Chapter 4 Residential

AMENDMENT 44 - Amend opening paragraphs

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 characteristics of the surrounding area, and the amenity values are maintained or enhanced.

Access to education and emergency facilities is crucial to the overall wellbeing 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, six residential activity areas have been identified. Emphasis is placed on maintaining and enhancing the characteristics and amenity values which contribute to each residential area.

Four residential activity areas have been identified for the City, taking into account the diverse topography and native vegetation, and the need to provide for sufficient residential development capacity while managing the effects of development on the surrounding area.

The ~~six~~ four activity areas are:

AMENDMENT 45 - Delete paragraphs on General Residential Activity Area

(a) General Residential Activity Area

This activity area covers a large proportion of the City’s residential areas. It is characterised by low to 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 through comprehensive residential developments on larger sites which manage any effects on the surrounding area.

AMENDMENT 46 - Delete paragraph on Historic Residential Activity Area

(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.

AMENDMENT 47 - Delete paragraph on Special Residential Activity Area

(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, it’s life supporting capacity, and the severe constrains on development. Within this activity area, inappropriate development has the greatest potential to adversely affect the amenity values and physical characteristics.

AMENDMENT 48 - Amend paragraphs on Medium Density Residential Activity Area

(f) Medium Density Residential Activity Area

This area provides opportunity for a variety of medium residential developments such as detached dwellings, terraced housing and low-rise apartments. It is mostly located around selected suburban centres and close to transport hubs and acts as a transitional area between higher density mixed use areas and low to medium density residential activity areas.

The Medium Density Residential Activity Area covers a significant portion of Lower Hutt’s residential areas, including areas in the Hutt Valley floor, Western Hills, Stokes Valley, Wainuiomata and Eastern Bays. The Medium Density Residential Activity Area typically covers areas that have a lower level of access to commercial centres, community facilities and rapid transit services than areas in the High Density Residential Activity Area.

However, building heights and densities are expected to change over time. A mix of low to medium density residential development is permitted in the Medium Density Residential Activity Area. This includes stand-alone and multi-unit developments (such as semi-detached and terrace housing) of three storeys. Resource consent is required for higher density development that does not meet the development standards for the zone.

AMENDMENT 49 - Add new paragraphs on High Density Residential Activity Area

(g) High Density Residential Activity Area

The High Density Residential Activity Area covers residential areas with good access to a range of commercial activities, community facilities and public transport. This includes areas surrounding train stations, the Lower Hutt city centre, Petone metropolitan centre and suburban centres.

Opportunities for a variety of medium and high density residential developments such as detached dwellings, terraced housing and low-rise apartments are provided for in this Activity Area. Higher density development is enabled in the High Density Residential Activity Area by permitting multi-unit developments of up to three-storey buildings and enabling taller buildings through a resource consent process.