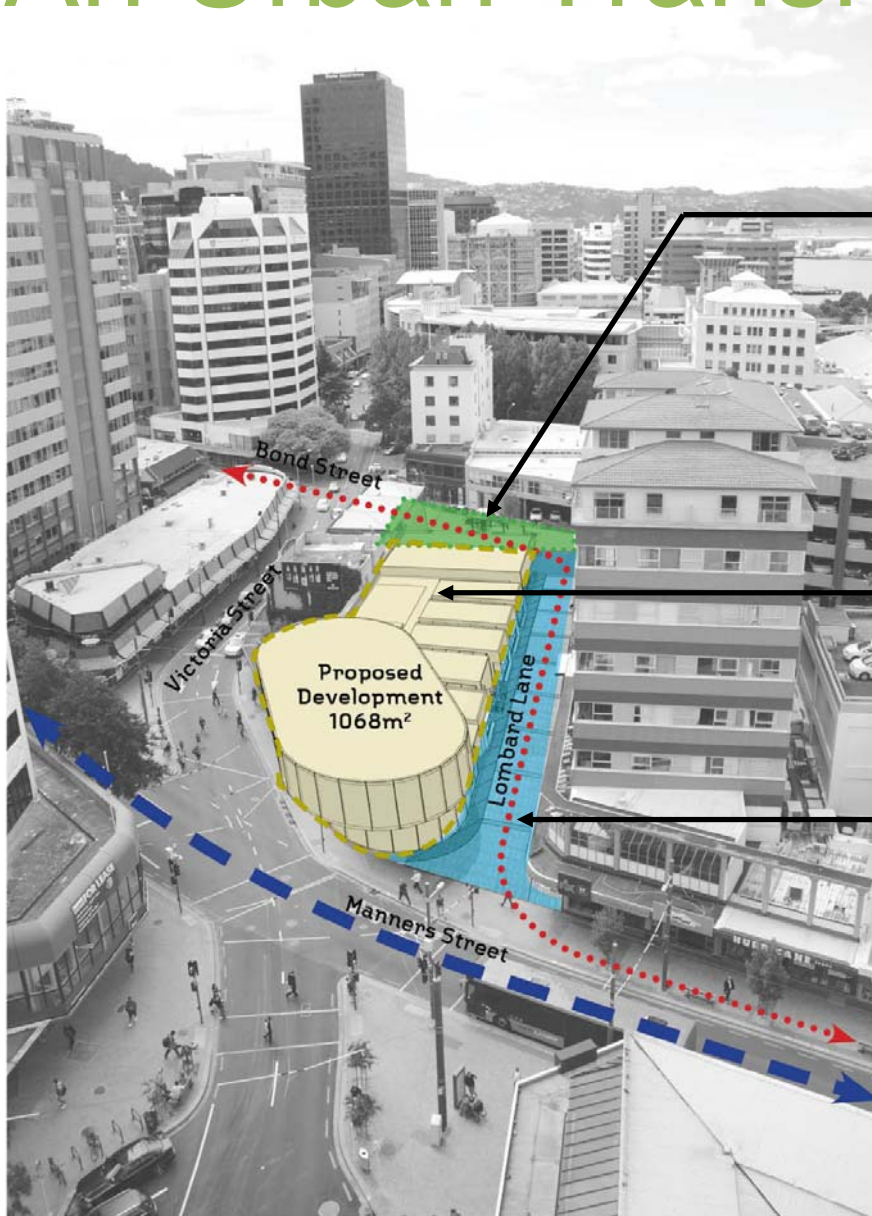
Lombard Lane Proposal

-by Cook Strait Properties Ltd

The logo for Jasmax, consisting of a solid red square with the word "Jasmax" written in white lowercase letters at the bottom right corner.

Jasmax

An Urban Transformation



Denton Park - Public

- Upgrade existing park

Proposed Development - Private

- 1068m² site
- High Street Retail
- Boutique Retail – Lombard Lane
- Food and Beverage Tenancies
- Max 2 Storeys (DP 75m height limit)
- Enhance street level pedestrian experience

Lombard Lane - Public

- Upgrade service lane in line with WGTN 2040 Laneways Concept

Site Context



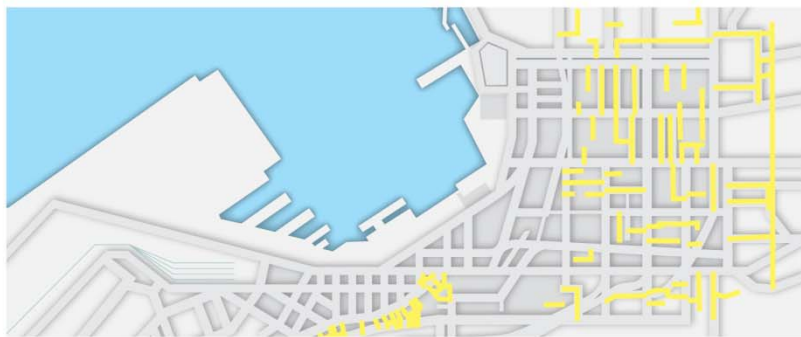
WCC 2040 Laneway Concept



PRESENT DAY



TOWARDS WELLINGTON 2040



PROJECT LOCATIONS

- Alternative routes through larger street blocks
- Pedestrian friendly
- Safe
- Economically active
- Opportunities for retail and other economic activities
- Working with property owners and developers

Lombard Lane

Development Opportunities



before



after

Key Benefits:

- Improved connections – Bond St, Willis St, Manners, Cuba St
- Activation
- Vibrancy and atmosphere

Denton Park



before



after

Key Benefits:

- Enlarge Park
- Active Edges
- Increased amenity

Other Benefits



before



after

- Removal of seismic prone building
- Replace existing timber verandah with new continuous overhead cover at the Manners- Victoria intersection
- Improved sightlines for bus drivers

Cook Strait Properties Ltd



Kate Sylvester – Lower Cuba



Weltec Corden Bleu – Manners St

Key Benefits

Why should WCC make this investment?

- WGTN 2040 Laneways Strategy
- A larger Denton Park with increased amenity
- Improved Public Safety
- New modern continuous verandah
- Complimentary lane connection to existing WCC street projects

