

4 Residential

Introduction

The residential areas of the City vary considerably and cover a variety of landforms from coastal environments to exposed ridge tops. They are characterised by low rise dwelling houses, with many split level houses on steeper hillsides.

Residential development has taken place on the valley floor, along the coastal areas of the Eastern Bays and Eastbourne, and on the Western and Eastern Hills, and the valley and hillside areas of Stokes Valley and Wainuiomata.

Dwelling densities range from high to low, within the context of this City. Higher dwelling densities can be found in Petone between the Esplanade and Jackson Street, which are a reflection of historical subdivision patterns. Medium densities are found in most parts of the City, whereas low dwelling densities are present in the steeper hillside areas of the Western Hills, Stokes Valley, Wainuiomata, and Eastbourne, and also in parts of Woburn, Military Road and Lowry Bay.

Residential areas of the City are seen not only as places to live, but places in which to work as well. As technology advances, it is becoming easier to conduct a business from home. While residential areas are generally free from large scale commercial and industrial activities, there are some non residential activities which are suited to residential areas and can serve the local community.

The Plan will provide opportunity for home occupations and non-residential activities while ensuring the characteristics of the surrounding area, and the amenity values are maintained or enhanced.

Access to education and emergency facilities is crucial to the overall well-being of residents of the City. Such facilities can be out of scale with surrounding areas, and it is necessary to ensure that adverse effects are managed.

Taking into account the diverse topography, native bush and vegetation, different characteristics and amenity values present in the residential areas of the City, five residential activity areas have been identified. Emphasis is placed on maintaining and enhancing the characteristics and amenity values which contribute to each residential area.

The five activity areas are :

(a) General Residential Activity Area

This activity area covers a large proportion of the City's residential areas. It is characterised by medium density residential development consisting of single or double storey dwelling houses, open space, gentle topography, and an absence of large scale commercial or industrial activities.

Within the General Residential Activity Area opportunity will be made for higher density residential development along major transport routes, and around some commercial centres, and where amenity values will not be affected adversely.

(b) Historic Residential Activity Area

Recognises that several areas of the City have a collection of buildings with distinctive form, style and character, based on their historical significance. These areas are to be protected from inappropriate development.

(c) Special Residential Activity Area

Recognises those parts of the City characterised by low density residential development, mature vegetation, and a high standard of development. This includes residential areas adjacent to the commercial area of Lower Hutt around Woburn, Military Road and Hathaway Avenue, and Lowry Bay in Eastbourne.

(d) Hill Residential Activity Area

Consists of developed residential land on the hill sides of the City, and recognises the amenity values and constraints to development offered by hillside development.

(e) Landscape Protection Residential Activity Area

This area recognises the unique physical landscape of the steep undeveloped residential areas, and its contribution to the visual backdrop of the City, its life supporting capacity, and the severe constraints on development. Within this activity area, inappropriate development has the greatest potential to adversely affect the amenity values and physical characteristics.