



Wellington City Urban Character Assessment

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SECTION 1: INTRODUCTION

BACKGROUND

PURPOSE OF ASSESSMENT

Wellington City Council (WCC) requires a strategic level assessment of urban character and townscape for all urban areas of Wellington City, including residential areas, suburban centres and the various city precincts.

The reason for undertaking the assessment is to assist WCC in its review of residential growth in the city. The assessment will provide a greater understanding of the urban character and townscape of Wellington City, and be used as one of the tools to consider areas of stability and intensification in the city.

SCOPE

This assessment is only one of several concurrent and subsequent work streams being conducted by WCC. Figure 1 describes the relationship broadly. WCC is also working on economic, infrastructure, transport, social capacity, land capacity, and access and walkability, as determinants (in addition to character) to point to areas where there may be priorities accorded to change and potential intensification.

This is a broad scale study, examining general trends in character for recognisable suburban communities. It is not intended as a detailed description and assessment of sites but rather an overall description of suburban character.

The character is broadly contributed to by the natural and physical resources together.

STUDY AREA

This assessment focuses on the urban areas of Wellington City. The suburbs of Makara, Makara Beach, Ohariu, Takapu Valley and Horokiwi, which are predominately rural, are not included in the assessment.

It is also noted that the Central Area of Wellington (including Wellington Central, Te Aro and Pipitea) are not included in the assessment. WCC has recently undertaken indepth analysis of these areas as part of the research for the Central Area Framework and the Central Area Review for Proposed District Plan Change 48.

PROJECT OBJECTIVES

The project has three key aims:

- Assess and describe the urban character and townscape of the city;
- Comment on areas of sensitivity to change based on the existing character and townscape;
- Inform Council policy development for wider Council business, particularly as this relates to heritage, urban design, sense of place implementation for asset planning and resource management planning.

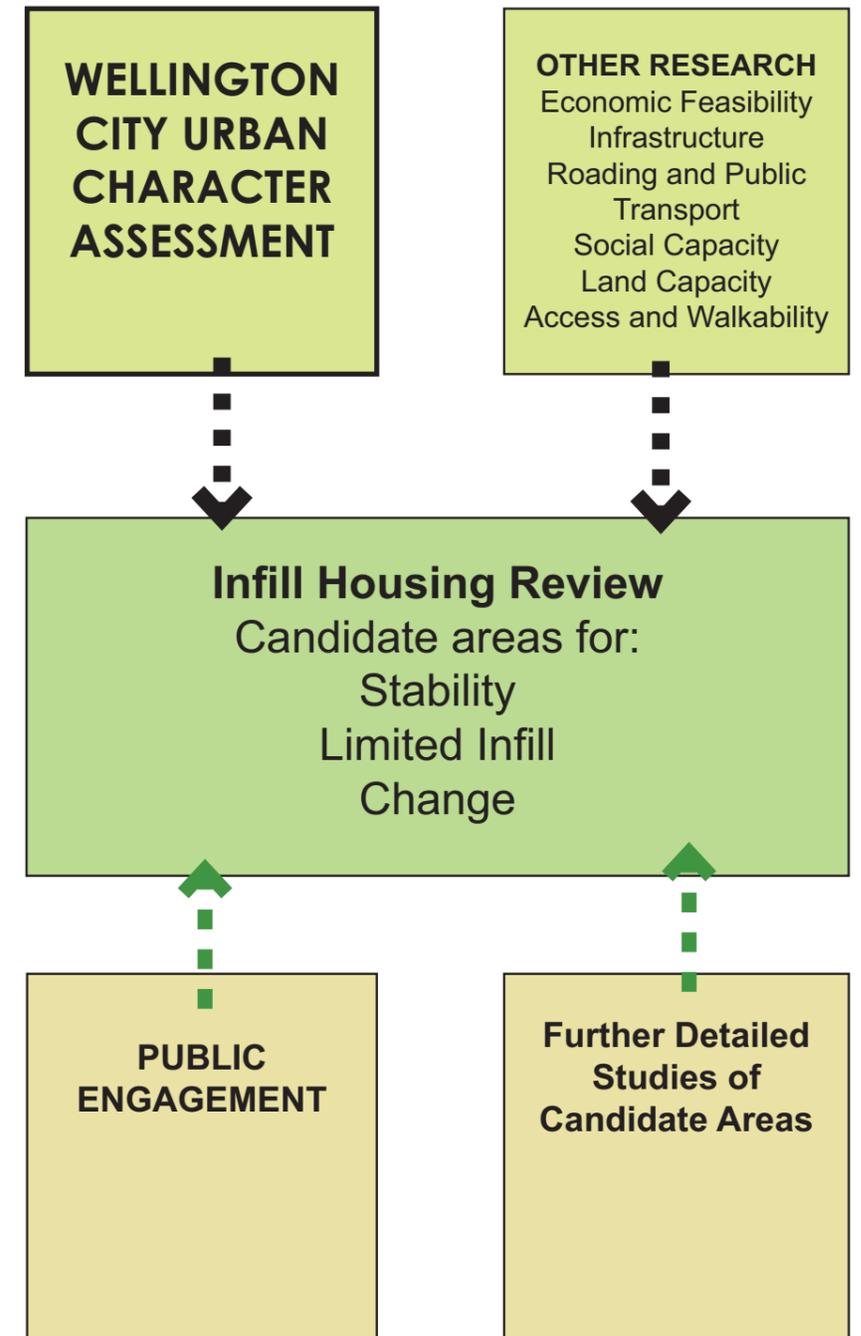


Figure 1

SECTION 2: METHODOLOGY

PROJECT APPROACH

The assessment approach has been to assess at a 'high' level the city's urban character by the use of a combination of research, GIS mapping and fieldwork. The steps followed are described below:

1. CHARACTER AREAS

- Identified main groups and subgroups of character areas based on patterns of topography, development periods and recognised suburb classifications (see 'Character Areas' page).

2. CHARACTER ELEMENTS

- Identified assessment criteria as character elements.
- 9 character contributing elements were identified - 3 Natural character elements and 6 Built character elements (see 'Character Elements').

3. RESEARCH

- Researched Wellington's vernacular housing styles to ensure accurate identification during field work.
- Researched historical subdivision to provide a background understanding of patterns of development.
- Researched WCC policies relating to urban character including - heritage policy, urban design policy, district plan policy and sense of place.

4. DESK-TOP

- Produced GIS Maps for each character element utilising GIS data supplied by WCC.
- Produced maps for each of the 11 sub groups of suburbs.
- Produced aerial photography maps to assess character elements that could not be identified in the field.
- Referred to Maps as an analysis tool during the evaluation.

5. FIELD WORK

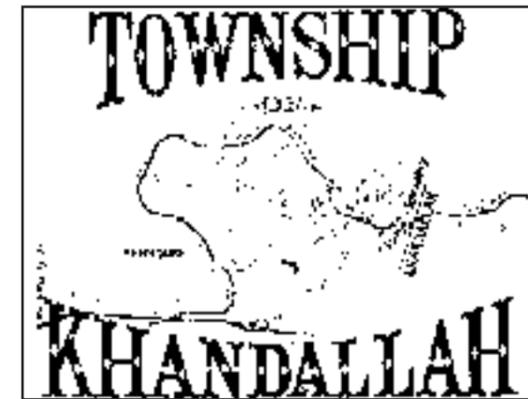
- Undertook field work to assess character elements in-situ, take representative photographs and make notes.
- Undertook field work with reference to desktop information.
- Undertook field work for each character area.

6. REPORTING

- Prepared written and graphical analysis of each character element for the 11 sub- groups of suburbs.
- Prepared an urban character summary for each of the subgroups.
- Prepared a summary plan and discussion on the sensitivity to change in the existing character of the subgroup. Areas sensitive to change shown on the plan are indicative only.

7. SUMMARY

- Summarised broad patterns of character over Wellington City based on topography and time of land subdivision.



RESEARCH



DESK-TOP



FIELD WORK

Methodology PROJECT APPROACH

CHARACTER AREAS

Taking into account city-wide patterns of topography and development character, the urban area of Wellington City has been divided into four main character area groups. Within those four main groups, eleven subgroups of character areas have been identified

INNER SUBURBS

Includes the inner suburbs which developed around the periphery of the original town of Wellington and were mainly contained by the Town Belt. Generally orientated towards Lambton Harbour (Te Whanganui-a-Tara), these areas are mainly north-facing, sunny and relatively sheltered from the climatic extremes of the Cook Strait.

1. NORTHERN INNER SUBURBS

- Aro Valley
- Kelburn
- Highbury
- Thorndon

2. SOUTHERN INNER SUBURBS

- Mt Victoria
- Mt Cook
- Oriental Bay
- Brooklyn

3. NEWTOWN/ BERHAMPHORE

- Newtown
- Mornington
- Berhampore
- Vogeltown
- Kingston

COASTAL SUBURBS

Developed to the east and south of the Town Belt surrounding central Wellington. Positioned on the relatively low-lying tongue of land between Cook Strait and Wellington Harbour, they are subject to the rigorous Cook Strait climate. The majority of the urban development in these suburbs occurred post 1920.

4. MIRAMAR PENINSULA

- Maupuia
- Strathmore Park
- Karaka Bays
- Breaker Bay
- Seatoun
- Moa Point
- Miramar

5. EASTERN COASTAL SUBURBS

- Roseneath
- Rongotai
- Hataitai
- Lyall Bay
- Kilbirnie
- Melrose

6. SOUTH COAST

- Houghton Bay
- Island Bay
- Southgate
- Owhiro Bay

WESTERN SUBURBS

Occupy comparatively narrow valleys and basins enclosed by hills. The coastal influence is moderated by the inland location of most of these suburbs. The majority of the urban development in these suburbs occurred in the early twentieth century.

7. KARORI

8. INNER WEST

- Northland
- Wilton
- Crofton Downs
- Wadestown

9. KHANDALLAH/ NGAIO

- Khandallah
- Kaiwharawhara
- Ngaio

NORTHERN SUBURBS

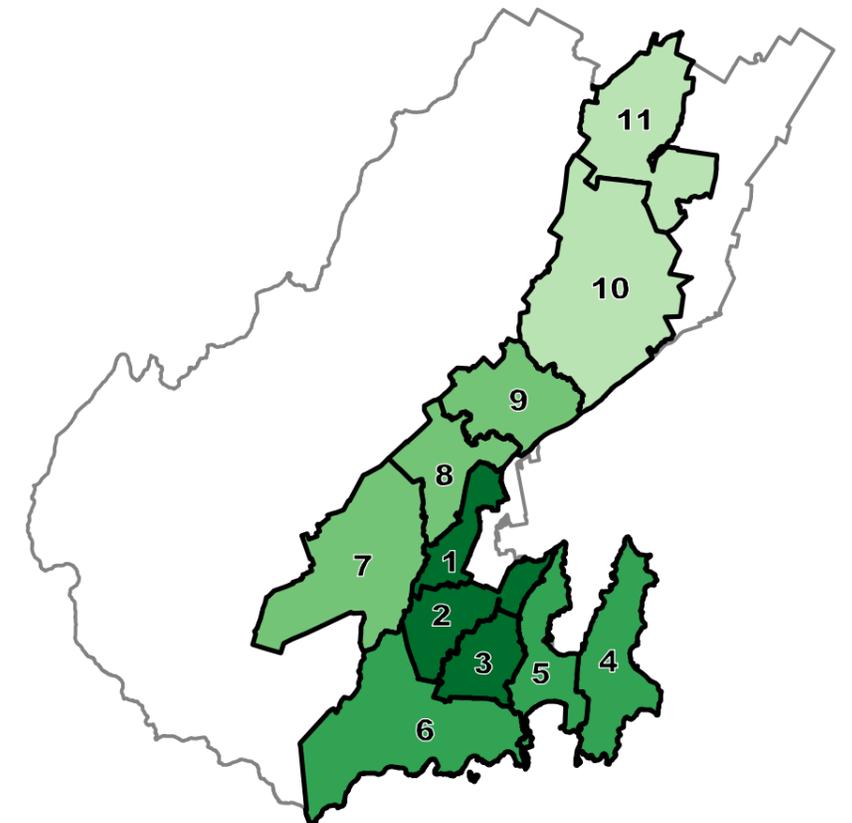
Occupy the broad Porirua Stream valley, where the coastal influence is also moderated by intervening hills. Although there were villages at Johnsonville and Tawa in the nineteenth century, most of these suburbs have been developed since the 1950s and this is the area of Wellington City which has had the most recent growth on the largest scale.

10. JOHNSONVILLE

- Broadmeadows
- Ngauranga
- Newlands
- Johnsonville
- Paparangi
- Woodridge
- Grenada Village
- Glenside
- Churton Park

11. TAWA

- Tawa
- Grenada North



- The Inner Suburbs
- The Coastal Suburbs
- The Western Suburbs
- The Northern Suburbs

Methodology CHARACTER AREAS

CHARACTER ELEMENTS

Both natural and built elements are used as the basis for the urban character assessment. The social and cultural as well as economic and infrastructural influences are not canvassed by this assessment. However it is acknowledged that these influences also contribute to an area's propensity to change and these are being addressed by other WCC work streams.

Each of the elements identified contributes towards defining character, but the identity of the place arises from the unique combination of these elements. Many of these elements have no inherent positive or negative value. However, the composition of these different elements, described through the written and graphical analysis of each area, will provide an objective assessment of the character of each urban area in Wellington City.

NATURAL CHARACTER ELEMENTS

Topography and Aspect

Topography can have an influence on the character of an area. Topography (a function of slope and height) has played an important part in defining development patterns in Wellington and influences street pattern, building styles and amount of vegetation. The aspect (which direction an area faces relative to the sun) can influence the amount of vegetation in an area (through exposure to sun and wind) and its desirability as a place to live.

Open Space

Open spaces are areas without buildings or structures. Open space in an urban setting is provided by areas such as road corridors, stream valleys, beaches, parks and reserves. Open space influences the sense of openness or containment as well as contributing to the recreational and ecological value of a place. It includes:

- Location and distribution of open space and vegetation
- Type of open space (recreational, natural environment, Town Belt, conservation)
- Relationship of open space to surrounding built environment

Green Structure

Green structure, is the predominant vegetation, as well as the scale and density of vegetation. It includes:

- Street trees
- Native or exotic vegetation
- Public or private vegetation
- Strength of open space and green structure.

BUILT CHARACTER ELEMENTS

Land Uses

The nature of an activity (eg.residential, commercial, institutional) contributes to the character of an area. The activity can have a major influence on its physical character. A place is often remembered for the activity that occurs there, as much as its physical character. For example, industrial areas generally have larger, bulkier buildings and less green structure than residential

areas. Commercial and community facilities can give vitality to an area and if clustered together can generate a community 'heart'.

Street Pattern

Streets patterns come in different types. Pattern is influenced by:

- Formal or informal grid
- Curvilinear network – with or without cul-de-sacs
- Cul-de sacs and collector streets
- Block size
- Pedestrian links
- Hierarchy of streets (eg. collector road, suburban street)

Density/ Height

Density is a function of the amount of the land that is built on compared to what is left open or unbuilt. It includes in this assessment:

- Lot size
- Site Coverage
- Building Heights

Main neighbourhood centre

Neighbourhood centres are a fundamental focal element of the city fabric. The character is influenced by their:

- Location and Distribution
- Size and mix of activities
- Visual appearance including the consistency and style of facades

Residential Age, Style and Type

The age, style and type of residences has a strong influence on character. Residence age and type are closely correlated, with residences of any era having a limited range of styles. For example, late 19th century residences are typically Victorian in style. Both the range of residential ages and styles, and the consistency of styles within an area affects the overall character of a place. Due to the broad scope of this study, discussion on styles is limited to broad patterns rather than individual buildings. A more detailed analysis of all types of buildings is anticipated as part of further study of candidate areas. A summary of housing styles in Wellington is appended (see Appendix 1).

Residential type refers to whether the building is detached, a terrace type house (with a shared party wall) or an apartment building (dwellings with vertical attachment). Non detached housing types are generally more visually prominent and offer less space on a site for vegetation and greening. A brief comment is included on the condition of buildings.

Iconic Structures or Elements

Iconic structures and elements are particularly important in giving memorability to an area. It includes:

- Iconic buildings
- Iconic elements
- Landmark elements

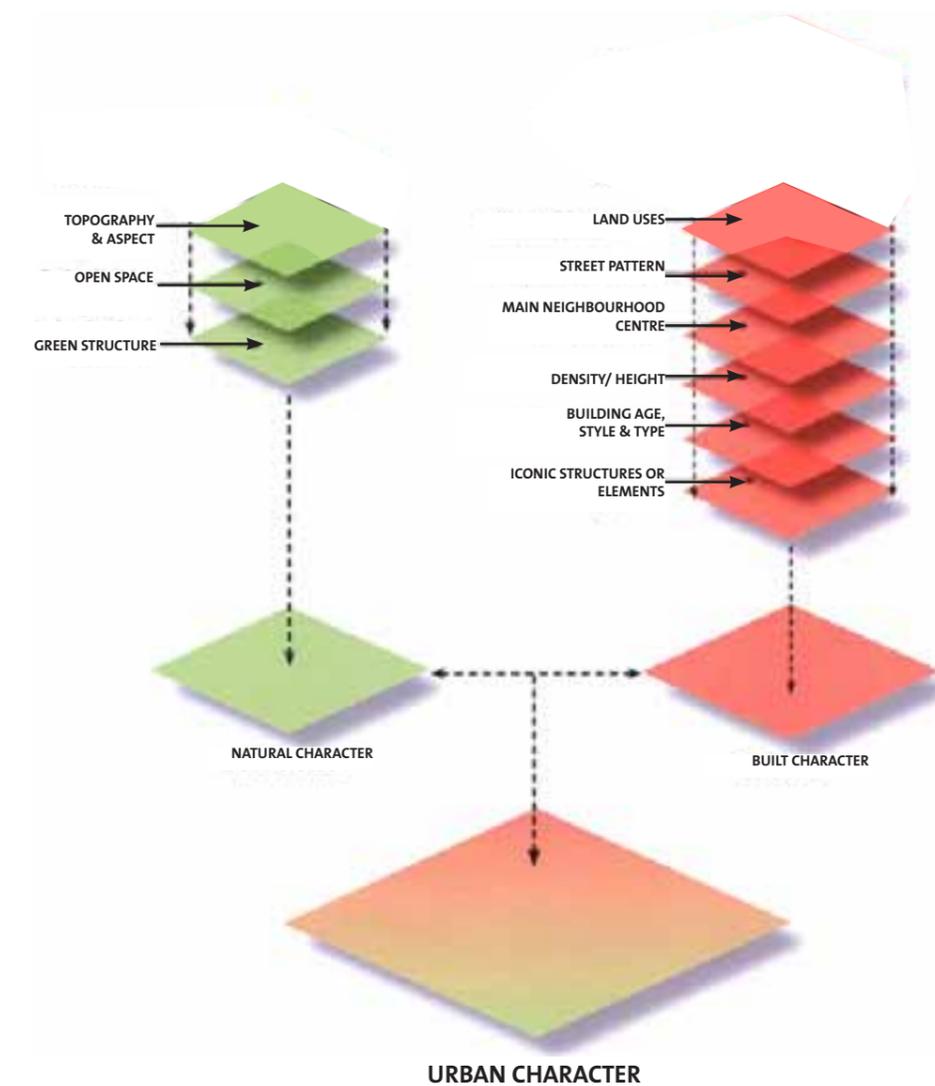


DIAGRAM SHOWING PROCESS OF DEFINING URBAN CHARACTER

Methodology CHARACTER ELEMENTS

SECTION 3: CHARACTER ASSESSMENT

INNER SUBURBS

Includes the inner suburbs which developed around the periphery of the original town of Wellington and were mainly contained by the Town Belt. Generally orientated towards Lambton Harbour (Te Whanganui-a-Tara), these areas are mainly north-facing, sunny and relatively sheltered from the climatic extremes of the Cook Strait.

1. NORTHERN INNER SUBURBS

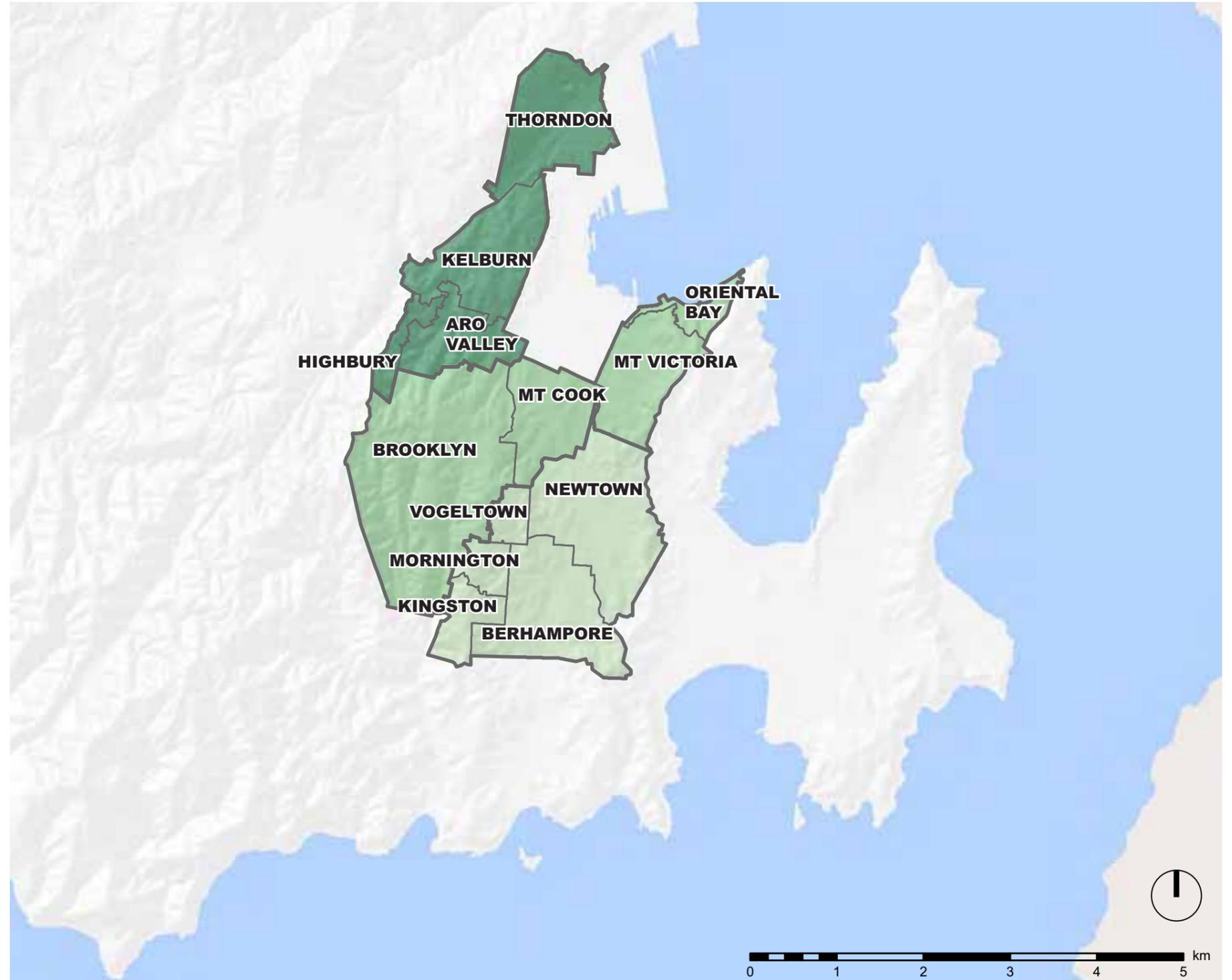
- Aro Valley
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2. SOUTHERN INNER SUBURBS

- Mt Victoria
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3. NEWTOWN/ BERHAMPHORE

- Newtown
- Mornington
- Berhampore
- Vogeltown
- Kingston



Character Assessment INNER SUBURBS

NORTHERN INNER SUBURBS

Aro Valley + Highbury + Kelburn + Thorndon

NATURAL CHARACTER ELEMENTS

Topography and Aspect

As in other parts of the city, the trend has been for housing to spread from the flatter areas up the hills over time. The Aro Valley floor and Thorndon saw early development, as flatter accessible areas embraced by the Town Belt. However the town eventually spread beyond it up to Kelburn from about 1900-1910 (aided by the access of the cable car), continuing later further uphill to Highbury.

The original suburb of Thorndon has been severed by the location of the urban motorway through its centre. The area west of the motorway is relatively flat tucked in between the motorway and the steep slope of Tinakori Hill. The narrow strip between Grant Road and Tinakori Road is sheltered from the worst of both the northerly and southerly winds but subject to afternoon shading. East of the motorway, Thorndon occupies land that slopes gently toward the harbour.

Kelburn and Highbury occupy the hills that rise immediately west of the CBD above the motorway. With the exception of 'The Glen', a small basin of flatter land, these suburbs are located on the hill with narrow, winding streets and houses perched on steep sections. The wider, more gently graded streets, such as Upland Road, have been achieved by making large cuts into the hill and have large concrete retaining walls. While there are some sheltered gullies and parts of Highbury that are more south-facing, the overall aspect is north-facing so that this area is sunny but exposed to the northerly. Much of this area has a wide outlook over the city and Wellington Harbour.

Aro Valley is a narrow steep sided valley suburb which is sheltered from the wind but prone to shading. Despite the density of housing development, the steep unbuildable areas provide an overall green character to the valley.

Open Space

Tinakori Hill, Kelburn Park and the Wellington Botanic Gardens are part of the Town Belt and provide important public open spaces for Thorndon and Kelburn. Kelburn Park is a significant recreation reserve for the area. These open spaces are important in separating the suburbs from the city and as off street public linkages. They also contribute to the quality of life in these suburbs.

Aro Valley and Highbury have the well vegetated backdrop of Waimapahi Reserve and the Karori Wildlife Sanctuary. The small Aro Park adjacent to the Aro Street shops and Te Aro school is an important pocket park for this dense compact suburb.

Green Structure

The vegetation surrounding the sports fields of Kelburn Park links to the vegetation of the Botanic Gardens and Victoria University giving this whole precinct a dense green structure. The bush remnants in the Wellington Botanic Garden are the only remaining vestiges of the former forest which once covered much of the area.

The vegetation on Tinakori Hill is primarily mature and semi-mature conifers and regenerating native vegetation and creates a strong green backdrop to the Thorndon area and CBD. Wellington Botanic Garden has a mixed tall tree structure of mature deciduous and exotic conifer species. Northern hemisphere temperate species are noticeably present in the private gardens in Thorndon. Planted and regenerated native vegetation is more prevalent on the road reserves and 'leftover' land. While there is little room for trees in the dense development of Thorndon Village on Tinakori Rd, several deciduous trees are present.

Kelburn also has regenerating native species in the road reserves. At the same time, there are well-established gardens which feature, in addition to native species, various deciduous species. Deciduous trees are a feature of public planting too; most notable being the elms and silver birch planted along Upland Road together with pohutukawa, ngaio and karaka. Kelburn village has mature pohutukawas and ngaios along Upland Rd at the edges of the main village.

The green character of Aro Valley is mostly due to vegetation on the hillsides, including areas of native vegetation and tall pines on the Town Belt, and in key areas - Aro Park, Aro Street itself and the open spaces at the top of Aro Street. Large trees on private property also contribute to this character. Native species are prominent, especially on the steeper land where regeneration is occurring. Ponga, in particular is notable, for it is seen very little east of this area. Some large exotic broadleaf trees are also evident. The kowhai planted in association with traffic calming measures at the Aro Valley shops, fit well with the local indigenous planting.

Apart from the adjacent Town Belt planting, pines and macrocarpas are much less evident within these suburbs than other parts of Wellington. This reflects that these areas were settled very early on before these species became established as farm shelter planting, as in other parts of the city.



Kelburn has dense vegetation on the private and public land including large trees in many of the road reserves. Garages are frequently located at the street edge with steps and cable cars to housing. These steep access ways are well vegetated in a mix of exotic and native species.



View over Highbury showing the lush vegetation in the valley and between houses.



Holloway Road, Aro Valley - eclectic small scale timber houses are set in a strong vegetation framework with Waimapahi Reserve at the end of the road.



The steep slopes of Aro Valley provide a strong green backdrop.



Dense housing combines with lush vegetation in residential streets in Aro Valley.



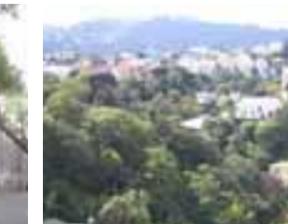
Housing in Highbury interweaves with vegetation giving the suburb a strong green character.



New retaining walls to provide car access are changing the character of the older hill suburbs (Aro Street).



The large concrete retaining walls and structures such as the viaduct are part of the character of the streets in Kelburn.



The sheltered slopes of Kelburn have lush vegetation.

Inner Suburbs NORTHERN INNER SUBURBS

NORTHERN INNER SUBURBS

Aro Valley + Highbury + Kelburn + Thorndon

BUILT CHARACTER ELEMENTS

Land Uses

Land use is predominantly residential in Kelburn, Aro Valley and Highbury. Victoria University in Kelburn is a notable institutional use, located on the edge of Kelburn and the city. Eastern Thorndon is predominantly commercial, with institutional uses such as schools, and government buildings and some residential buildings creating a diverse environment. Western Thorndon is predominantly residential.

Street Pattern

Typically older areas were laid out in a grid pattern, even on the steeper land, resulting in steep streets and 'stacked houses, tightly configured and staggered uphill. Discontinuous streets connected by pedestrian ways are common, where the slope has been too steep for road building.

The streets of Thorndon were laid out in a grid pattern as part of the original town acres in 1840. Kelburn's 'The Glen' also follows a grid pattern with streets sloping down to the Botanic Gardens. Other Kelburn streets are narrow and curvilinear in form, following the contours of the hills. Where the slope is too steep, streets end and pedestrian links connect through. Streets become more precipitous, narrow and winding in Aro Valley and Highbury (eg. Raroa Road), following the complex topography. The narrow streets and building frontages aligned to the street with little or no setback, gives Aro Street strong visual definition and containment.

Main Neighbourhood Centres

The Tinakori Road shops in Thorndon have an intimate character, with consistent Victorian shop fronts crowded along a narrow and busy stretch of road. Shops have narrow frontages, no setback and verandahs, strongly defining the street and creating a distinctive heritage character. Kelburn and Aro Valley each have a small retail centre located on the main roads, giving the communities a local focal point. These too have a traditional small shop form, generally continuous frontages and verandah protection. Molesworth St, Thorndon has a mix of community facilities and retail.

Density/ Height

These are some of the most densely settled housing areas of Wellington outside of the CBD, and buildings are generally more than one level with two storeys being the predominant height. The areas of Thorndon, Aro Valley and Kelburn, which are closest to the city, have the most examples of three or more storey buildings, and greatest diversity of heights. While there are some examples of lots under 200m² (particularly in Thorndon), lots are predominantly 200-600m² with greater than 35% site coverage. Site coverage is higher in Thorndon, with less site coverage in the other suburbs, partly due to the steep topography.

Residential Age, Type and Style

Thorndon retains some small Victorian cottages, remnants of the original settlement here in the mid-19th Century. The area west of Tinakori Road, north of Harriet Street and extending as far as Cottleville Terrace is notable for its

consistency of styles. Houses are predominantly Victorian villas and aligned with the street with consistent setbacks. The northern parts of Thorndon (West of Tinakori Road) and the Sydney Street West area are noted for their heritage values. Thorndon also has apartment buildings and townhouse developments scattered amongst the older houses. The apartment blocks generally date from the 1960s and townhouses from the 70s to present. Most of the townhouse developments are located in an enclave north of Cottleville Terrace, giving this area a visual unity based on building type. The area of Thorndon east of the motorway has a diverse mix of Victorian houses, commercial offices, retail, and schools.

Housing spread to Kelburn from the early 1900s. Buildings are predominantly large two storey Victorian villas, though there are also quite a number of Arts and Crafts style houses and bungalows. There has been some infill particularly in the areas closest to the city. 'The Glen' area of Kelburn has large houses set above the straight street, gently sloping down to the Botanic Garden. As well as the public pedestrian links of stairs between steep streets, Kelburn is characterised by early 20th Century houses set above and below street level, with pathways or steps as access. Where there are garages, they are generally located on the street edge.

The area of Kelburn north of Everton Terrace has a richly diverse mix of housing styles and eras from Victorian villas, early 20th century apartments, contemporary townhouses and detached houses from different eras. Set between the motorway, Botanic Garden and Kelburn Park, this area is very close to the city, yet feels secluded due in part to the tight street system and topography. A unifying characteristic is the visual predominance of planting in private gardens along the narrow sloping streets and small public reserves.

The small scale timber housing in Aro Valley is predominantly Victorian style. Houses follow the winding topography of the steep valleys, with the defining vegetation of the slopes behind. The narrow street frontages, minimal setbacks and escarpment behind Aro Street, give this area a sense of containment. There is consistency in the limited palette of materials, the building types, forms and details in the central area of Aro Valley and greater diversity on the hillsides.

Highbury has a mix of house styles from the 1920s onwards. Houses are noticeably larger and less densely distributed than the Aro Valley below.

Building condition varies from high quality in Kelburn and much of Thorndon, to a mix of building condition in Aro Valley and Highbury.

Iconic Structures or landmark elements

- Victoria University
- Wellington Botanic Gardens & Tinakori Hill
- Queen Margaret College
- - Town Belt
- Wellington Girls College
- Kelburn Park
- Thorndon Village
- Wellington Urban Motorway & Cable Car



Aro Valley is characterised by narrow two storey Victorian shops and cottages in a contained valley setting.



Highbury has large houses in a diverse range of styles (from 1920s onwards) set in dense vegetation.



Kelburn village has an array of small retail.



'The Glen'-Glen Road, Kelburn sloping down to the Botanic Gardens.



Diversity of building types in West Thorndon.



Sydney Street West, Thorndon has a cluster of 19thC Victorian cottages.



Tinakori Road, Thorndon has an intimate character of Victorian shops.



Early Victorian cottage, Thorndon



Two storey Victorian house, Thorndon



Edwardian house, Thorndon



1920s bungalow, Kelburn



1960s house, Highbury



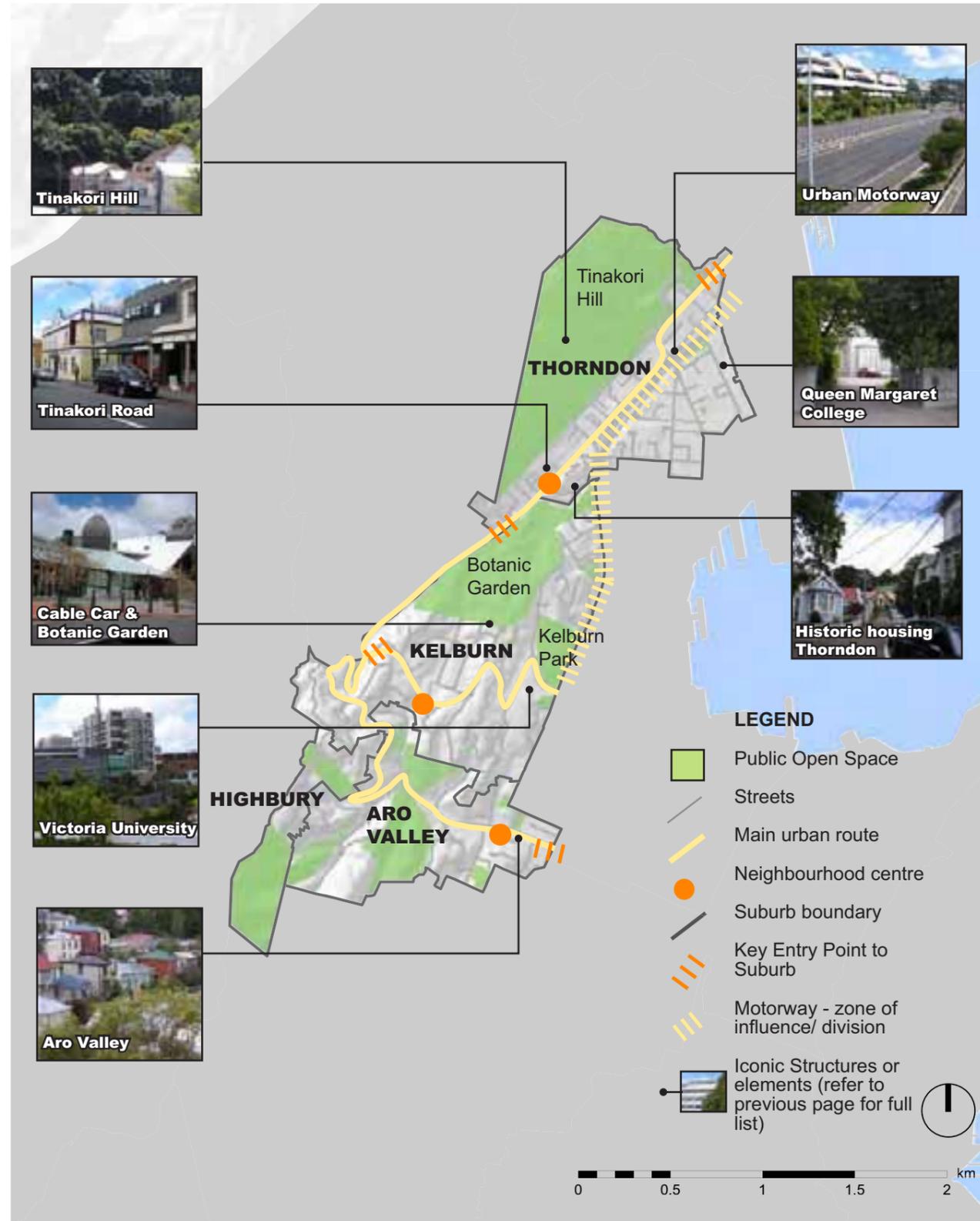
Recent (post 2000) infill house, Aro Valley

Inner Suburbs NORTHERN INNER SUBURBS

NORTHERN INNER SUBURBS

Aro Valley + Highbury + Kelburn + Thorndon

URBAN CHARACTER SUMMARY



NATURAL & BUILT CHARACTER ELEMENTS



topography & open space

- Thorndon located mainly on flat, west of Tinakori Hill.
- Kelburn and Highbury - on slope.
- Aro Valley is located in a narrow valley and on the slope.
- Tinakori Hill, Botanic Garden (Town Belt) and Kelburn Park are main open spaces.



green structure

- Strong green character in Aro Valley, Kelburn and Highbury.
- Vegetation on Tinakori Hill, Botanic Garden and Kelburn Park give Thorndon a strong green backdrop.



land use

- Predominantly residential.
- Victoria University - Kelburn.
- Eastern Thorndon - predominantly commercial and institutional/ government.



street pattern

- Thorndon - predominantly grid pattern.
- Kelburn - curvilinear streets and grid pattern in 'The Glen'.
- Aro Valley & Highbury - narrow winding roads following the topography.



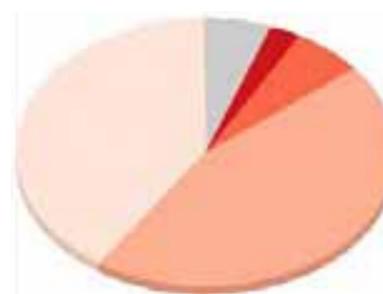
main neighbourhood centre

- Molesworth Street, Thorndon - mix of community facilities, supermarket and retail.
- Small centres in Aro Valley and Tinakori Road, Thorndon. Victorian character.
- Small centre - Kelburn.



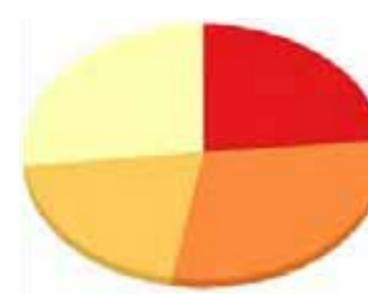
residential age, type & style

- Thorndon/ Aro Valley - predominantly 1900-1920 villas and cottages. Some townhouses and apartment buildings.
- Kelburn - Victorian villas, Arts & Crafts style and bungalows.
- Highbury - post 1920s variable age & style.



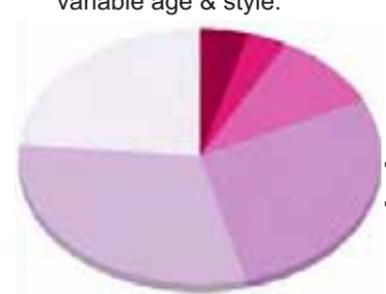
no. of storeys

- no data
- 1
- 2
- 3
- 4 or more



site coverage

- no data
- <25%
- 25 - 35%
- 35 - 50%
- >50%



parcel size

- <200 sqm
- 200 - 400 sqm
- 400 - 600 sqm
- 600 - 800 sqm
- 800 - 1000 sqm
- > 1000 sqm

NORTHERN INNER SUBURBS

Aro Valley + Highbury + Kelburn + Thorndon

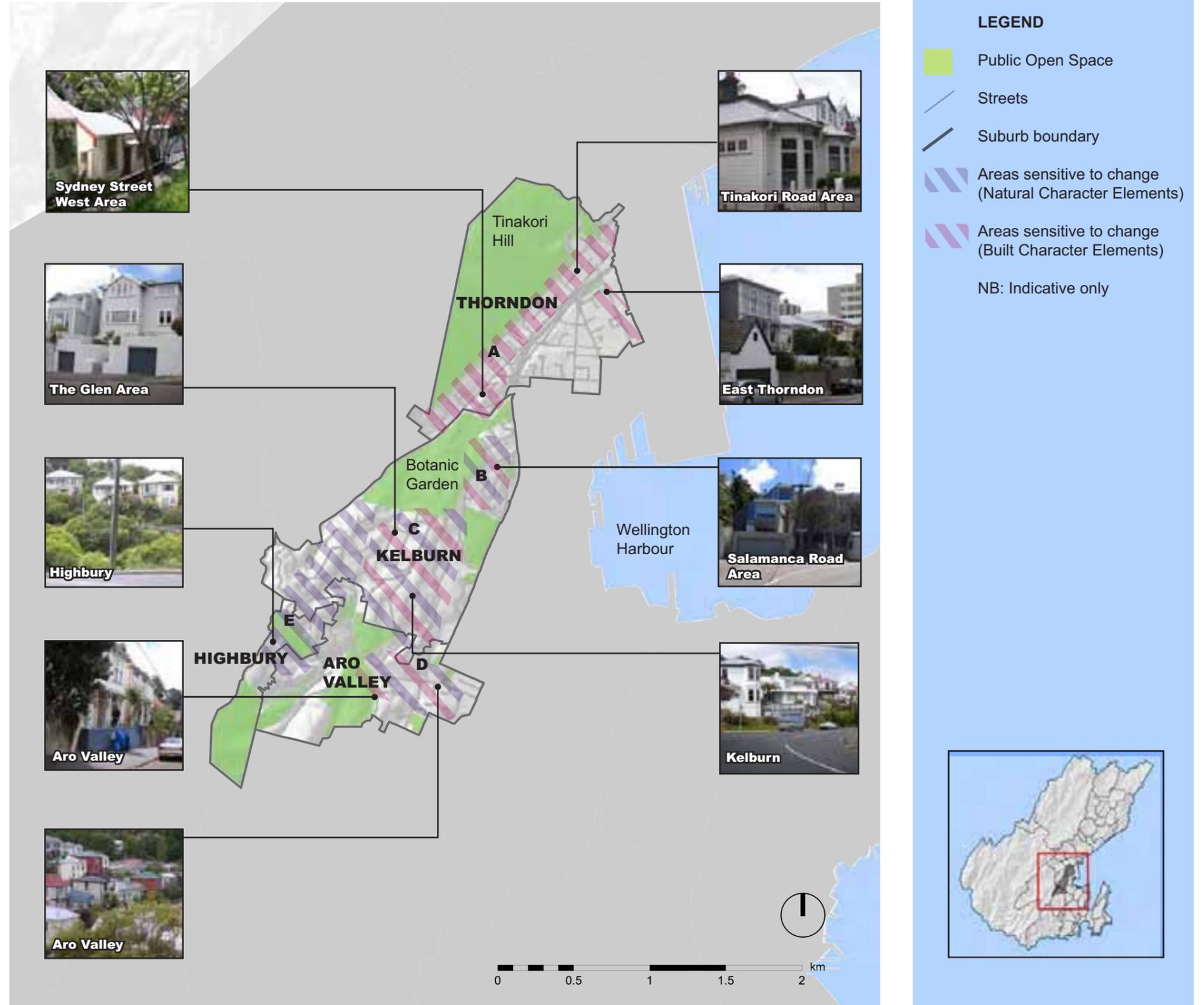
SENSITIVITY TO CHANGE IN THE EXISTING CHARACTER OF THE NORTHERN INNER SUBURBS

The patterns of development and consistency in pre-1920s house type and style give many areas in the Northern inner suburbs a distinctive character. The character is a result of the subtle diversity of each house within a relatively consistent streetscape. This visual coherence is based on the general similarity of scale and materials, the distinctive patterns of site coverage and the relationship to the street edge of buildings within a street.

Thorndon, Aro Valley and Kelburn all contain examples of infill or multi-unit housing that has occurred after the original development of cottages and villas. Where developments have involved amalgamation of a number of sections, there has often been a negative impact on the streetscape. The existing character of individual dwellings with narrow frontages is disrupted when developments appear as one large bulky complex rather than individual houses. Careful management of development in much of this area will be required due to its sensitivity to change (Refer A, B, C & D).

The desire for off-street carparking has begun to compromise the existing pattern of frontages and the amount of space for vegetation on some streets in these suburbs. The repetition of frontages dominated by parked vehicles or garages has changed the character of some front gardens. The vegetation in front yards is an important element in the green character of the streetscape in these suburbs. Low front fences and vegetation also help to define the street edge, giving a sense of enclosure to the street. Where several immediately adjacent or opposed frontages are used for carparking, this has had a significant impact on the predominant character of the streetscape. Where the paved surfaces have been limited to one carspace and the paving treatment is detailed to give the appearance of a landscaped courtyard, this has had less impact on the character of the streetscape. The Glen in Kelburn contains examples of recent garages which have been successfully integrated with early 20th century villas and bungalows without detracting from the strong character of the street. Utilising the slope, the garages are located in the basement under the house. Careful management will be required to prevent garages and carparking from potentially impacting on the character of these suburbs further (Refer A, B, C, D & E).

The areas of undeveloped slopes on public and private land add significantly to the green character of Kelburn, Aro Valley and Highbury. The use of large retaining walls to improve car access to some sites is changing this character. Future development of this type could reduce the amount of vegetation and change the green character of these suburbs (Refer C, D & E).



SOUTHERN INNER SUBURBS

Mt Victoria + Oriental Bay + Mt Cook + Brooklyn

NATURAL CHARACTER ELEMENTS

Topography and Aspect

Mt Cook, Mt Victoria and Brooklyn encircle the central city on the north and west facing slopes, giving an 'amphitheatre-like' effect. Mt Victoria, Oriental Bay and Mt Cook were part of the original 'Town Acres' set out in the 1840s, and retain many original buildings from that time. Brooklyn was originally part of the 'Country Acres', but after 1900, development spread up the hill beyond the Town Belt into this area of the city.

Spreading across the slope and close into the city, Mt Victoria has a sunny northwest aspect and close visual relationship with the Te Aro area of the CBD.

Oriental Bay has a northern aspect giving it a sunny position but coastal northerly winds prevail.

Mt Cook occupies the undulating land to the south of the CBD, which is generally sunny but tends to be cool and windy.

Brooklyn is predominantly northeast facing, with views back towards the CBD and harbour. The northeastern aspect gives Brooklyn a sunny climate which is exposed to the prevailing northerly wind. Ohiro Road slopes down from Brooklyn village creating a valley, which becomes deeper as it heads southward into Owhiro Valley. Owhiro valley ('Happy Valley') is shadier and more sheltered from the wind and noticeably more vegetated.

The two newer ridgetop areas of Brooklyn (Mitchell Street and Ashton Fitchett Drive) have sweeping views out towards Cook Strait and are very exposed.

Open Space

The Town Belt is a major green feature of these suburbs, defining suburb boundaries and providing a green backdrop and important open space. The tall tree cover of predominantly exotic conifers and eucalyptus is particularly important, as the density of development in the older built areas precludes the use of tall trees in many places. The Town Belt also provides a green focal point at the end of the view shafts of streets sloping up the hill in Mt Victoria, Oriental Bay and the western edge of Mt Cook.

Central Park provides an important open space at the edge of Brooklyn. There are also a couple of small pocket parks in Brooklyn. The large areas of regenerating native bush on the slopes of Te Kopahau ridge creates a green structure beneath the bands of development along the Brooklyn ridgetops (Mitchell Street and Ashton Fitchett Drive).

Green Structure

The scale of planting in private gardens in Mt Victoria and Oriental Bay is somewhat restricted by the comparatively high density of development and desire for views. A mix of species have been used for street tree planting in Mt Victoria. These trees add much to the greening of streets and in some places

are incorporated with traffic calming measures. However, some streets remain bare due to the lack of street trees or private planting in front gardens. The view shafts to the Town Belt to the east somewhat compensates for this lack of greening.

Norfolk Island Pine trees line Oriental Parade, forming an important part of the character of this promenade.

Mt Cook has quite a variable green structure. The National War Memorial /Massey University/Wellington High precinct, along with the town belt, provides much of the green structure to this suburb. The eastern areas of Mt Cook adjacent to the Town Belt (Anderson and Thompson Streets) has some well vegetated areas). Pockets of unmanaged vegetation in pedestrian linkages and road reserves add to the greening. However large tree species are lacking in private gardens and where there are street trees, their small size adds little to the greening of the area. A community garden on the corner of Torrens Terrace and Arlington Street has an unmanaged feel.

Brooklyn has little formal public planting, except in the village, where kowhai, ribbonwood and chinese elms are used as street trees. Old houses in the narrow side streets near the village feature cottage style gardens, fitting well with the Victorian house styles. Exotic species are evident in the private gardens along Washington Avenue but, overall, the hillside features taller wind-tolerant vegetation. Streets running across the eastern slope (Washington Avenue and Mornington Road) are wider and have noticeably less greening than the steep, narrow streets running up the hill (Taft, Butt and Borlasse Streets), where native species are the dominant vegetation. Some of the hillside streets have unmanaged pockets of vegetation, where the land is too steep to develop, giving these parts of Brooklyn a strong green character. In these streets, houses are often partially or fully concealed from the street by the dense vegetation.

The two ridgetop areas of west Brooklyn have wide streets with grass berms but no street trees. Private gardens are still immature (due to these areas being relatively recently developed) but provide some greening effect with a mix of predominantly native species. Regenerating native bush on the slopes of Te Kopahau ridge adjacent to these areas adds to the overall green structure of this part of Brooklyn.



The Oriental Bay coast along with Waitangi Park and the Town Belt form important open spaces for Oriental Bay and Mt Victoria.



Olive trees are used as street trees in parts of Mt Victoria. The Town Belt forms a backdrop.



Pockets of vegetation contrast with the density of development in Mt Cook.



View of Mt Cook and Brooklyn from Mt Victoria lookout. The Town Belt creates a strong band of green between suburbs. There are visible strata of houses following the ridges.



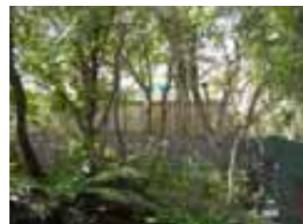
Pohutukawas are used as a street tree in Mt Victoria.



Pedestrian connection provides informal greening to the end of Carrington Street, Mt Cook.



Street trees struggle in the exposed conditions to achieve significant structure on the wide streets (Wright Street, Mt Cook.)



Eastern slope of Brooklyn has some well vegetated streets (Taft Street).



The dense vegetation conceals houses from view in steep parts of Brooklyn.



Houses on Ashton-Fitchett Drive sit on the ridge with band of vegetation beneath (viewed from Karepa Street).

Inner Suburbs SOUTHERN INNER SUBURBS

SOUTHERN INNER SUBURBS

Mt Victoria + Oriental Bay + Mt Cook + Brooklyn

BUILT CHARACTER ELEMENTS

Land Uses

While land use is predominantly residential in these suburbs, Mt Cook and Mt Victoria both have areas which are predominantly commercial/industrial. Mt Cook has two commercial/industrial areas; the Adelaide Road area and Taranaki/Hopper Street area. The Te Aro end of Mt Cook contains a mix of land use including the National War Memorial, Wellington High School, Massey University and Basin Reserve. This area also contains a mix of industrial and commercial buildings and large apartment blocks. Mt Victoria has an area of commercial/industrial buildings along Kent Terrace. Brooklyn has community facilities and retail to service the local community.

Street Pattern

Mt Victoria and Mt Cook both have grid street patterns. The main east/west streets of Mt Victoria terminate at the Town Belt.

Oriental Parade, the main street in Oriental Bay follows the coastline with cul-de-sacs running up the slope.

Brooklyn has a loose grid pattern on the eastern side and in the saddle and a curvilinear street pattern on the western side. On the eastern slopes, Washington Avenue and Mornington Road are wide axial streets running north-south. The interconnecting east/west streets are generally more steep and narrow. Mitchell Street and Ashton Fitchett Drive have a linear development of residences along the ridgelines with small cul-de-sacs branching off them. A single row of houses lines the east side of the valley along the southern section of Ohiro Road.

Main Neighbourhood Centres

While Mt Cook, Mt Victoria and Oriental Bay have commercial buildings and local facilities (schools, churches), these suburbs lack a main neighbourhood centre for their local communities. There are a few dairies distributed throughout, otherwise these suburbs rely on the nearby city edges for services.

Brooklyn's neighbourhood centre is located centrally and acts as a community hub. The mix of activities include a library, retail and cinema. Brooklyn village retains relatively continuous shopfronts, and strong corner buildings which are important to its' character.

Density/ Height

Mt Victoria has predominantly two storey buildings with most sections less than 400 sqm and greater than 35% site coverage giving a dense urban character. Mt Cook has a diversity of building heights, predominantly one or two levels high, most residential lots are 200-600 sqm and greater than 35% site coverage. The commercial areas of Mt Victoria and Mt Cook have a higher density and building height. Brooklyn has a comparatively lower density with predominantly single storey houses. Most lots are 600-800 sqm and site coverage is predominantly below 35%.

Residential Age, Type and Style

Mt Victoria was one of the early residential settlements in Wellington. A high proportion of the original late 19th century houses remain, giving a strong visual coherence to the built character. While the villa and cottage are the predominant building type, there are also examples of bungalows, Arts and Crafts houses and apartment blocks (Moderne and 60s). There is a limited palette of materials, colours and details to buildings in Mt Victoria, accentuating the overall coherence of the streetscape.

Oriental Bay also retains some Victorian villas from the original settlement, although these are interspersed with apartment blocks from various eras (Moderne, 60s and more recent), contemporary houses and Arts and Crafts houses. The Bay has experienced significant change in the scale of development. The mix of building types and styles along Oriental Parade gives an inconsistency to the overall streetscape character. However there are some groupings of villas of similar style and apartments of similar height, creating a different character to parts of the parade.

Mt Cook has a diversity of building types and some prominent landmarks. The mix of building types, scales and styles gives this area of Mt Cook a very diverse urban character. The residential streets of Mt Cook contain diverse house types including villas, cottages, bungalows and apartments. Within this overall diverse character, there are groupings of houses that are a consistent style, type and form on some streets.

Brooklyn has a mix of house types dating mostly from the 1900s onwards. Houses are noticeably larger and less densely settled than the older inner suburbs. Villas and bungalows are predominant in central Brooklyn with more recent housing on the ridgetops. Detached houses are the predominant building type. Brooklyn also has some apartment blocks at the city end and a new townhouse development, Brooklyn Rise on Ohiro Road, has undertaken earthworks on a large scale to enable a stratified form of development.

There is a mix of building conditions in all of these suburbs.

Iconic Structures or landmark elements

- Massey University and Wellington High School, Mt Cook
- National War Memorial (including Carillon), Mt Cook
- St Gerard's Monastery, Mt Victoria
- Wellington College and Wellington East Girls, Mt Victoria
- Penthouse Cinema, Brooklyn
- Wind Turbine, Brooklyn
- Mt Victoria Tunnel
- Basin Reserve
- Town Belt and Central Park
- Mt Victoria Lookout
- Oriental Bay



View of Oriental Parade from Waitangi Park, showing the mix of apartment blocks and Victorian villas characteristic of the changing Oriental Bay urban form. St Gerard's Monastery sits above the escarpment, a prominent landmark in this area of the city.



Mt Cook contains some important Wellington landmarks including the Carillon and Mt Cook prison.



Adelaide Road, Mt Cook is a main urban route and important commercial/industrial centre.



Commercial buildings are located in the city end of Mt Victoria.



Brooklyn village retains some iconic Victorian buildings.



Victorian Cottage, Mt Victoria



Row of Victorian villas, Mt Cook



Two storey Victorian villa, Oriental Bay



1920s Bungalow, Brooklyn



Moderne apartment block, Oriental Bay



Recent apartment block, Mt Cook



Recent townhouses, Brooklyn

Inner Suburbs SOUTHERN INNER SUBURBS

SOUTHERN INNER SUBURBS

Mt Victoria + Oriental Bay + Mt Cook + Brooklyn

URBAN CHARACTER SUMMARY



NATURAL & BUILT CHARACTER ELEMENTS



topography & open space

- All suburbs located on slopes.
- Mt Cook, Mt Victoria & Brooklyn encircle the central city giving an 'amphitheatre-like' effect.
- Oriental Bay- coastal escarpment.
- Town Belt is a major green feature of these suburbs.



green structure

- Limited tree planting in streets in Mt Victoria and Mt Cook. Town Belt provides green backdrop of tall trees.
- Strong green structure of hillsides in Brooklyn.
- Norfolk pines are a defining feature of Oriental Parade.



land use

- Predominantly residential - Mt Cook mixed use.
- Mt Cook and Mt Victoria have commercial/ industrial areas.
- Wellington High School/ Massey University educational precinct- institutional use.



street pattern

- Mt Victoria/ Mt Cook - predominantly grid pattern.
- Brooklyn - loose grid pattern on eastern slopes & basin. Curvilinear on west slopes.
- Oriental Bay- main road follows coast with cul-de-sacs running up the slope.



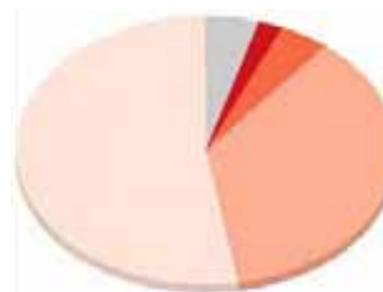
main neighbourhood centre

- Brooklyn- mix of community facilities, cinema and small retail. Local centre with Victorian character.
- Mt Cook, Mt Victoria and Oriental Bay have some shops but lack a defined centre.



residential age, type & style

- Mt Victoria- predominantly pre-1900 villas & cottages.
- Oriental Bay & Mt Cook- mix of age, style and building type (1900-present).
- Brooklyn- predominantly 1900-1940s villas and bungalows.



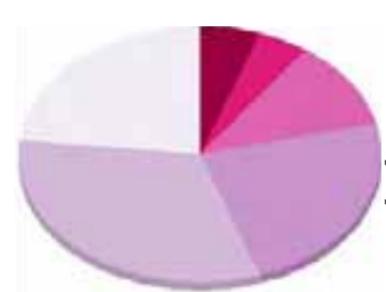
no. of storeys

- no data
- 1
- 2
- 3
- 4 or more



site coverage

- no data
- <25%
- 25 - 35%
- 35 - 50%
- >50%



parcel size

- <200 sqm
- 200 - 400 sqm
- 400 - 600 sqm
- 600 - 800 sqm
- 800 - 1000 sqm
- > 1000 sqm

SOUTHERN INNER SUBURBS

Mt Victoria + Oriental Bay + Mt Cook + Brooklyn

SENSITIVITY TO CHANGE IN THE EXISTING CHARACTER OF THE SOUTHERN INNER SUBURBS

The amphitheatre of Wellington's inner suburbs, give them particular visual prominence relative to the city. Mt Victoria acts as a backdrop to the east of the city. The closely packed white timber houses with pitched roofs leading up to St. Gerard's Monastery provides a significant character that is an iconic part of Wellington city's identity. The similarity of building forms in Mt Victoria give it an overall coherence when viewed at a distance. While subtle changes to individual houses in Mt Victoria may not be picked up at this distance, changes to the cohesive elements of the built character would alter this view (Refer A).

The consistency of Victorian style housing in Mt Victoria gives this suburb a visually strong character. The style and type of buildings is consistent, with similar sized Victorian cottages or villas typically appearing in groups along streets. As a whole, Mt Victoria is characterised by high density buildings aligned with the street grid with minimum side yards and shallow setbacks, giving strong definition to the street edge (Refer B).

Oriental Bay has similar importance due to its highly prominent setting in relationship to the city and coastline. While there is currently a mix of apartment blocks and Victorian villas, the groupings of villas in small clusters creates a pattern to the streetscape that is part of its character. Where apartment buildings have a narrow street frontage, facade modulation and height below four storeys, they integrate better with the older villas. The vegetation on the escarpment behind Oriental Parade also contributes to the character of the area, providing an attractive contrast to the dense development. Future development that alters this escarpment through increased building heights will negatively impact on this character (Refer C).

Mt Cook does not have a distinct character at the wider scale of other inner suburbs. There are some groupings of villas and cottages of similar style creating pockets of visual coherence, but these tend to be fragmented from each other by variations in type and style of buildings. Influences by large institutions have also affected this area. Future changes would need to be carefully managed to avoid a negative impact on the existing areas of heritage character (Refer D).

The diversity of character within Brooklyn is largely determined by the topography and the green structure of the suburb. As for other hillside areas of Wellington, the desire for offstreet carparking and car access to sites has had a negative impact on the character of some streets in Brooklyn. By replacing the existing vegetated slopes with a strong walled edge to the street, the garages are impacting on the openness and green structure of the streetscape (Refer E).

The unmanaged vegetation on the steep hillsides in Brooklyn contributes to the green structure of the suburb. Recent developments are encroaching on this land, as modern earthworking machinery has made previously unbuildable sites accessible, impacting on the green character of the area. The visual effect is experienced when viewed from the opposite side of the valley (Refer E).



LEGEND

- Public Open Space
- Streets
- Suburb boundary
- Areas sensitive to change (Natural Character Elements)
- Areas sensitive to change (Built Character Elements)

NB: Indicative only

NEWTOWN/ BERHAMPORE

Newtown + Berhampore + Kingston + Mornington + Vogeltown

NATURAL CHARACTER ELEMENTS

Topography and Aspect

Newtown and Berhampore are located on the undulating land to the south of the city. As part of the original 'Town Acres' set out in the 1840s, they are surrounded by the hills of the Town Belt. The area east of Riddiford St, Newtown, is located in a basin with land sloping gently up towards the east and more steeply to the west. The streets adjacent to the areas of the Town Belt are steeper. Adelaide Rd rises up towards Berhampore rise, then down through a slight valley in Berhampore. The northerly funnels up the valley in Newtown and over the Berhampore rise creating a cool, windy climate despite the mostly sunny aspect of these suburbs.

Kingston, Mornington and Vogeltown are located on the slopes to the west of Newtown and Berhampore. Kingston and Mornington occupy a ridgetop which slopes towards the east and west, providing dramatic views of the hills and coast. Vogeltown has a sheltered position, situated on either side of a valley along Liardet St and the hills to the west. The predominant southeast aspect provides a cool, moist climate to this suburb.

Open Space

The Town Belt is a major green feature of Newtown and Berhampore encircling their boundaries and physically separating them from adjacent suburbs. The tall tree cover of the Town Belt gives an important green structure and provides a contrast to these suburbs. Views of the trees and the undeveloped slopes of the Town Belt are possible from most parts of both Newtown and Berhampore, providing a significant green backdrop. The Town Belt is a particularly strong visual element for the peripheral streets of these suburbs where it terminates the vistas up the streets.

Parts of the Town Belt in Newtown and Berhampore are also used as recreational reserves. Newtown Park, the Hockey Stadium, Wellington Zoo, Berhampore Golf Course and Skate park are some of the community uses of this open space. Newtown Park has recently been upgraded to provide national quality facilities for soccer and athletics sports clubs. Vogelmorn Park in Mornington provides an important recreational reserve for this area.

Green Structure

While the Town Belt provides a consistent green backdrop to Newtown and Berhampore, the planting character within the built-up areas is rather mixed. A number of secondary streets have formal tree planting, commonly part of traffic calming measures, but consistent planting on the main routes is lacking. There are large pohutukawas at Newtown Park and South Wellington Intermediate School but overall, this species is less prevalent than in other suburbs. Species used for tree planting are mainly exotic and of rather varied character. Cabbage trees, elms and alders have been planted around Newtown shopping centre. Street trees of substantial size are found on Adelaide Road and Hiropi Street. Mature trees in visually distinguishable groups are found along the higher side of Coromandel and Owen Street giving this area a stronger green character

than the lower part of Newtown. Generally street trees are small, possibly reflecting that they were planted relatively recently but the windy conditions could also be inhibiting their growth.

Private planting is variable in Newtown and Berhampore. Most dwellings have small front gardens with minimal established vegetation and few mature trees. However some of the rear yards have mature, visually prominent vegetation. In Berhampore, substantial trees are found along Rintoul and Chatham Streets and smaller trees on Stirling, Luxford and Herald Streets. Planted medians also occur in some streets in Berhampore (eg. Edinburgh Terrace, Waripori Street). The width of some streets in Berhampore (Stirling, Luxford, Chilka and Royal Streets) gives an openness to the streetscape that dwarfs the effects of planting.

The ridgetop area of Kingston and Mornington is an exposed location, however trees have been established in some of the streets. Private planting reflects the era of housing in Kingston which was mainly from the 60s and 70s. The Ridgeway School grounds uses akiraho, flax and taupata for shelter planting. There is unmanaged vegetation on the steep road banks in some areas, adding to the green structure of the area.

Vogeltown (and the low areas of Mornington) have established vegetation on the steep private and road reserve land giving the suburb a strong green character. The sheltered position offers a favourable climate for vegetation to establish. Housing is nestled in amongst the dense vegetation.



Priscilla Cres, Kingston - Kingston's ridgetop location provides substantial views but the exposed conditions have inhibited the green structure.



Vogelmorn Park, Mornington - a recreation reserve with undeveloped hill backdrop.



Akatea Street, Berhampore - unmanaged road reserves add to the greening in this street.



View from Waripori Street, Berhampore with Mornington in the background, with houses located amongst vegetation.



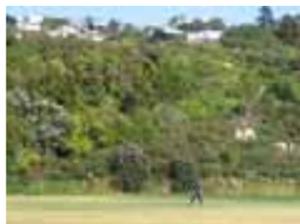
View of Island Bay in distance from Macalister Park on Berhampore rise.



Planting in private gardens reflects the era of housing in Kingston.



Vegetation provides a buffer to the street for townhouses in Berhampore.



Macalister Park, Berhampore with Mornington in background.



View west to Town Belt from Stoke Street, Newtown.



Planting is incorporated with traffic calming in parts of Newtown.



Houses surrounded by dense vegetation in Mornington.

Inner Suburbs NEWTOWN/ BERHAMPORE

NEWTOWN/ BERHAMPORE

Newtown + Berhampore + Kingston + Mornington + Vogeltown

BUILT CHARACTER ELEMENTS

Land Uses

Land use is predominantly residential in these suburbs. Wellington Hospital in Newtown is a notable institutional use, located on the edge of Newtown and Mt Cook. Riddiford Street in Newtown has predominantly commercial uses along its length with some industrial at the southern end. Newtown also has community facilities to service the local community. The activities generate larger scale buildings, open carparking areas and less well defined street edges.

Street Pattern

Newtown is laid out in a tight grid pattern, with two grids meeting at Riddiford Street. This has resulted in some distinctive triangular buildings (where Riddiford Street meets Rintoul Street and Adelaide Road). The streets of Berhampore also follow a grid with the exception of Akatea Street which curves around the hill. Due to the steep topography, some of the east/west streets (eg. Waripori, Herald, Lavaud Streets) do not connect through to Adelaide Road. Both Newtown and Berhampore have some discontinuous streets, either within blocks or terminating at the Town Belt. Where large blocks contain cul-de-sacs, pedestrian access is rarely continued through the block.

Adelaide Road and Constable Streets are important through routes.

Kingston, Mornington and Vogeltown have curvilinear streets and large irregular blocks with some cul-de-sacs.

Main Neighbourhood Centres

Newtown's neighbourhood centre is linear in form and located along Riddiford Street. It retains a significant proportion of Victorian buildings of two/three storeys with a continuous alignment with the street edge. Many have verandahs, narrow frontages and similar detailing, giving high visual consistency to the streetscape. The Newtown centre has a strong community focus, with library, playground and other community facilities located around the intersection of Riddiford and Constable Streets.

Berhampore has a small group of shops along Adelaide Road and Kingston has a cluster of shops on Halifax Street. Neither of these shopping areas provide a consistent streetscape character, although there are remnants of a traditional character at Adelaide Road, Berhampore.

Density/ Height

Buildings are predominantly one storey in these suburbs with a third of buildings being two storey and only 2.5% more than two levels. Lots are predominantly less than 400m² in area. Around 70% of sites in Newtown and Berhampore have over 35% coverage. The commercial areas of Newtown have a greater density and building height. In comparison only 16% of sites in Kingston/ Mornington/Vogeltown have greater than 35% coverage giving these suburbs a noticeably lower density, mainly a result of the steep topography.

Residential Age, Type and Style

Newtown and Berhampore retain a high number of Victorian buildings given their relatively early development. The majority of these are from 1900-1910, when development in these areas boomed after the tram lines were extended to the southern suburbs in the early 1900s. While there is a degree of diversity and visual complexity, there are areas and groupings of houses of consistent character (eg. NE Newtown). Building heights may vary in a street, yet stylistic similarities unify the streetscape in these suburbs. Victorian villas and cottages are the predominant building type. There are also some examples of apartment blocks and townhouse developments in both suburbs (in a variety of styles from the 1940s onwards) and also some 1920s bungalows. The Centennial Flats (designed by Gordon Wilson in the late 1930s) and Victory Flats, are important examples of modernism in Wellington. Their location along the main thoroughfare in Berhampore, Adelaide Road, gives them prominence in this suburb. Most recent housing development has been either townhouses or apartment blocks, generally located on or close to major streets. Diversity of character is greater around the commercial, institutional and industrial areas along Adelaide Road, Riddiford, Mein and Wallace Streets. The scale and bulk of the apartment buildings and non-residential buildings disrupt the predominant character of the streetscape.

The topography and landform has influenced the streetscape pattern for many of the streets in Newtown and Berhampore. Houses on the higher side of the street are generally larger dwellings with deeper setbacks and terraced concrete walls with step access at the street edge. In contrast, downhill sides accommodate smaller dwellings, low timber front fences and a greater consistency of building form and setback. The narrow lot frontages (average 10m) and minimal separation between dwellings gives many streets in Newtown and Berhampore a sense of high density from the street and strong built edge.

The detached dwelling is the predominant building type in Vogeltown, Mornington and Kingston. Vogeltown has a mix of building age, with evidence of some recent infill housing. Most development happened in Mornington in the 1920s-40s, with bungalows being quite a common house type. There are also examples of housing from the 50s and 60s. Kingston was developed after 1960, with most housing styles from the 60s and 70s.

There is a mix of building condition in these suburbs including some structures of poor condition in Newtown, Berhampore and Kingston.

Iconic Structures or landmark elements

- Wellington Hospital, Newtown
- Centennial Flats and Victory Flats, Adelaide Road, Berhampore.
- Mansfield Court Hotel & Langham Private Hotel, Newtown
- Tip Top Bakery, Newtown
- Government House
- Town Belt
- Berhampore Golf Course
- Wellington Zoo, Newtown & Newtown Park



Riddiford Street, Newtown has a significant proportion of Victorian style buildings of two to three storeys giving the street a strong heritage character.



Mansfield Street, Newtown - contrast of heritage buildings, industrial buildings and residences.



Mein Street, Newtown - the hospital building contrasts in bulk and scale to the adjacent residential areas.



Adelaide Road, Newtown - Victorian villas with 60s apartment block behind.



Kingston has some small retail and townhouses along Halifax Street.



Berhampore village - a busy intersection with diverse shopfronts, lacking a focus.



Victory Flats, Adelaide Road, Berhampore.



Victorian cottage, Torquay Terrace, Newtown



Two storey Victorian villa, Kenwyn Terrace, Newtown



Victorian House, Coromandel Street, Newtown



1920s Bungalow, Berhampore



1920s Bungalow, Vogeltown



1950s house, Mornington



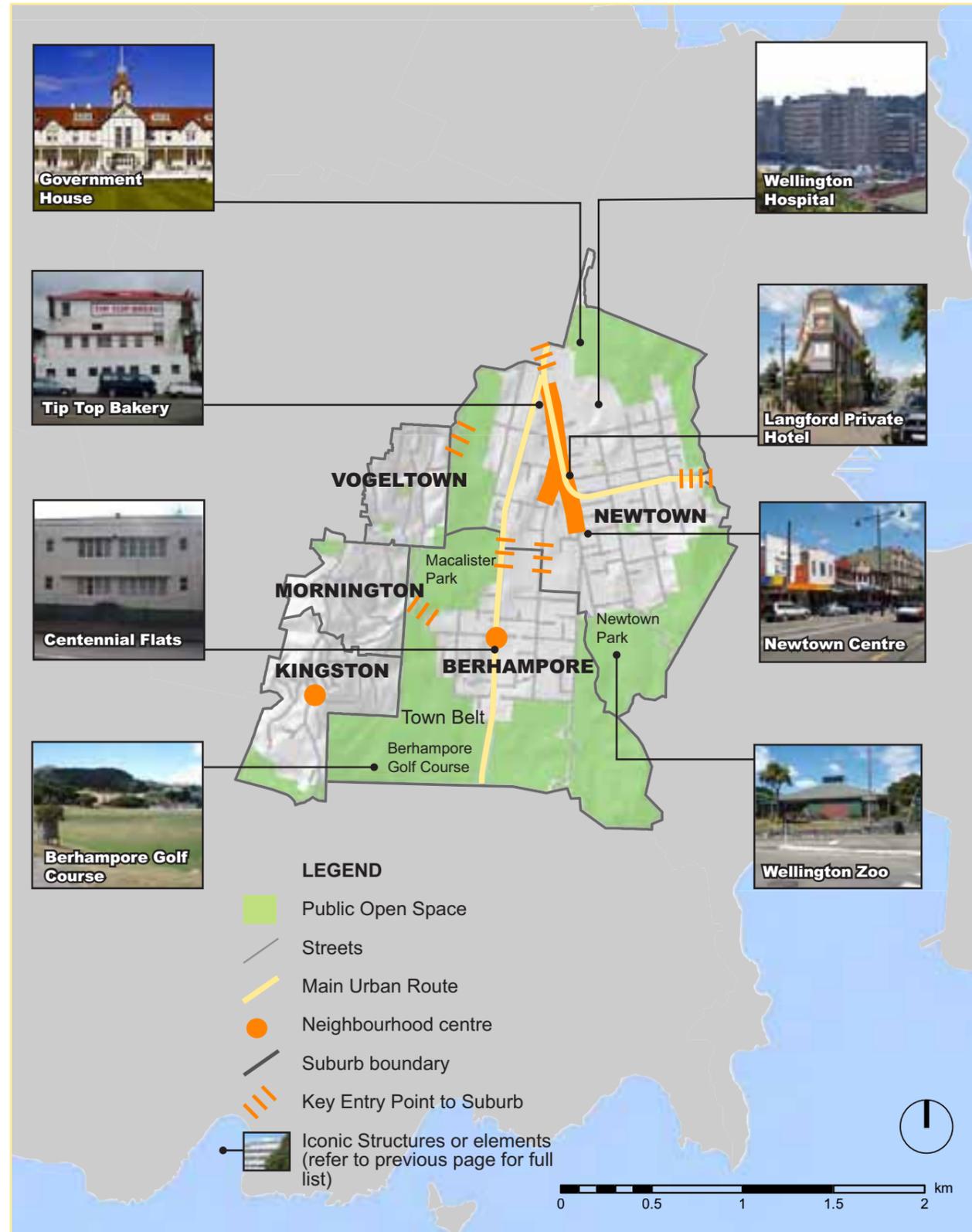
1960s house, Kingston

Inner Suburbs NEWTOWN/ BERHAMPORE

NEWTOWN/ BERHAMPORE

Newtown + Berhampore + Kingston + Morningside + Vogeltown

URBAN CHARACTER SUMMARY



NATURAL & BUILT CHARACTER ELEMENTS



topography & open space

- Newtown/Berhampore in valley and gentle slope.
- Vogeltown/Morningside - on slope.
- Kingston on slope & ridge.
- Town Belt encircles the suburbs.



green structure

- Limited tree planting in Newtown, Berhampore & Kingston.
- Strong green character in Vogeltown and Morningside.



land use

- Predominantly residential.
- Wellington Hospital - Newtown.
- Riddiford St, Newtown - commercial and some industrial.
- Newtown main retail centre.



street pattern

- Newtown/ Berhampore - predominantly grid pattern.
- Kingston/Morningside/ Vogeltown - curvilinear streets and some cul-de-sacs.



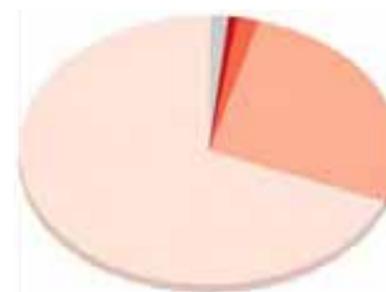
main neighbourhood centre

- Newtown- mix of community facilities, supermarket and small retail. Major centre with significant Victorian character.
- Small centres in Kingston and Berhampore.



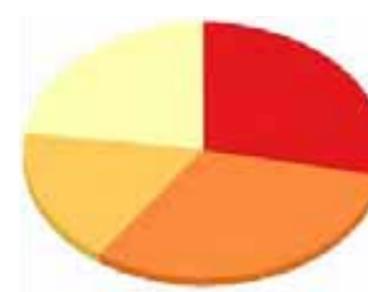
residential age, type & style

- Newtown/ Berhampore - predominantly 1900-1920 villas and cottages. Some bungalows, townhouses and apartment buildings.
- Vogeltown - variable building age 1900 to present.
- Morningside- 1920s-40s
- Kingston- 60s/70s



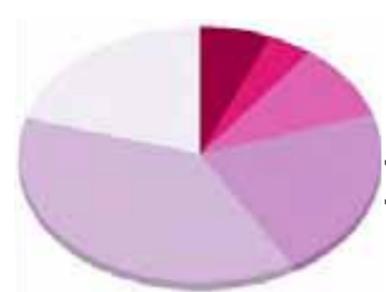
no. of storeys

- no data
- 1
- 2
- 3
- 4 or more



site coverage

- no data
- <25%
- 25 - 35%
- 35 - 50%
- >50%



parcel size

- <200 sqm
- 200 - 400 sqm
- 400 - 600 sqm
- 600 - 800 sqm
- 800 - 1000 sqm
- > 1000 sqm

NEWTOWN/ BERHAMPORE

Newtown + Berhampore + Kingston + Mornington + Vogelstown

SENSITIVITY TO CHANGE IN THE EXISTING CHARACTER OF THE NEWTOWN/ BERHAMPORE SUBURBS

The high proportion of pre-1920 buildings remaining in Newtown and Berhampore provide a strong character to these suburbs. While there is a degree of diversity, some streets maintain groups of houses of consistent form and style giving visual coherence to the streetscape. Changes would need to be carefully managed to avoid a negative impact on this character (Refer A & B).

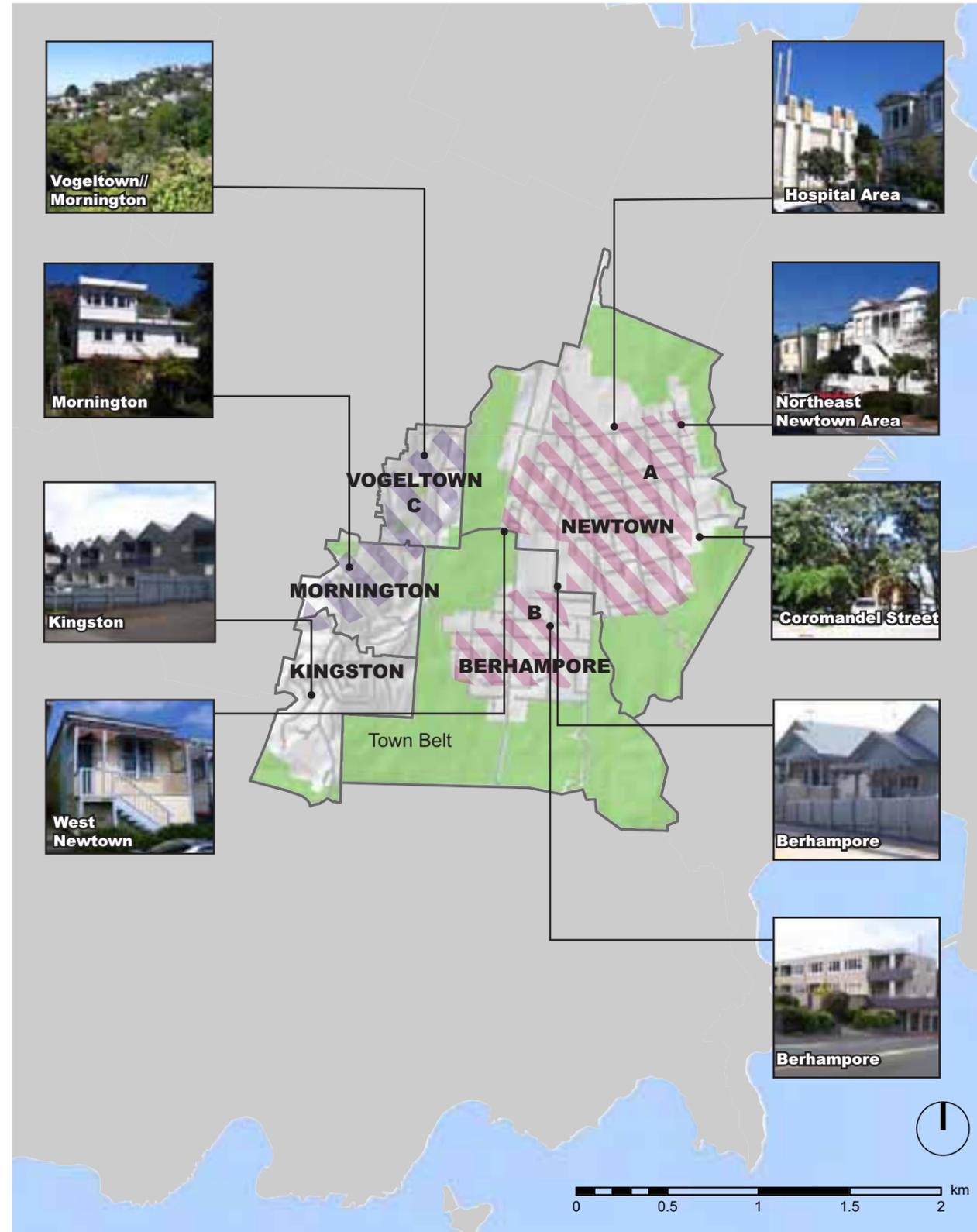
Some areas of Newtown and Berhampore contain a greater diversity of building types. Where residential areas abut commercial, institutional or industrial uses, there is less consistency to the urban form. The scale and bulk of large buildings and their siting, contrasts with the character of the adjacent Victorian residences. Well considered potential developments of a medium density could assist to mitigate the existing effects of this contrast by integrating the two types.

Coromandel Street in Newtown (south of Constable Street) has examples of a range Victorian house styles (grand houses, cottages and villas), apartment blocks and townhouses. The southern end of the street terminates at the Town Belt. The large trees in front yards at this end of the street successfully integrate townhouse developments into the streetscape, providing an example of how planting can be used to provide some level of continuity in a street of diverse building styles.

While there are some recent developments in Newtown and Berhampore that do not sit well within their contexts, the 'Village in the Park' housing development in Berhampore has taken a sympathetic approach to the site. This large development is contemporary in detail. The scale and form of the individual units fit reasonably well into their context along Adelaide Road. The interface of the development along Rintoul Street is less successful, although this context is less consistent due to the adjacent school and other community services. A strong framework of vegetation within the development and on the street front would assist.

The green structure of Vogelstown and Mornington is an important part of the local character. Recent infill developments in Vogelstown are starting to reduce the amount of vegetation on private land through higher density of built form. Currently this is at such a scale as to have minimal effect on the overall green character. However, there could be a negative cumulative effect if future developments continue to reduce the vegetation on private land here (Refer C).

A recent townhouse development in Halifax Street, Kingston does not integrate well into the streetscape. Carparking is situated at the front of the site with housing behind, giving the terraces a harsh commercial appearance.



LEGEND

- Public Open Space
- Streets
- Suburb boundary
- Areas sensitive to change (Natural Character Elements)
- Areas sensitive to change (Built Character Elements)

NB: Indicative only

COASTAL SUBURBS

Developed to the east and south of the Town Belt surrounding central Wellington. Positioned on the relatively low-lying tongue of land between Cook Strait and Wellington Harbour, they are subject to the rigorous but Cook Strait climate. The majority of the urban development in these suburbs occurred post 1920.

4. MIRAMAR PENINSULA

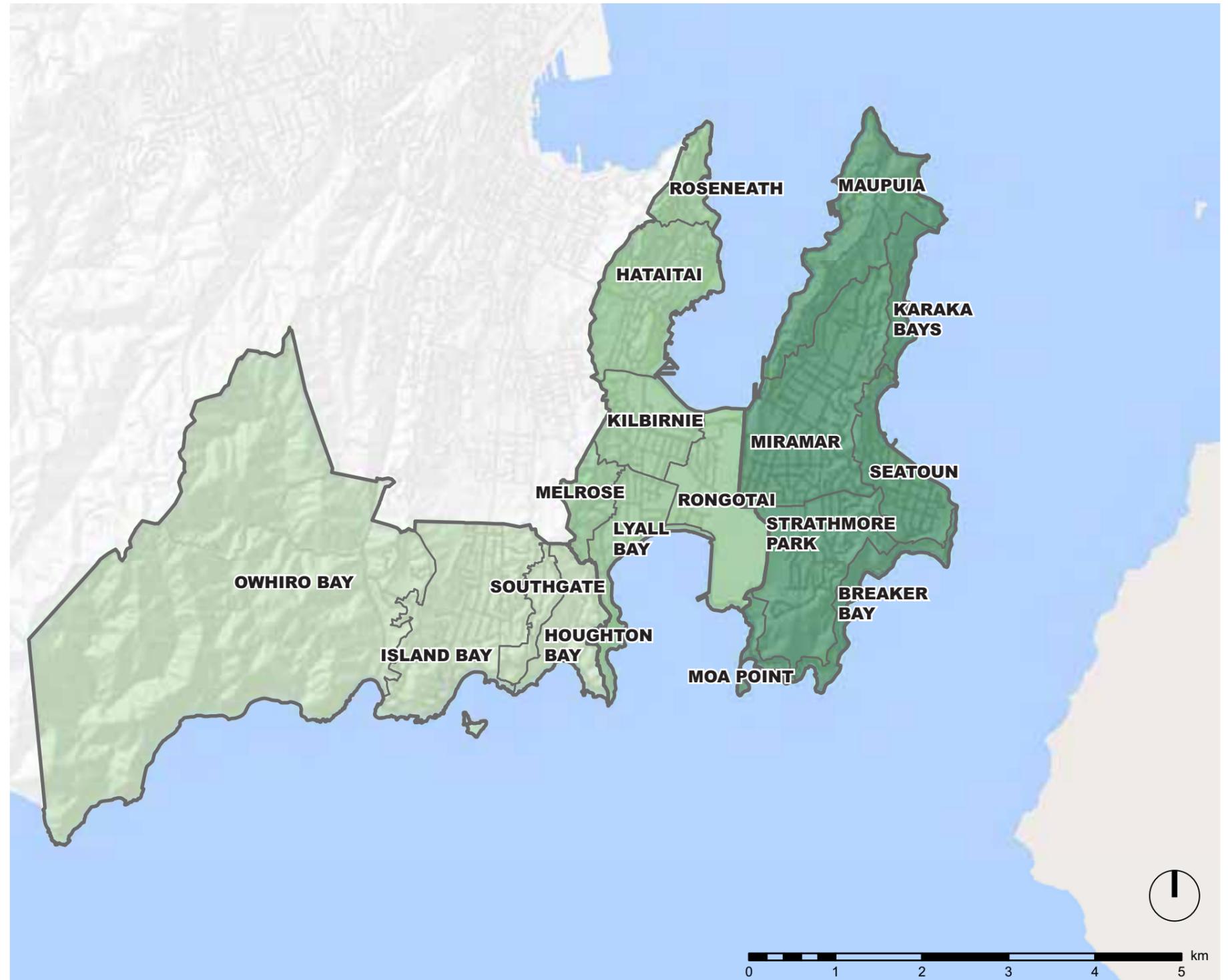
- Maupuia
- Karaka Bays
- Seatoun
- Miramar
- Strathmore Park
- Breaker Bay
- Moa Point

5. EASTERN COASTAL SUBURBS

- Roseneath
- Hataitai
- Kilbirnie
- Rongotai
- Lyall Bay
- Melrose

6. SOUTH COAST

- Houghton Bay
- Southgate
- Island Bay
- Owhiro Bay



Character Assessment COASTAL SUBURBS

MIRAMAR PENINSULA

Maupuia + Karaka Bays + Seatoun + Miramar + Strathmore Park + Breaker Bay + Moa Point

NATURAL CHARACTER ELEMENTS

Topography and Aspect

The topography of the Miramar peninsula is a defining element in shaping the built and natural character of the area. The topography and aspect influences the amount and type of vegetation. The development is predominantly on the flat land (<3degrees) and sits in the 'coastal basin'. The hillsides are more recently developed (post 1940 to present) and have informal vegetation weaving between housing. Recent subdivisions on the hillsides have involved more landform modification resulting in wider streets, houses constructed on larger platforms and higher built density and site coverage (eg. Maupuia, Strathmore and Beacon Hill).

The steep coastal escarpments dictate a pattern of a single row of housing at the base of the escarpment. The vegetated escarpment faces form a band of green between this single strip of housing and more scattered houses on the ridges.

The relatively well vegetated hillsides create a sense of green enclosure and definition to these suburbs. The 'cutting' entrance to the Miramar/Strathmore Basin and its enclosure by low ridges gives this area a distinct intimate character. Seatoun maintains an element of seclusion, separated from the city by the Miramar ridge and accessed through the Seatoun tunnel, the Pass of Branda to the south or from around the northern coastal headland.

The character of vegetation reflects the aspect of different parts of the peninsula with the areas protected from the prevailing northerly or southerly winds having predominantly taller, denser planting and greater diversity of species (eg. the east facing Seatoun escarpment).

Open Space

The Miramar Peninsula has a strong network of open space. The suburbs in general have a pattern of more 'natural', informal, unmanaged open space on the slopes, coastal edge and headlands and formalised 'recreational' open space in flat areas.

The headlands of Palmer Head to the south (regenerating native vegetation) and Point Halswell/Mt Crawford to the north (tall exotic conifer forest) provide significant areas of 'natural and conservation' open space.

There are occasional pocket parks and sports fields (eg. Crawford Green and Seatoun Park) that appear well utilised by the local communities. However, the pocket park on Devonshire Rd is an example of undervalued open space and is being used for informal carparking. It may be more valued and used if it incorporated a stronger planting structure and/or some play equipment.

Green Structure

In Seatoun, streets on the flat are set out in a grid pattern and generally these are lined with trees, predominately pohutukawa with some Norfolk pine. The abundance of planting in front gardens enhances the overall green character of Seatoun (Ventnor Street is a particularly attractive example of this). The slopes enclosing Seatoun are characterised by streets and development running across the slope and separated by bands of vegetation. The slopes provide a strong sense of green enclosure to the suburb.

The Seatoun escarpment is relatively sheltered from the northerly and southerly winds and this is reflected in the tall, diverse vegetation. In addition to road reserves, there are also substantial areas of vegetation on undeveloped public reserve and privately owned land. The beachfront, along Marine Parade and the seaward end of Ferry Street, has a very different character, with only occasional sizeable vegetation- reflecting its exposure to the salt-laden prevailing northerly wind.

Breaker Bay has a discrete line of settlement and is more exposed to the extremes of the Cook Strait environment than other parts of the Miramar Peninsula. The harshness of the environment is reflected in the wind shorn vegetation.

The Miramar and Strathmore hillsides are characterised by narrow winding streets separated by 'unmanaged' steep land where medium-height vegetation has established. While there are small areas of more favourable conditions, the predominantly northwest aspect and steep landform makes for dry, exposed growing conditions.

The low lying area of the Miramar/Strathmore basin is somewhat sheltered from the prevailing northerly, but exposed to the southerly wind. Private gardens rarely add substantial greening to the overall character, but street tree planting of mature pohutukawa on some main streets provides an effective green framework, especially in the Miramar area. This framework is less well developed to the south in the Strathmore Park area.

The predominant species of the Miramar Peninsula reflect the exposed, coastal conditions found in this area.

- Pohutukawa is a common specimen tree species.
- Norfolk Island pines are also used as street trees in some areas (eg. Falkirk Street, Seatoun).
- Regenerating native coastal species are typical on steep banks and gullies.
- Recent street planting features pohutukawa and cabbage trees.



The Miramar hillside - medium height vegetation interweaves the housing (view from Miramar North Road).



The Seatoun escarpment - a single row of housing at the base of the coastal escarpment with a band of lush vegetation on the inaccessible slope, and housing along the ridge.



Pohutukawa line Miramar Avenue, the main neighbourhood centre in Miramar, giving a more formal structure to the streetscape.



Pohutukawas and planting creates tunnel of green: Ventnor Street, Seatoun



Norfolk Pines give height to streetscape: Falkirk Street, Seatoun



Most recreation reserves are valued by the community: Seatoun Park



Some streets in Miramar basin are very wide: Brussels Street, Miramar



An undervalued open space: Devonshire Road, Miramar



Informal planting on road reserve & footpath links: Miramar North Road, Miramar

Coastal Suburbs MIRAMAR PENINSULA

MIRAMAR PENINSULA

Maupuia + Karaka Bays + Seatoun + Miramar + Strathmore Park + Breaker Bay + Moa Point

BUILT CHARACTER ELEMENTS

Land Uses

Land use in the Miramar Peninsula is predominantly residential, with local retail and community services to serve this residential community. The exception is the two industrial/commercial areas at Miramar Avenue and Park Road, Miramar.

Street Pattern

Streets predominantly follow a grid pattern in the flat areas of the peninsula, with a more curvilinear network and some cul-de-sacs in the sloping areas.

There are pedestrian links between many of the cul-de-sacs, though this is rare in areas developed after 1960.

A narrow winding road follows the coastline around the peninsula, with a single row of housing at the base of the escarpment.

Main Neighbourhood Centres

The main neighbourhood centre for the Peninsula is on Miramar Avenue, Miramar. There is a mix of facilities (library, church), a supermarket and smaller retail. Architectural styles, heights and setbacks of buildings is inconsistent, but the pohutukawa lining the street brings some unity to the streetscape.

Smaller centres exist in Seatoun and Strathmore Park and local “dairies” occur occasionally through Miramar and Strathmore Park. The historically industrial area on Park Road, Miramar has recently seen some conversions of the industrial buildings to retail use. The industrial buildings on the western side of the street form a consistent street frontage and style. This area does not integrate well with the surrounding housing. Recent tree planting is an attempt to soften this streetscape.

A big box retail area has recently developed along Tauhinu Street, Miramar, just north of the main neighbourhood centre which appears incongruous in relation to the main centre.

Density/ Height

Building heights are consistent one or two storeys throughout. The lots are predominantly 400-600m² in area and rarely have more than 35% site coverage. This low density gives the area an open feel. This openness is accentuated in the Miramar/Strathmore basin by the wideness of the streets, garages setback behind the house facade, and minimal tall vegetation.

Where there are non-residential land uses, these density patterns are different. In industrial areas, buildings tend to be bulkier, of greater height and exhibit a different street frontage. Where there is a combination of building uses in an area, there is an inconsistency of character.

Residential Age, Type and Style

The topography of the Miramar Peninsula has played a significant part in the development of the built environment. In Wellington’s early years, the Peninsula was mainly used for farming, although Seatoun was a popular seaside holiday spot and retains occasional Victorian houses from this time. As a general pattern, the lower land was developed first, much of it dating from the 1920s and 30s, then development spread up the steeper hillsides post World War II, with some hilltops such as Beacon Hill and Maupuia Heights only being developed recently. Consequently, there are many examples of 1920s bungalows in Miramar, with areas predominantly intact giving a consistency to the urban character. There are some examples of state housing from the 30s (Wellington’s first state house is in Miramar), through to the 60s in Strathmore Park. Post war housing on the hillsides tends to be plainer, more often two storey and generally includes garages, reflecting increased car ownership from this period. Recent houses (post 1990s) on the hills are large, with a higher built density on small sections and therefore more site coverage than earlier subdivisions. Their bulkiness is accentuated by the lack of detail or texture to exterior facades.

Seatoun has some consistency in housing styles, and although predominantly bungalows, the styles range from Victorian houses, through 1940s to the present. The predominantly high quality and good condition of houses in Seatoun is a reflection of the value of real estate in this area.

There has been some infill at the rear of properties in the Miramar peninsula. Some of the recent developments are townhouses, such as at Fort Dorset. Other multi-unit developments have kept to the single storey height which predominates in the area (Macalister Place development).

Building condition varies from very high quality in parts of Seatoun and Karaka Bay to some structures of poor condition in Miramar and Strathmore Park.

Iconic Structures or landmark elements

- Wharfs - Seatoun, Burnham
- Shelly Bay (Heritage Building Inventory)
- Gas Tank (Heritage Building Inventory) & industrial sheds, Park Rd, Miramar
- The Roman Catholic church, Miramar Ave, Miramar
- The Bell tower of the Seatoun Anglican church
- The Chocolate Fish cafe, Scorching Bay
- Scott’s College, Strathmore Park
- Chapel of Our Lady, Star of the Sea, Seatoun (Heritage Building Inventory)
- The Seatoun tunnel
- The cutting, Miramar
- Beaches
- Crawford Green
- Wahine memorial



Miramar has a pattern of 1920s bungalows on the flat with more recent housing on the hill above.



Strathmore Park contains many examples of post war housing on the hill.



Strathmore Park has a small strip of local shops on Broadway Street.



Industrial sheds along Park Road, Miramar have a different character to the surrounding residences due to their height, street frontage, density and external materials.



Seatoun has a small local centre with shops fronting the street.



Miramar neighbourhood centre has inconsistent building styles, heights and setbacks, but pohutukawas bring some unity to the street.



Victorian villa
Karaka Bay



1920s bungalow
Miramar basin



1920s two storey bungalow
Seatoun flat



1940s state housing
Miramar basin



1960s two storey house
Miramar hillside



1990s two storey house
Beacon Hill, Strathmore Park

Coastal Suburbs MIRAMAR PENINSULA

MIRAMAR PENINSULA

Maupuia + Karaka Bays + Seatoun + Miramar + Strathmore Park + Breaker Bay + Moa Point

URBAN CHARACTER SUMMARY



NATURAL & BUILT CHARACTER ELEMENTS



topography & open space

- Development predominantly in coastal basin & enclosing hills.
- Coastal escarpment on edges of peninsula.
- Informal open space on public and private land on hills.
- Recreational open space on flat.



green structure

- Strong green character on hillsides and some streets in Miramar and Seatoun.
- Regenerating native coastal species on steep banks and gullies.



land use

- Predominantly residential.
- Some local retail and community facilities.
- Miramar largest centre.
- Some industrial in Miramar and Maupuia.



street pattern

- Predominantly grid pattern in flat areas.
- Curvilinear streets and some cul-de-sacs on hills.
- Narrow winding road following the coast with single strip of housing at base of escarpment.



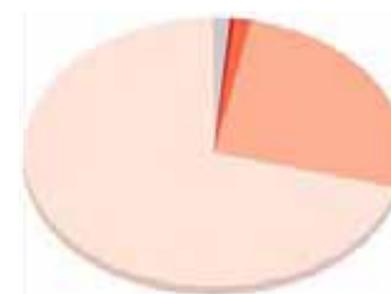
main neighbourhood centre

- Miramar- main centre -mix of community facilities, supermarket and small retail.
- Small centres in Strathmore Park and Seatoun.
- Big box retail - Tauhini Street and Park Road, Miramar.



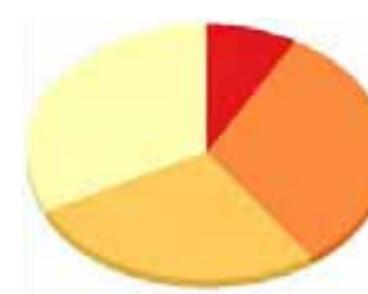
residential age, type & style

- Miramar- predominantly 1920s bungalows on flat. Variable age on hills
- Seatoun & Karaka Bays -variable age and style.
- Strathmore Park- 1920s on flat, 50s-70s on hills. Recent ridgetop development.



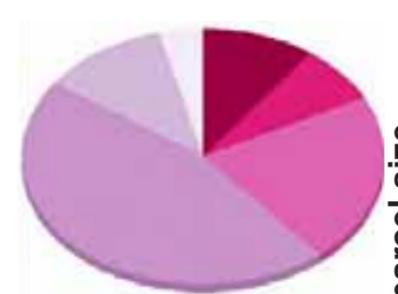
no. of storeys

- no data
- 1
- 2
- 3
- 4 or more



site coverage

- no data
- <25%
- 25 - 35%
- 35 - 50%
- >50%



parcel size

- <200 sqm
- 200 - 400 sqm
- 400 - 600 sqm
- 600 - 800 sqm
- 800 - 1000 sqm
- > 1000 sqm

MIRAMAR PENINSULA

Maupuia + Karaka Bays + Seatoun + Miramar + Strathmore Park + Breaker Bay + Moa Point

SENSITIVITY TO CHANGE IN THE EXISTING CHARACTER OF THE MIRAMAR PENINSULA

The character of the Miramar Peninsula is determined by the relationship between the topography, built environment, green structure and coastline. The local topography defines the individual suburban communities and provides a pattern of well vegetated slopes, which form a backdrop for the flat areas. The unmanaged pockets of vegetation on the hillsides, which have been too steep to develop or are part of the road reserve land, form as important a part of the green backdrop as the publicly owned open space. As previously unbuildable sites (on steep slopes, escarpments or ridges) have now been made accessible for potential development through modern earthworking machinery, it is critical to recognise the value to the character of the Miramar Peninsula that these areas of vegetated slope provide. Development that involves landform modification resulting in wider streets on the hillsides that do not follow the contours, and have a higher density of housing (leaving less garden or 'leftover' space for vegetation) will have a noticeable impact on the existing green character of the Peninsula. (Refer A, B & C)

The topography of the Seatoun/Karaka Bays and Breaker Bay coastline give these areas an element of seclusion. The vegetated escarpments compress development to a single strip of housing cast against the openness of the coastal outlook, giving this a visual prominence and intensity that makes it more sensitive to changes in character than a typical suburban streetscape. Much of the housing along the Karaka Bay/Seatoun coastline was built pre-1920 and has value as a heritage streetscape. The open space framework of the escarpment is an important character of this coastline and quite sensitive to change. Development that altered this escarpment (through increased building heights or development within the escarpment) would negatively impact on this character. (Refer D)

The majority of housing development in the flat parts of Miramar and Seatoun occurred in the 1920s. While there has been some infill in parts of Miramar, much of the infill that occurred in the 1960s was at an intensity and scale that was in keeping with the original 1920s dwellings. More recent infill has been predominantly two storeys and of greater density and intensity than in the past. Where this has occurred, it has had a noticeable impact on the existing streetscape. The area surrounding Crawford Green retains some streets of predominantly intact single-storey 1920s bungalows. The subdivision patterns and relationship to Crawford Green reserve reflect the 'garden suburb' ideal of the time. The consistency of the streetscape in this area and its relationship to an important public open space, makes it sensitive to the impact of potential change. (Refer E)

Seatoun has more diversity of housing types and styles and a good structure of street planting that could potentially assist to mitigate development change. However, the predominance of detached, one or two storey housing and quality of existing public and private vegetation informs the existing character. Potential change would need to be carefully managed to avoid a negative impact on this character. While it is unlikely that the street trees would be removed, formal protection would provide certainty that they will be retained in the long term. (Refer F)

Shelly Bay has a strong heritage and landscape character making it highly sensitive to change. However, the poor condition of existing buildings and the present under use of the site give it enormous potential for renewal through redevelopment that retains and enhances the existing character. (Refer G)



LEGEND

- Public Open Space
- Streets
- Suburb boundary
- Areas sensitive to change (Natural Character Elements)
- Areas sensitive to change (Built Character Elements)

NB: Indicative only

EASTERN COASTAL SUBURBS

Roseneath + Hataitai + Kilbirnie + Rongotai + Lyall Bay + Melrose

NATURAL CHARACTER ELEMENTS

Topography and Aspect

The topography of the Eastern suburbs is a defining element in shaping the built and natural character of the area. The topography and aspect in combination with the climate influences the amount and type of vegetation.

The Rongotai isthmus is a low-lying flat area between Cook Strait and Wellington Harbour with very little significant vegetation due in part to the exposed conditions. The slopes of Melrose provide a hill backdrop to the west but otherwise this area has little enclosure or shelter from the prevailing northerly and southerly winds.

The southeast facing slopes of the Melrose hills are comparatively shaded and exposed to strong, salt-bearing winds. Despite these conditions, there is substantial vegetation on the road reserve and steep private land. The views out over the Rongotai Isthmus, Lyall and Evans Bays to the Miramar Peninsula and Orongorongo beyond are a feature of much of the Eastern suburbs hills.

The Town Belt open space occupies the ridgeline. As well as providing an important green backdrop to Roseneath, Hataitai, and Melrose, the open space acts as a physical divider, with limited connecting roads between either side of the ridge. One of these connections, the Mt Victoria tunnel, links Hataitai to Mt Victoria. Constable Street/Crawford Road is the another east-west connection between Newtown and Kilbirnie.

The relatively recent subdivision of Treasure Road, Roseneath has involved more landform modification than previous developments in the area, resulting in wider streets. Houses have been constructed on large platforms with high built density and site coverage, giving it visual prominence in the suburb.

Open Space

The hillslopes are typified by a more 'natural', informal, unmanaged open space (including the Town Belt). On the flat, open space is provided in the form of coastal reserves, sports fields and parks.

The Town Belt forms an important green backdrop to the upper hillsides and ridgetops of Roseneath, Melrose and Hataitai. The Town Belt and parkland/open space along the coast form the main public open space for Roseneath and Hataitai. The streets in the sloping areas are narrow and winding with substantial areas of relatively unmanaged vegetation on road reserve and steep private land.

Kilbirnie Park, located on busy Wellington Road, is the main recreation reserve in this area. Its adjacency to the Aquatic Centre makes this area a sports hub for this part of the city. The west side of the Evans Bay coastline is not easily accessible, with Balaena Bay and Hataitai beach providing the only sizable beaches. Greta Point, a medium density housing development has under utilised open space and poor connections to the coast. The coastal reserve at

Cog Park, Hataitai is currently being redeveloped to provide more recreational uses. The coastal walkway along the southern edge of Evans Bay has recently been upgraded in association with the wind sculpture park. The wide public track through the southern end of Rongotai is a remnant of the Centennial Exhibition.

Lyall Bay beach provides an important open space to Rongotai and Lyall Bay. The main stretch of beach has an urban character with the sea wall, life saving buildings, playground and adjacent residential buildings. The airport on the eastern edge gives this part of the bay an industrial feel, while the southwest tip begins to have a more green, 'wild' character, which increases around Te Raekaihau point.

While there are many and varied public open spaces in this area of Wellington, the location of reserves on streets with heavy traffic (Kilbirnie Park, Hataitai Park) or where properties back onto the reserve (Lyall Bay Park) limits their accessibility, connectivity and safety.

Green Structure

There is a stark contrast in the density of vegetation between the flat of Rongotai/Lyall Bay/Hataitai and the adjacent hillsides of Roseneath/Melrose/Hataitai. The hills are comprised of a complex interweaving of houses and vegetation giving an overall green appearance. However the flat areas have very little substantial vegetation.

Much of Hataitai is relatively enclosed and sheltered from the winds, with private gardens containing significant vegetation. Although this area has a well established character and the green backdrop of the Town Belt, some of the wider streets are rather bare.

The salty, exposed conditions of Rongotai and Lyall Bay have contributed to this area being one of the least green areas of Wellington city. The grid of wide streets have sparse street tree planting and the lack of private planting further contributes to the sense of barrenness. The established pohutukawas around Kilbirnie Park/Evans Park/St Patrick's College provide one of the few well vegetated parts to this area. Rongotai College also contains some established pohutukawas, providing some green structure to this otherwise quite bare, windswept area.

The Roseneath, Hataitai and Melrose hillsides are well vegetated with informal vegetation interweaving with housing on the steep slopes. Vegetation is varied, with predominantly native species. Houses are more widely spaced (with lower site coverage) in Melrose than the other hillside suburbs and consequently more substantial vegetation can be accommodated.



The Roseneath hillside - vegetation interweaving with housing.



The openness of the urban character of Kilbirnie is accentuated by the lack of vegetation, single storey housing, width of streets and lack of green backdrop. (Ross Street, Kilbirnie looking north).



The playground at Lyall Bay Beach with industrial buildings in background.



Informal planting on road reserve in Roseneath.



The Town Belt provides an important green backdrop to the hillside areas.



The beach forms an important open space: Hataitai Beach



The streets on the Hataitai flat are wide with no street trees but some private planting (Waipapa Road).



Pohutukawa around the Kilbirnie Park area add a valuable green element to the suburb.



Rongotai College provides some greening to this otherwise quite bare area.

Coastal Suburbs EASTERN COASTAL SUBURBS

EASTERN COASTAL SUBURBS

Roseneath + Hataitai + Kilbirnie + Rongotai + Lyall Bay + Melrose

BUILT CHARACTER ELEMENTS

Land Uses

Land use is predominantly residential with the exception of Wellington airport and the surrounding industrial area which form a predominant part of Rongotai. The airport is a major entry point to Wellington with important connecting routes to and from the central city.

There are retail areas in Kilbirnie, Hataitai and Lyall Bay, as well as small shops and 'dairies' scattered around the suburbs. The housing along part of Lyall Bay beach is one of the few places on Wellington's coast where development fronts the beach.

Street Pattern

Streets predominantly follow a grid pattern in the flat areas, with a more curvilinear network and occasional cul-de-sacs in the sloping areas. There are pedestrian links between most of the cul-de-sacs and through some of the large, irregular blocks on the slopes.

Main Neighbourhood Centres

The main neighbourhood centre is in Kilbirnie, where there is a mix of facilities (library, aquatic centre, mosque and churches) two supermarkets, a department store and smaller retail. Bay Road has fairly consistent street frontages. However the visual clutter, lack of quality urban spaces, domination of traffic and carparking, and absence of street trees detract from the streetscape. The edges of the Kilbirnie centre are diffuse as a result of the large scale commercial developments.

Smaller centres exist in Hataitai, Lyall Bay and Roseneath and local "dairies" occur occasionally through Hataitai and Kilbirnie. The Hataitai centre has some positive attributes given the small size shops fronting the street and some continuous frontages.

The light industrial area of Rongotai appears to be in transition. New bulk retail buildings and large surface carparks have appeared recently. The location of this area relative to the coast and airport suggests more change to come, though its quality will depend on careful planning.

Density/ Height

Building heights are predominantly one or two storeys. There are more examples of two or three storey houses on the hillsides, with development being predominantly one storey on the flat. There are some apartments in Roseneath, Kilbirnie, Hataitai and Lyall Bay creating greater diversity in building densities in these areas. The lots are predominantly 200-600m² in area and rarely have more than 35% site coverage. There is greater site coverage on the flat land with narrower side setbacks, particularly in Kilbirnie and Lyall Bay and around the Hataitai shops.

Where there are non-residential land uses, these density patterns are different. In industrial areas, buildings tend to be bulkier, of greater height

and exhibit a different street relationship.

Residential Age, Type and Style

There is a dense development of small early 20th century cottages in Kilbirnie between Rongotai Road and Coutts Street. South of this lies an area where 1910/20s single storey bungalows are predominant. There has been little new development in the residential areas of Kilbirnie, giving a consistent urban character to the streetscape. A recent elderly housing development on Coutts Street is of a bulk and style which gives it an institutional character, integrating it with the adjacent commercial/industrial area.

Lyall Bay has had more recent development in some areas, particularly around the bay, giving greater diversity of housing ages and styles. The original long narrow lots in the southern end of Lyall Bay have seen considerable infill. A number of sites appear to have been amalgamated in the 1970s to create two storey brick/concrete flats. However, there is noticeable consistency to the streetscape for some streets (eg.northern end of Onepu Road).

While there is some diversity of housing styles within streets, development in Hataitai has generally followed the topography with earlier housing (pre 1920) in the lower area, a band of 1920s housing along Rakau Road, then housing from the 1940s and 50s in the area around Upoko Road. One or two storey detached bungalows are still the predominant house type. However, there are some 60s and 70s flats located near to the Hataitai shops.

Roseneath also has a noticeable diversity of housing styles, ranging from Victorian houses through to contemporary. The high value of real estate in this area is evident in the good condition of housing and quantity of construction occurring here.

Greta Point, a 1980s townhouse development, is a dominant feature of the Evans Bay coastline. The style of this development contrasts with the surrounding neighbourhood, and the location on the coast side of Evans Bay Parade make this development distinct.

Building condition varies from high quality in Roseneath, Melrose and much of Hataitai to some structures of poor condition in Kilbirnie and Rongotai. Lyall Bay has a mix of building conditions.

Iconic Structures or landmark elements

- Mosque and St Patrick's College, Kilbirnie
- Kilbirnie Bus Depot (Heritage Building Inventory)
- Gateway Apartment building, Point Jerningham, Roseneath
- St Barnabas Church, Roseneath (Heritage Building Inventory)
- Boat sheds & Wind Sculpture, Evans Bay
- Maranui Surf Lifesaving Clubrooms, Lyall Bay (Heritage Building Inventory)
- Wellington Airport
- The Town Belt, Evans Bay and Lyall Bay, Kilbirnie Park



Lyall Bay/Rongotai- predominantly single storey bungalows densely settled with the industrial area and airport behind.



The Hataitai centre has small scale retail and some continuous frontages, giving it an intimate character.



The visual clutter, lack of quality urban spaces and domination of cars detract from the streetscape of Kilbirnie centre.



The edges of the Kilbirnie centre are diffuse as a result of large scale commercial developments on the edges.



The mix of housing styles in Hataitai -multistorey 1960s flats and single storey bungalows.



A strip of shops along Onepu Street provides a small neighbourhood centre for Lyall Bay. Its viability may be effected by the big box retail area on Tirangi Street, Rongotai.



Early 20th century cottage
Kilbirnie



1910s two storey house
Hataitai



1920s bungalow
Lyall Bay flat



1950s two storey flats
Kilbirnie



1960s three storey apartments
Hataitai



1980s two storey house
Lyall Bay

Coastal Suburbs EASTERN COASTAL SUBURBS

EASTERN COASTAL SUBURBS

Roseneath + Hataitai + Kilbirnie + Rongotai + Lyall Bay + Melrose

URBAN CHARACTER SUMMARY



NATURAL & BUILT CHARACTER ELEMENTS



topography & open space

- Roseneath, Melrose and parts of Hataitai and Kilbirnie located on the slope.
- Rongotai & Lyall Bay on the flat.
- Informal open space on public and private land on hills.
- Recreational open space on flat.



green structure

- Stark contrast in the density of vegetation between the bare flat of Rongotai, Kilbirnie & Lyall Bay and the adjacent hillsides of Roseneath, Hataitai & Melrose which have a strong green structure.



land use

- Predominantly residential in most suburbs except Rongotai where the airport and industrial buildings are the dominant land use.



street pattern

- Predominantly grid pattern in flat areas.
- Curvilinear streets and some cul-de-sacs on hills.



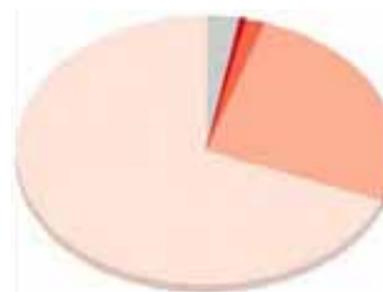
main neighbourhood centre

- Kilbirnie- major centre -mix of community facilities, supermarket and small retail.
- Small local centres in Hataitai and Lyall Bay.
- Big box retail - Rongotai.

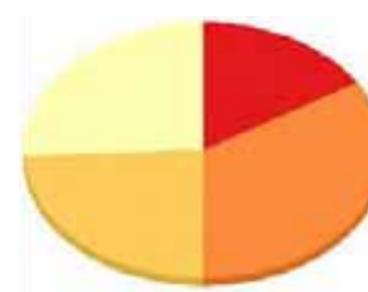
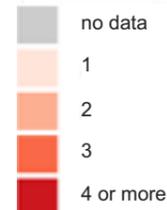


residential age, type & style

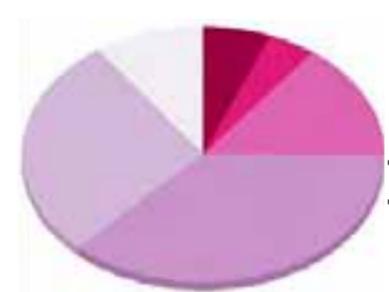
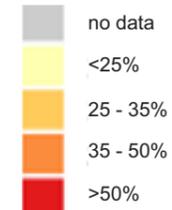
- Rongotai, Lyall Bay & Kilbirnie- predominantly 1910-1920s bungalows.
- Hataitai-Variable age, style & type (generally older housing on lower slopes).
- Roseneath & Melrose- variable age and style.



no. of storeys



site coverage



parcel size



EASTERN COASTAL SUBURBS

Roseneath + Hataitai + Kilbirnie + Rongotai + Lyall Bay + Melrose

SENSITIVITY TO CHANGE IN THE EXISTING CHARACTER OF THE EASTERN SUBURBS

The character of the Eastern Coastal suburbs is determined by the relationship between the topography, built environment, green structure and coastline.

The green structure of the hillsides of Kilbirnie, Hataitai, Roseneath and Melrose, including the Town Belt and vegetation on private land between houses, plays an important role as a backdrop for the less vegetated flat areas of Kilbirnie, Rongotai and Lyall Bay. Development that increases the density in this area, in ways that reduces the amount of vegetation, would impact on the existing green character (Refer A, B & C).

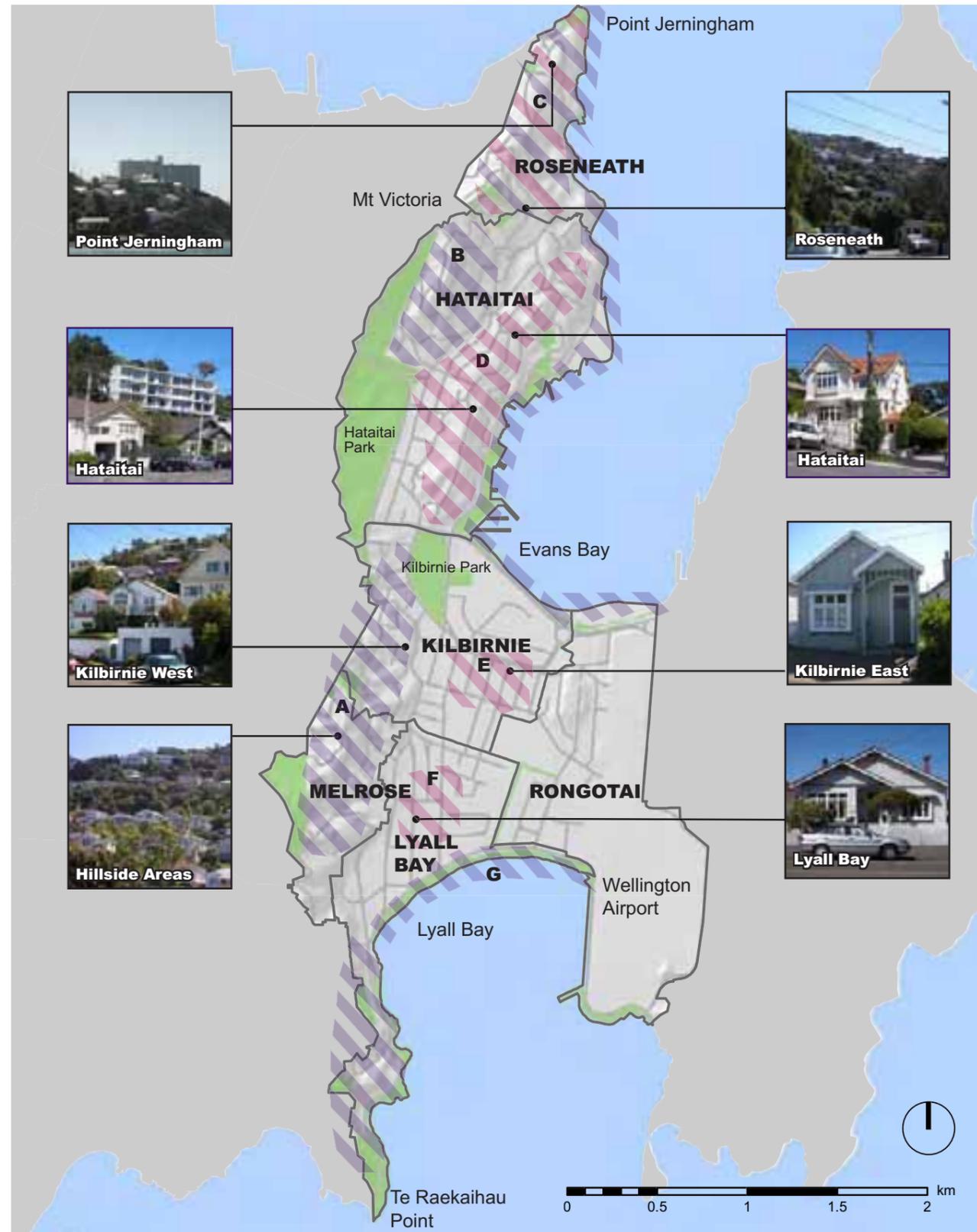
Point Jerningham in Roseneath is visually prominent from the city and harbour and its 'point' topography is marked by the 'Gateway' apartment building built here in the 60s. The coastal edge and steep slopes suggest the areas low rise nature and relatively low density vegetated character is sensitive to change (Refer C).

Hataitai and Roseneath have both had apartment buildings and infill housing developments since original settlement, giving a diversity to some of the streetscapes. However, there are some areas of relatively consistent streetscapes that are sensitive to change (refer C & D).

The majority of housing development in Kilbirnie, Rongotai and Lyall Bay occurred between 1910 and 1930. Kilbirnie retains some very consistent streetscapes, which are sensitive to potential change (Refer E).

In Lyall Bay, some sites were amalgamated in the 1970s for apartment developments, disrupting the early 20th century development. Much of the recent infill has continued to erode the original streetscape of single storey bungalows. Along streets where 1920s bungalows are the predominant house type, potential comprehensive developments would noticeably change this existing character (Refer F).

The diversity of building styles in Lyall Bay/Rongotai is most obvious along the beachfront where industrial and retail mix with residential. Although diverse, the coastal edge landscape is sensitive to change. The scale and bulk of the buildings associated with these different activity uses do not sit easily with the remaining single storey detached houses. Apartments use a building typology that draws on some elements of residential character (balconies, multiple entries) while relating in scale (height/ bulk) to some industrial buildings. There is the potential that apartment development could be used here to better integrate the adjacent industrial and residential areas in Lyall Bay and enhance the existing urban character (refer G).



LEGEND

- Public Open Space
- Streets
- Suburb boundary
- Areas sensitive to change (Natural Character Elements)
- Areas sensitive to change (Built Character Elements)

NB: Indicative only

SOUTH COAST

Houghton Bay + Southgate + Island Bay + Owhiro Bay

NATURAL CHARACTER ELEMENTS

Topography and Aspect

Island Bay's development has been heavily influenced by its topography, with the flat areas of land being developed first in a grid street pattern. The hillsides and ridges have been more recently developed leaving substantial areas of open space. The topography of Island Bay gives different aspects and orientation to houses within short distances of each other, providing different micro-climates. The amount and type of vegetation in different parts of Island Bay reflects these different local micro-climates. The area around Avon Street and the Beach Road area are two examples of micro-climates where the lush vegetation reflects the more sheltered conditions. Areas along the base of the sunny eastern slopes are also noticeably greener, while the more exposed seaward areas tend to have rather more stunted vegetation.

The steep coastal escarpments around the southern coastline dictate a pattern of a single row of housing at the base of the escarpment. The steep slope forms a band of green between housing at the base and more scattered houses on the ridges above. In Owhiro Bay, there is no development on the steep hills above the row of housing on the west side of the beach. The harsh weather conditions of this coastline are evident in the lack of vegetation on the coastal escarpment. However, regenerating native species are slowly replacing the gorse and other exotic weeds.

Houghton Bay and Owhiro Bay both have small communities due to the steepness of the land constraining further development. The large areas of unstructured landscape, give these areas a green undeveloped character.

Open Space

Much of the 'wild' character of the south coast suburbs comes from the areas of undeveloped open space on the steep hillsides and coastal escarpment with native or regenerating vegetation and the rockiness of the coastline.

Public open spaces are predominantly located around the periphery of the Island Bay valley (on the slopes and hilltops). With the Town Belt to the north, the undeveloped escarpment below, Southgate to the east and the undeveloped hillsides to the west, providing a green backdrop to the built-up valley. The notable exception to this is Shorland Park, a popular recreational park which is located on the flat, adjacent to the beach.

Houghton Bay is set in a narrow steep sided valley, exposed to the extremes of the Cook Strait climate. A cluster of housing is located along the Houghton Bay shore with more housing at the head of the valley on the eastern slopes. There is a substantial amount of green open space, as the west side of the valley is reserve land covered in regenerating native vegetation. Much of the valley bottom is former landfill converted to playing fields and much of the eastern ridgetop and flanks is part of the South Headland Reserve with tall pines and regenerating native vegetation.

Owhiro Bay also has a small, somewhat isolated community. The undeveloped hills to the west of Happy Valley Rd, give this part of Wellington a particularly rural character.

Green Structure

Much of Island Bay has a comparatively strong green structure due to the presence of mature specimen trees in both public and private gardens. The mature pohutukawas along The Parade give a consistent green structure to the streetscape.

Vegetation in Owhiro Bay is less well established, although the hillsides covered in gorse or regenerating native coastal forest provide a green backdrop.

The ridgetops flanking Island Bay are subject to harsh growing conditions with exposure not only to salt-laden southerly gales but also the drying effects of the northerly wind. Apart from some scattered old pines, there are no tall trees and little planting in private gardens. This could be due to housing on the ridges being more recent, so planting has not had time to establish, but the exposed conditions are also a limiting factor.

The predominant species reflect the exposed, coastal conditions found in this area.

- Pohutukawa is a common specimen tree species.
- Norfolk Island Pines common in private gardens
- Regenerating native coastal species such as ngaio, taupata, and karo are typical on steep banks and gullies.
- Recent street planting features Pohutukawa, olive and cabbage trees at the Island Bay shops. Cabbage trees planted singularly do not fit well into this context.



Houghton Bay - a small enclave of housing surrounded by vegetated reserve with expansive playing fields in the filled gully



Shorland Park, Island Bay, with views of the coast in the background, contains a popular playground and historic band rotunda.



The coastal escarpment behind Owhiro Bay and hills to the west of Happy Valley Road provide a significant open space backdrop to this suburb.



The southern end of Derwent Street, Island Bay - garages, lack of street planting, and wideness of the street.



Large pohutukawa on The Parade, Island Bay.



The lush mixed vegetation on the eastern slopes of Island Bay below Southgate.



Private planting softens the impact of infill housing on Severn St, Island Bay



Houghton Bay playground, part of a network of local reserves converted from former landfill.



Dense vegetation surrounds housing, Houghton Bay.

Coastal Suburbs SOUTH COAST

SOUTH COAST

Houghton Bay + Southgate + Island Bay + Owhiro Bay

BUILT CHARACTER ELEMENTS

Land Uses

Land use is predominantly residential. Non-residential land uses include community facilities such as schools, churches, library and retail to service the local communities. Island Bay has two schools and Houghton Bay and Owhiro Bay each have a primary school. There is some industrial activity in Owhiro Bay including the landfill and Bata shoe factory.

Street Pattern

The topography has influenced the street patterns. The flat areas have a grid street pattern, providing good connections and pedestrian access. In the older areas of Island Bay, where the slope is too steep for road connections, pedestrian paths continue this connection (eg. Melbourne Road) giving a broken grid pattern. The hillsides and ridges have curvilinear streets with cul-de-sacs, creating greater isolation to these streets. The lack of pedestrian links between the cul-de-sacs reflects a more parcel by parcel development rather than a more comprehensive area plan approach.

The Parade provides a strong north-south axial connection through the centre of Island Bay.

Main Neighbourhood Centres

The Parade, Island Bay contains the main neighbourhood centre between Avon and Medway Streets, as well as most of the non-residential activities located along its length. The mix of activities includes retail, library, and medical centre. The location is central to Island Bay and acts as a community hub. The link to the supermarket has the appearance of a leftover space, a gap in the built form, which is used for carparking and large bins. The eastern side of the street is particularly consistent, with early twentieth century buildings of uniform scale, no setback to shop frontages and verandahs.

A smaller cluster of shops and the Empire Cinema (built in the 1920s) are located at the intersection of The Parade and Mersey Street. Further down The Parade are more clusters of shops at the next two intersections (Humber Street and Trent Street). A number of churches and a bowling club are also located on The Parade. A small collection of shops is located at the Bay end of The Parade.

Density/ Height

Building heights are consistently one or two storeys throughout the south coast with the notable exceptions of the Erskine College buildings on Avon Street and the Victorian house (now used as flats) on Derwent St, near the corner with Beach Street. Lots are predominantly 400-800m² in area and rarely have more than 35% site coverage. The low density has provided room for private planting around houses giving this area a well vegetated character, particularly on the sloping sites.

Residential Age, Type and Style

Island Bay was connected to Wellington Central by tram in the early 1900s, leading to rapid development in the first part of the 20th century. The predominant house types in the flat areas of Island Bay are Victorian villas and 1920s bungalows. There are some fine examples of two storey bungalows with external shingle work that bear resemblance to similar bungalows in Seatoun. Some streetscapes in Island Bay are consistent in style and setbacks. Lots are predominantly long and narrow, with small side yards. Garages (often added later) on streets are common, which gives less consistency to the streetscape, as the garages obscure part of the front facades of houses and breakup the line of facades at consistent setbacks to the street (eg. Derwent Street, The Parade). Garages and high fences also detract from the quality of the pedestrian environment.

Development on the slopes and ridges (Southgate, Frobisher/Wye/North Severn Street area) has occurred more recently, with developments on the hill slopes in the 50s and 60s, and more recent development further up the ridge. The most recent clusters of development have occurred around the Murchison Road area (between Island Bay and Happy Valley) and Bay Lair Grove (Eastern ridge, Island Bay).

Houghton Bay and Owhiro Bay have less consistency of housing styles in the streetscape than Island Bay. Owhiro Bay has a seaside bach community atmosphere, where some houses date back to early in the 20th century. This character has been changed by recent townhouses often with large garage doors on the street front along the east side of the bay, and large new houses built into the coastal escarpment and hillside above Happy Valley Road.

While there has been some infill housing at the rear of sites, and some of the larger houses have been subdivided internally into flats, houses are predominantly one or two storey detached type. A recent townhouse development on the corner of The Parade and Dee Street, Island Bay fits well into the surrounding neighbourhood.

The exposed location and extreme coastal climate of many of the South Coast houses has had a detrimental effect on their building condition. This is most recognisable at Owhiro Bay.

Iconic Structures or landmark elements

- St Francis de Sales Church, Island Bay
- Mock lighthouse and stone tower, The Esplanade, Island Bay
- Erskine College buildings, Island Bay (Heritage Building Inventory)
- Shops at Island Bay village
- Empire Cinema, Island Bay
- Band rotunda, Shorland Park, Island Bay
- Taputeranga Island
- Red rocks, Owhiro Bay



Owhiro Bay. Recent housing on Welland Street and coastal escarpment above with strip of baches along the coast.



Severn Street, Island Bay. 1920s bungalow with 60s housing above in Liddel Street.



The housing on the ridge at Southgate and along the coast at Island Bay below.



View of Island Bay from Southgate, with dense housing in the valley, spreading out onto the hills with the undeveloped hills in the background.



The main neighbourhood centre located on The Parade, Island Bay has particularly consistent early twentieth century shop facades on the eastern side of street.



Late Victorian Villa
Island Bay



1920s two storey house
Island Bay valley



1940s bach, Owhiro Bay



1960s house on the hillside
Island Bay



1960s house, Southgate



1990s house, Island Bay

Coastal Suburbs SOUTH COAST

SOUTH COAST

Houghton Bay + Southgate + Island Bay + Owhiro Bay

URBAN CHARACTER SUMMARY



NATURAL & BUILT CHARACTER ELEMENTS



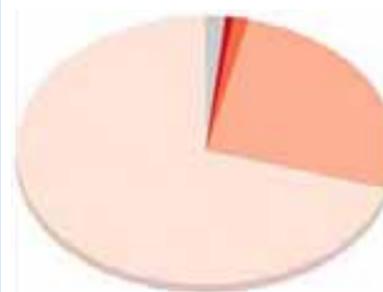
topography & open space

- Coastal escarpment along south coast.
- Development predominantly on flat and valleys.
- Southgate on ridgeline.
- Informal open space on public and private land on hills.
- Recreational open space on flat.



street pattern

- Predominantly grid pattern in flat areas.
- Curvilinear streets and some cul-de-sacs on hills.
- Narrow winding road following the coast with single strip of housing at base of escarpment.



no. of storeys

- no data
- 1
- 2
- 3
- 4 or more



green structure

- Strong green character on hillsides and some streets (depending on shelter & aspect).
- Regenerating native coastal species on steep banks and gullies.



main neighbourhood centre

- Island Bay- main centre -mix of community facilities, supermarket and small retail.



site coverage

- no data
- <25%
- 25 - 35%
- 35 - 50%
- >50%



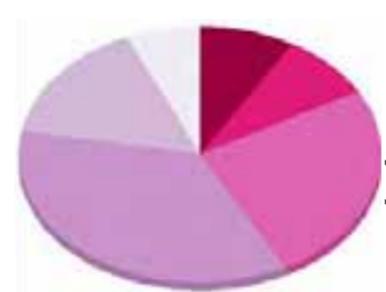
land use

- Predominantly residential.
- Some local retail and community facilities.
- Island Bay largest centre.
- Some industrial and landfill in Owhiro Bay (Happy Valley).



residential age, type & style

- Island Bay- predominantly early 20th century villas & bungalows on flat. More recent housing on hills and ridges.
- Southgate-post 1960s houses.
- Houghton Bay and Owhiro Bay- variable age and style.



parcel size

- <200 sqm
- 200 - 400 sqm
- 400 - 600 sqm
- 600 - 800 sqm
- 800 - 1000 sqm
- > 1000 sqm

SOUTH COAST

Houghton Bay + Southgate + Island Bay + Owhiro Bay

SENSITIVITY TO CHANGE IN THE EXISTING CHARACTER OF THE SOUTH COAST

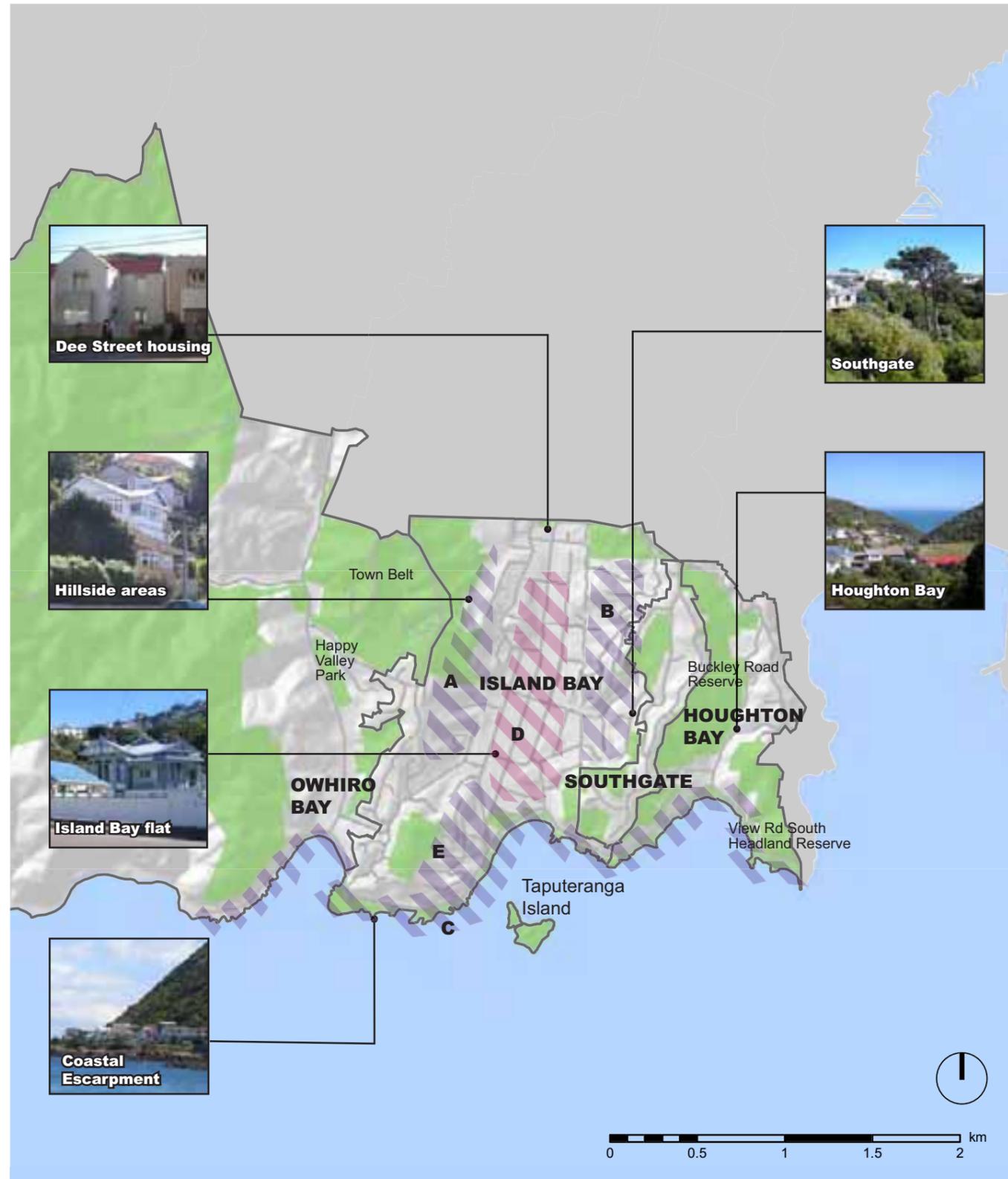
The character of the South Coast is determined by the relationship between the topography, built environment, green structure and coastline. The local topography provides a pattern of well vegetated slopes, a dominant characteristic of the South Coast suburbs. The unmanaged pockets of vegetation on the hillsides and escarpments form an important green structure to this area. Previously unbuildable sites (on steep slopes, escarpments or ridges) are now more accessible for potential development through modern earthworking machinery. The increases in land value have also made these sites more desirable. These elements of the South Coast character are sensitive to change (Refer A, B & E).

Development that involves landform modification resulting in wider streets on the hillsides that do not follow the contours, and have a higher density of housing, leaving less garden or 'leftover' space for vegetation, will have a noticeable impact on the existing green character. The use of 'shotcrete' to stabilise slopes has left visual 'scars' in the landscape which will never revegetate. Large timber or concrete retaining walls alongside roads/driveways are becoming increasingly common to give vehicle access to hillside houses, changing the character of narrow pedestrian only pathways/steps access. These highly prominent walls are being built into the older areas of Island Bay, as well as the new developments, affecting the green character of the suburb (Refer A, B & E).

The vegetated escarpments along the South Coast compress development to a single strip of housing giving this a visual prominence and intensity that makes it more sensitive to changes in character than a typical suburban streetscape (Refer C).

The majority of housing development in the flat parts of Island Bay was built pre-1940. While there has been some infill in parts of Island Bay, it has mostly been located behind existing houses, keeping the consistency of the streetscape. Buildings are predominantly detached single or double storey houses with a highly consistent urban character. However, the recent addition of large garages at street fronts has had an impact on the streetscape. This streetscape consistency is sensitive to change (Refer D).

The height, detailing and use of landscaping of the townhouse development on Dee Street fits reasonably well with the existing character demonstrating that new developments can be absorbed into the neighbourhood if the existing context is carefully considered. In contrast to this a multi-unit development in Severn Street that is currently under construction does not integrate well into its context due to its visual prominence and use of materials and building forms which are inconsistent with the predominant character (Refer D).



LEGEND

-  Public Open Space
-  Streets
-  Suburb boundary
-  Areas sensitive to change (Natural Character Elements)
-  Areas sensitive to change (Built Character Elements)

NB: Indicative only



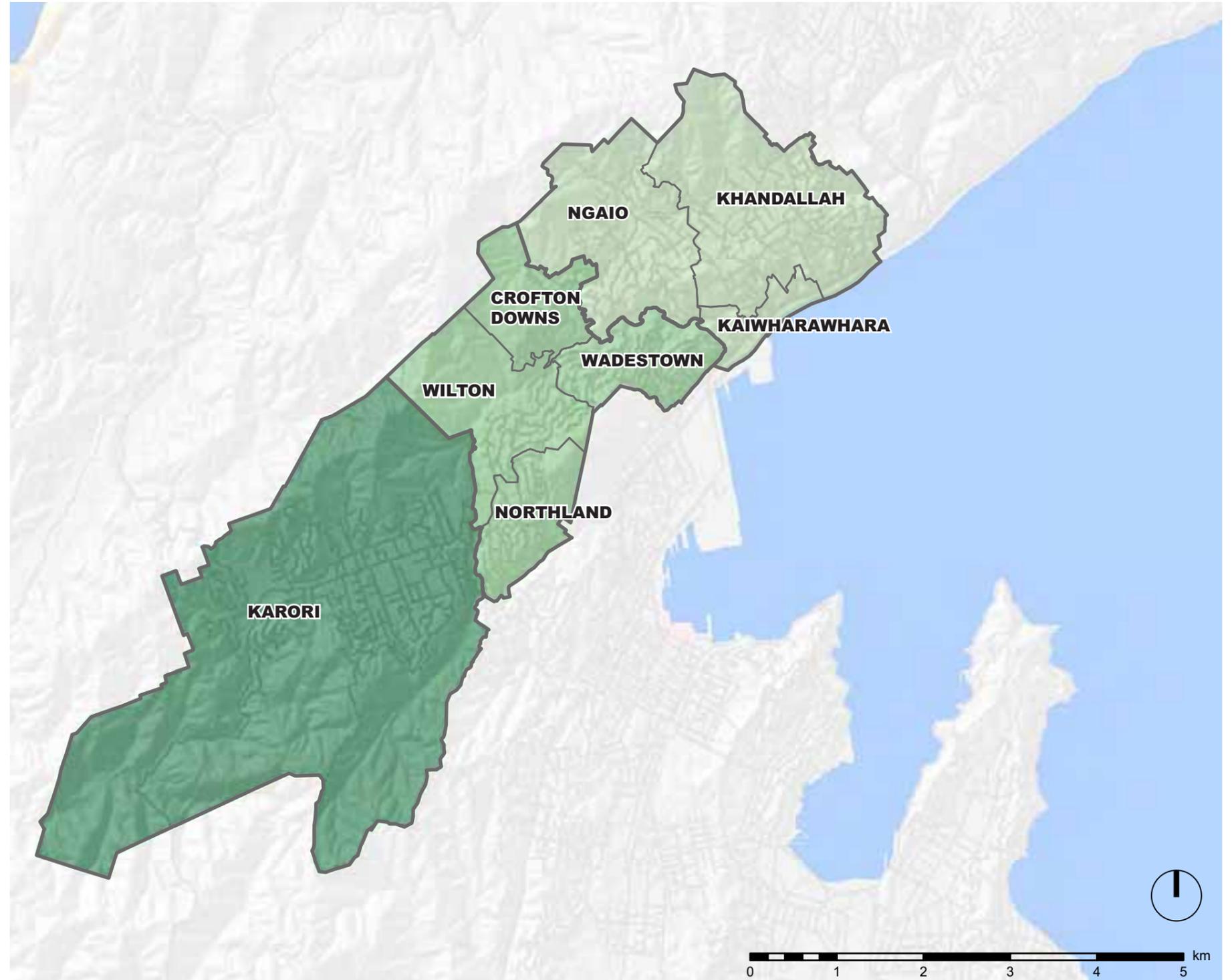
WESTERN SUBURBS

Occupy comparatively narrow valleys and basins enclosed by hills. The coastal influence is moderated by the inland location of most of these suburbs. The majority of the urban development in these suburbs occurred in the early twentieth century.

- 7. **KARORI**

- 8. **THE INNER WEST**
 - Northland
 - Wilton
 - Crofton Downs
 - Wadestown

- 9. **KHANDALLAH/ NGAIO**
 - Khandallah
 - Kaiwharawhara
 - Ngaio



Character Assessment WESTERN SUBURBS

KARORI

NATURAL CHARACTER ELEMENTS

Topography and Aspect

Karori is a very large suburb that occupies undulating land that drains north into the Kaiwharawhara Stream and south into the Karori Stream from a low saddle in the middle of the suburb. Despite the difference in catchments, the whole northern area 'reads' as a unified basin because of the enclosing hills and the physical separation of the suburb from the nearby suburbs by the Wellington Fault escarpment and the Kaiwharawhara Stream valley. The Karori Stream valley narrows in the vicinity of Ranelagh Street/ Burrows Avenue and then opens out to a smaller basin to the south.

Overall the northern basin of Karori is sunny, with a northerly aspect, apart from the relatively small areas of shaded housing at the base of the northern slopes. The sunnier north/northwest aspect of the eastern side of the basin has older development (partly because of the closer proximity to Wellington city) but also due to the areas of lower, undulating land being easier to build on than the steeper northern slopes. The northern side of the basin comprises moderately steep to steep slopes with a relatively cooler, moister south/southeast aspect. These western slopes were developed later (post 1960s), reflecting the outward spread of urban development and the difficulty of developing this steeper land.

In the southern part of Karori the areas of Victory Avenue and Hazelwood Avenue are southwest-facing, while the Allington Road area is east-facing. Many of the hillside areas are subject to shading for part of the day. The small ridgetop areas at Lansdowne Terrace and Montgomery Avenue are subject to all day sun but are very windy.

Open Space

The undeveloped upper slopes and ridgetop of the Te Wharangi Range enclosing the northern and western edges of Karori form the Outer Green Belt. The Green Belt is an extensive open space framework for Karori, providing a green outlook onto grazed hilltops or regenerating vegetation from most places. The distinctive cone of Johnston's Hill with its well established native forest, and the regenerating native forest and shrublands of Wrights Hill provide important green backdrops to the suburb. Makara Peak forms a dominant green backdrop to the south of Karori.

While the Outer Green Belt provides an overall green character, there is little green linkage within the built-up areas and little public open space, apart from Ben Burn Park and Karori Park. Karori Park (the product of former landfill) which occupies a flat area in the bottom of the South Karori basin, is an important recreational open space where a tall pine plantation is a local landmark. The grounds of Wellington College of Education have diverse, well established planting. The vestiges of the Karori Stream run through the grounds of the College providing a potential green link.

Green Structure

There are areas of remnant or previously cut-over native bush on the slopes

of Johnstons Hill where the taller forest species have either survived or are re-emerging. Other extensive areas are regenerating to native vegetation from gorse, as at Makara Hill and Wrights Hill.

Private gardens are generally well planted and there is some planting in streets and parks and on unmanaged areas of road reserve in the sloping parts of Karori, giving an overall green character to the suburb.

Planting in many gardens of the newer neighbourhoods is not yet well established giving them a remarkably different character from the older established parts of the suburb (eg. Lansdowne Street). The exposed conditions, wide streets and relatively high density of housing in some of the recently developed areas could restrict the eventual development of any substantial green structure.

Vegetation is verdant and a prominent feature in the pockets of older housing in more sheltered locations. Areas of steep road reserve and back gardens in the southwest facing areas often have lush coverage of diverse growth. Planting on private lots reflects the age of housing and what ornamental species were popular at the time of development.

Within built-up areas, private and public planting is diverse although native species appear to dominate. The main trends are:

- Native species reflect the reduced coastal influence as species seen only occasionally in the coastal and inner suburbs are more common.
- Deciduous trees are prevalent and particularly noticeable in the lower, more sheltered areas. Much of this is in private gardens but also includes scattered areas of public planting in parks, along roadsides and in some sheltered streamside areas.
- Exotic conifers (pine and macrocarpa) in scattered groups or specimens provide much of the tall tree structure, dating back to early farm planting in the area.
- Pohutukawa and ngaio are also widespread in private and public plantings.
- Variable street tree planting in terms of street hierarchy and species selection.



Karori Park - an important recreational open space with a pine plantation. Karori stream runs through the park and could provide a local wildlife corridor if its potential as a green link is realised.



The south east area of Karori- well vegetated undulating slopes have a distinctive green character (view from top of Campbell Street looking east).



View east over Karori from Castlemaine Close in the southwest of the suburb with steeper slopes supporting dense vegetation (Tinakori Hill in the background).



New housing areas (Lansdowne Terrace) lacks the vegetation of the older parts of Karori.



Front gardens contain diverse planting.



Ben Burn Park, a recreational open space.



Large trees in private front gardens add to the green structure of the suburb (Friend Street).



The winding streets (Versailles Street) have informal vegetation on road reserves.



Distinctive grove of cabbage trees, Wellington Teachers College.

Western Suburbs KARORI

KARORI

BUILT CHARACTER ELEMENTS

Land Uses

Land use is predominantly residential. Non-residential land uses include community facilities such as schools, churches, library and retail to service the local community. These are primarily located along Karori Road, the main transport route.

Street Pattern

The older areas of Karori predominantly follow a grid pattern, even where the land has some slope. A rectilinear street pattern with cul-de-sacs has been used in the Beauchamp Street area to address the slight slope. Some blocks in this area are exceptionally long and narrow (eg. Nottingham Street/ Donald Street areas). The steeper areas, developed after 1940, have streets that follow a more curvilinear network with cul-de-sacs common. Some of the cul-de-sacs have pedestrian links connecting them.

The centrally located Karori Road, is the main collector road that passes through the length of Karori and links it to Wellington Central to the east. Karori Road creates a degree of division between the two sides of Karori.

Main Neighbourhood Centres

The neighbourhood centre for Karori is along the main transport spine, Karori Road. The mix of activities includes retail, library, and other community facilities. The location is central for Karori and acts as a community hub. This has been enhanced by the recently redeveloped library building, which provides a well located urban space, adding to the streetscape and community amenity.

The Marsden shops are located at the intersection of Karori Road and Hauraki Streets, east of the main Karori centre. Shops are interspersed at other locations at the southern end of Karori Road.

Density/ Height

Building heights are consistently one or two storeys throughout Karori. The visual prominence of the Wellington Teachers College is largely due to its height and bulk, which is uncharacteristic of the area. Lots are predominantly 400-800m² in the flat areas, and generally over 600m² in the sloping areas (where there are some quite sizable lots >1000m²) and rarely have more than 35% site coverage. The low density has provided room for private planting around houses, giving Karori a well vegetated character, particularly on the sloping sites.

Residential Age, Type and Style

Housing development generally spread from the eastern end of Karori, (closer to the Wellington Central) out towards the west and up the slopes. There are examples of Victorian cottages and villas from the late 19th and early 20th centuries, when Karori was predominantly a rural area. These early houses are scattered in amongst bungalows and more recent housing. During the 1920s and 30s bungalows filled up the flatter land in the northern basin, with

more recent housing (post WWII) spreading up onto the slopes of Wrights Hill and Johnston's Hill and onto the southern basin.

Lot sizes and house types reflect the historical affluence and desirability of different areas of Karori. Narrow lots with basic Victorian villas and bungalows line Nottingham and Standen Streets adjacent to Karori cemetery. Messines Road has grander houses in a diverse range of styles on sizable lots.

In the southern basin, a small neighbourhood of 1920s and 30s bungalows surrounds Karori Park, set out in a grid of short streets. Post WWII housing is located on the lower slopes of the encircling hills. Two of the most recent developments, located on higher slopes and ridges, are in the Lansdowne Terrace area (in the south) and Montgomery Street (in the north). Several streets have a predominance of large Arts and Crafts style bungalows from the 20s and 30s.

The urban character of the residential areas of Karori reflects the topography and the style/era of housing. The flat areas of Karori are characterised by one or two storey bungalows and villas with low picket fences and carefully managed gardens. The sloping sites with older housing typically have separate garages on the street frontage or no garage, with steps/pathways to the house. Areas with post -1960s housing on the slopes are characterised by garages attached to houses, no fences and informal vegetation.

Large detached houses are the predominant building type in Karori. Infill to the rear of sites is relatively rare, most houses have retained large gardens, contributing to the green character of the suburb. The area close to Karori Road has a greater diversity of house types. Some lots appear to have been amalgamated during the 1960s and 70s to construct two storey flats. These do not integrate well with the predominant character of Karori. There are also some recent examples of duplexes and townhouses in this area.

Building condition is generally very good in Karori with only the southern end of Karori having a slightly poorer building condition.

Iconic Structures or landmark elements

- Karori Fire Station
- Futuna Chapel (Heritage Building Inventory)
- Wellington Teachers College
- Marsden College
- Karori cemetery (Heritage Building Inventory)
- Karori Park
- Johnstons Hill, Makara Hill, Wrights Hill
- Karori Wildlife Sanctuary



Early 20th century cottages and well established gardens in the northeast pocket of Karori (Standen Street).



Garages on the street are a common feature of the east side of Monaghan Avenue.



While detached houses predominate, Karori has some two storey flats and duplexes from the 1960s - 1970s.



Messines Road has large houses in a diverse range of styles on sizable lots.



Karori library adds a new civic urban space to the neighbourhood centre.



The Karori centre is located on the main transport spine.



Futuna townhouse development is of a greater density than the surrounding neighbourhood.



Futuna Chapel designed by John Scott in the late 50s is a local landmark.



Late Victorian Villa, Verviers Street, Eastern slopes.



1930s Art Deco/Moderne style, Monaghan Avenue.



1940s house, Campbell Street, South eastern slopes.



1960s house, Versailles Street, South eastern slopes.



1970s hillside house, Allington Road, South Karori.

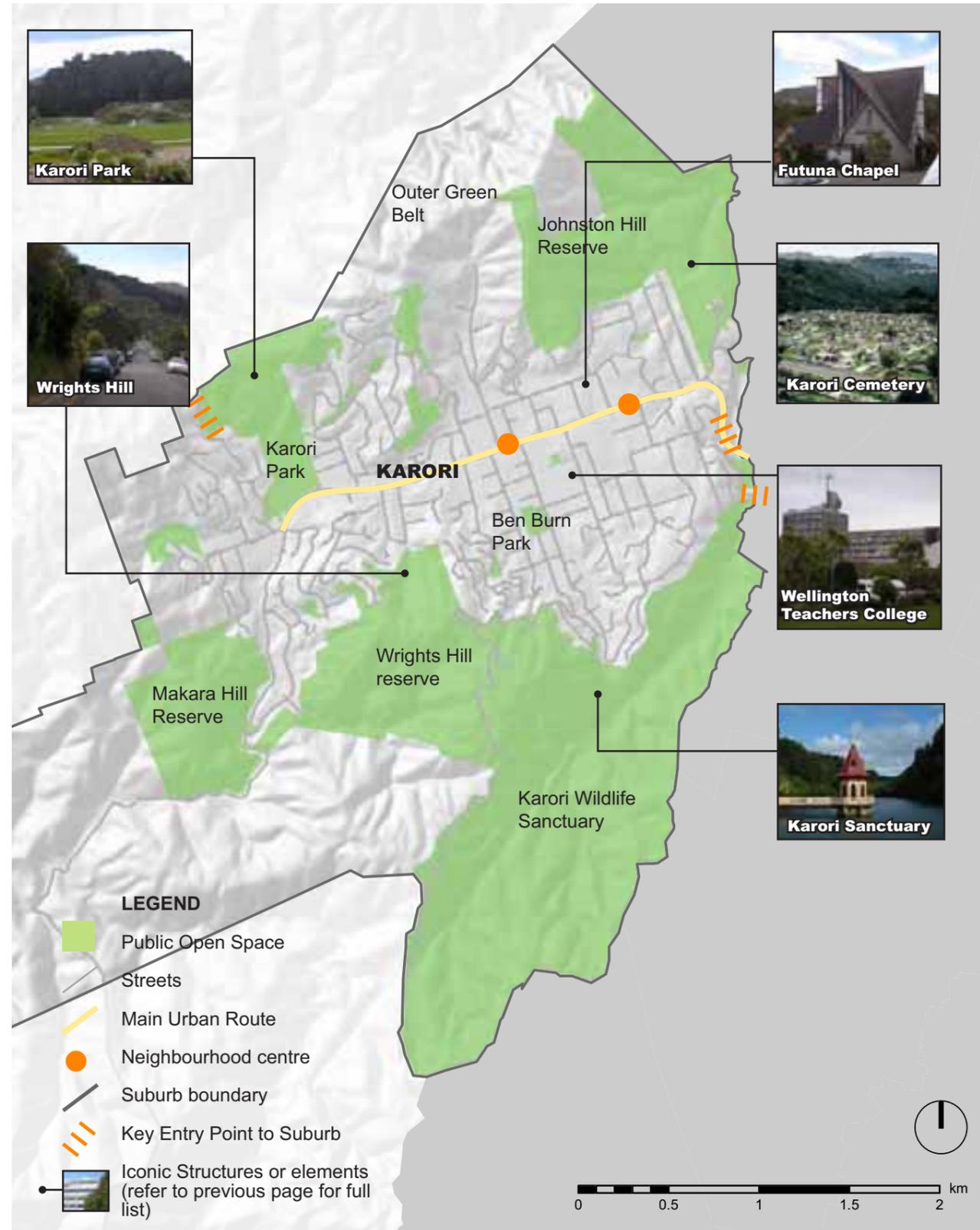


Recent (post 2000) infill house, Cross Street.

Western Suburbs KARORI

KARORI

URBAN CHARACTER SUMMARY



NATURAL & BUILT CHARACTER ELEMENTS



topography & open space

- Low saddle in middle of basin with enclosing hills.
- Main Karori basin narrows at Ranelagh Street, then opens to a smaller basin in the south.
- Outer Green Belt and Karori Sanctuary provide major open space and green structure.



green structure

- Strong green character with a high density of vegetation from private gardens and unmanaged areas of road reserve.
- Recent ridgetop developments have less vegetation.



land use

- Predominantly residential.
- Some local retail and community facilities.
- Wellington Teachers College- institutional use.



street pattern

- Predominantly grid pattern in older areas and floor of basin.
- Curvilinear streets and some cul-de-sacs on hills developed post WWII. Few pedestrian links.
- Karori Road-main axis road.



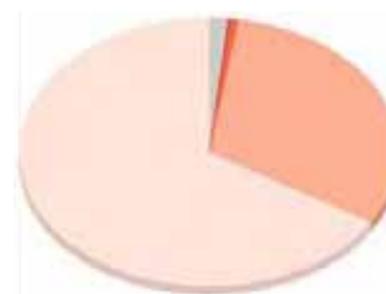
main neighbourhood centre

- Karori Road- main centre -mix of community facilities, supermarket and small retail.
- North Karori- small local centre.



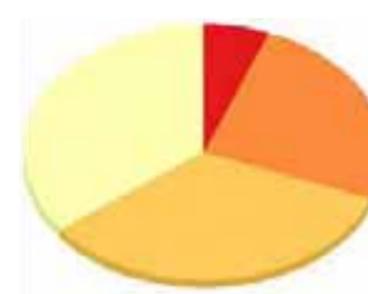
residential age, type & style

- Variable age and style including villas, cottages, bungalows, post WWII houses, Arts & Crafts style and flats.
- South Karori-predominantly post 1960s.
- Ridgetops-recent housing.



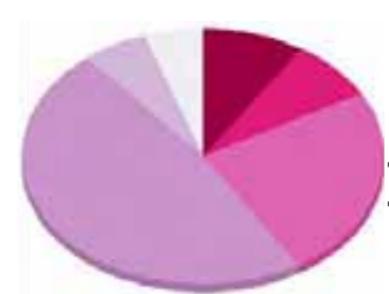
no. of storeys

- no data
- 1
- 2
- 3
- 4 or more



site coverage

- no data
- <25%
- 25 - 35%
- 35 - 50%
- >50%



parcel size

- <200 sqm
- 200 - 400 sqm
- 400 - 600 sqm
- 600 - 800 sqm
- 800 - 1000 sqm
- > 1000 sqm

KARORI

SENSITIVITY TO CHANGE IN THE EXISTING CHARACTER OF KARORI

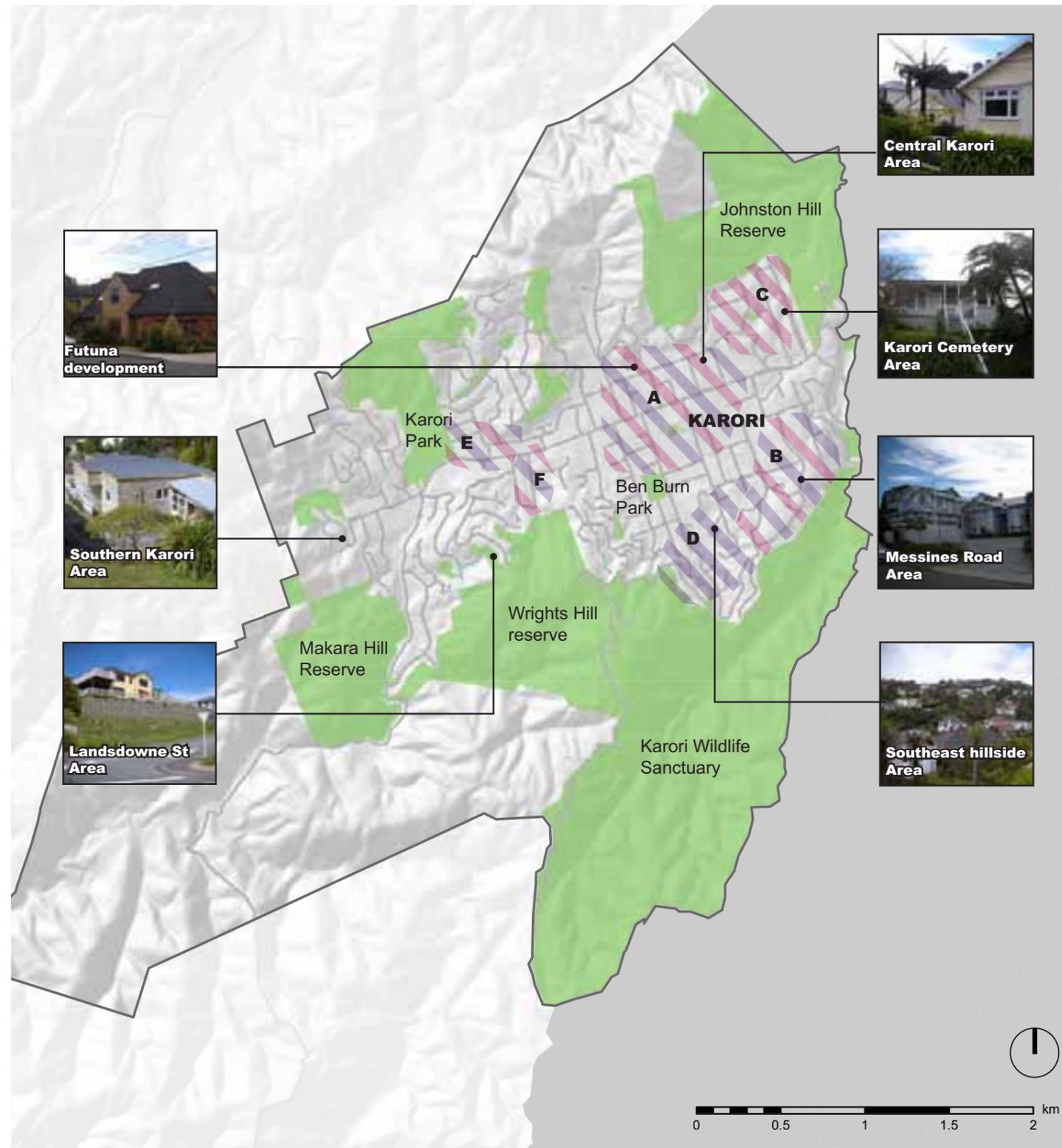
Karori is the largest developed suburb in Wellington and its size is part of its identity. While there is a broad character to Karori, individual areas have different characteristics mainly based on the topography and the proximity to Wellington Central and Karori Road.

Karori has a predominantly green character due largely to vegetation on leftover land and private lots. The sheltered aspect and low density of development through most of the suburb has allowed substantial vegetation to be established around and between houses. There is a strong built character of detached family homes, which is sensitive to change from multi-unit developments comprising of two or more units per site. Karori has a few examples of apartment complexes from the 60s and 70s that do not integrate well with the surrounding urban context. The bulky form of these buildings, change in setback from the street, the dominance of garages and the lack of vegetation that is the typical character of these apartment developments, break the predominant streetscape pattern (Refer A & B).

There are also more recent examples of infill housing in Karori which are not sympathetic to the surrounding streetscape. Higher density of building on the site has led to front fences of a greater height than the surrounding houses (to provide private open space at the front of the house) breaking the predominant character of low fences and a greater intensity between public and private spaces. The open, vegetated character of many Karori streets is sensitive to change of this kind (Refer A, B, C, E & F).

The Futuna development in Friend Street is a recent example of multi-unit housing that has some successful elements. By picking up on the scale of surrounding houses, typical materials and roof forms and utilising landscaping, the new townhouses acknowledge the existing urban character of the street. While this development is of a greater density than the surrounding neighbourhood, the development is mostly set behind the existing streetscape and has retained existing vegetation and utilised new planting to mitigate the affect of the development on the surrounding urban character. However, the dominance of buildings and paving within the site is out of context with the surrounding neighbourhood where vegetation predominates. Also the proximity of the development to the Futuna Chapel somewhat compromises this iconic structure.

In the majority of Karori's hillside streets, the undeveloped slopes add significantly to the green character of the neighbourhood. The use of large retaining walls in new subdivisions is changing this character. Future development of this type in the existing areas of Karori could reduce the amount of vegetation and change the green character of this suburb (Refer D).



LEGEND

- Public Open Space
- Streets
- Suburb boundary
- Areas sensitive to change (Natural Character Elements)
- Areas sensitive to change (Built Character Elements)

NB: Indicative only



INNER WEST

Northland + Wilton + Crofton Downs + Wadestown

NATURAL CHARACTER ELEMENTS

Topography and Aspect

These suburbs are located on the western side of Tinakori Hill, giving them a sense of seclusion from the city, predominantly a northwesterly aspect and less coastal influence than other parts of Wellington, as they face away from the Harbour.

The topography of the area forms an important physical boundary, with the steep escarpment of the east face of Tinakori Hill limiting access from the city and the undeveloped Te Wharangi ridge creating a barrier to the west. Ngaio Gorge divides Ngaio and Crofton Downs from Wadestown/Wilton.

Northland occupies the spur to the south of Tinakori Hill, which forms a low saddle between the Kaiwharawhara and Pipitea Stream catchments. The east side of the spur drops steeply down to Glenmore Street, Thorndon in the Pipitea Stream valley but on the inland side, land slopes more gradually with a generally northwest aspect. While the east slope is quite densely vegetated, the saddle is more windswept which is reflected in the type of vegetation and more sparse planting. The area of Northland which is adjacent to Wilton faces southwest, with corresponding cooler and moister conditions.

Wilton is located on the western slope of Tinakori Hill giving it a sunny but windy aspect.

Crofton Downs is located on a long spur that separates the Korimako and Kaiwharawhara Stream valleys. Although there are pockets of more sheltered south-facing housing, the overall aspect is east and the spur, forming a 'corner' in the stream valley, catches the northerly wind. The main view from Crofton Downs is back towards Wilton and Wadestown.

Wadestown occupies the spur to the north of Tinakori Hill giving it a sunny but exposed northerly aspect.

Open Space

The slopes of Te Wharangi Range (Wilton Hills) enclose the western edge of Wilton and Crofton Downs and is part of the Outer Green Belt. These undeveloped slopes provide a green outlook for Wilton, Crofton Downs and Northland and form a significant part of the local character. The native forest restoration at Otari Wilton Bush Reserve, Tinakori Hill, Huntleigh Park, Khandallah Park and Trelissick Park provide a series of significant open space corridors in the area.

Western Park provides an area for sports recreation at the base of the Kaiwharawhara Stream valley.

Green Structure

There is a strong green character with a high density of vegetation. There is a noticeable difference in the amount and stature of greening between the lower

and upper slopes. The lower slopes have taller trees and greater species diversity, including some deciduous trees in private gardens, and the upper slopes have smaller trees with fewer species, favouring wind and drought tolerant species.

There is little formal street planting in these suburbs and most greening comes from the steep undeveloped land, whether private gardens or publicly owned road reserve and open space land. Private planting often reflects the age of housing and what was popular at the time of development.

Northland has a less well developed structure of tall trees than neighbouring Kelburn, particularly in the windswept saddle.

Pines and macrocarpa are the most noticeable tall trees in Wilton with single specimens and groups scattered throughout, particularly in gullies and open spaces such as Izzard Park and the Town Belt. Native species predominate with ponga and karaka on cooler sites and more wind and drought tolerant species such as manuka occurring on the upper slopes. There is a noticeable amount of Australian/ South African planting, that was popular in the 1970s, reflecting the age of housing development.

While Crofton Downs has relatively low density leaving considerable space for vegetation to develop, most planting is of low to medium height and noticeably less dense than surrounding suburbs. This is perhaps a reflection of the harsh exposed conditions on this spur. There are few street trees and the main greening is found on road banks and steeper back yards, where mainly native species are developing. Native planting has been used as street calming in the centre of Wilton Street, greatly enhancing the streetscape.

Planting in Wadestown is mainly in private gardens due to the narrow streets and is very mixed in character including a high proportion of native species alongside exotic garden plantings. Tall trees including pines, eucalyptus and deciduous species have developed well in the more sheltered conditions of the gullies. This tall gully vegetation is important for the green structure it provides, softening the more densely settled areas of Wadestown. The northeast part of Wadestown features wide curving roads with garages at street level and houses located above or below the street. Vegetation is more sparse due to the highly exposed aspect of this side of Wadestown.



The steep topography defines the pattern of housing in the eastside of the spur in Northland. Pedestrian paths lead up or down from the street and lush vegetation weaves between houses.



Western Park, Wilton provides an important recreation open space.



The south facing slope of the Pembroke Road area in Northland leads down to a densely vegetated gully.



Most of Wadestown developed in a tight grid pattern with steep narrow streets, pedestrian links and dense vegetation (left photo). The northeast part of Wadestown features wider curving roads with garages at street level and houses located above/below the street (right photo). Vegetation is more sparse due to the highly exposed aspect of this side of Wadestown.



The east side of Northland contains dense vegetation and steep access to houses.



A typical Wilton streetscape with informal planting on road reserves.



A Wilton house nestled in amongst the native bush at rear.



Planting often reflects the era of the housing- 50s house Crofton Downs.



Native planting in the centre of the road: Witton Street, Crofton Downs



Tall pines along Wadestown Road, Wadestown.

Western Suburbs INNER WEST

INNER WEST

Northland + Wilton + Crofton Downs + Wadestown

BUILT CHARACTER ELEMENTS

Land Uses

Land use is predominantly residential. Non-residential land uses include community facilities such as schools, churches, library and retail to service the local communities.

Street Pattern

The street pattern of this area of Wellington reflects the time of subdivision and the topography. Most of Northland and Wadestown has first developed in the early 20th century when a grid street pattern was favoured. This street pattern does not fit easily with the sloping topography of these suburbs. There are some interesting features resulting. A loose grid pattern has resulted where roads are narrow and discontinue where the land becomes too steep, to be replaced by pedestrian links in some places.

Wilton, Crofton Downs and the north end of Northland developed later (post 1940) and have streets that follow a more curvilinear network with cul-de-sacs common. Wilton's wide streets run along the gradual western slopes of Tinakori Hill with comparatively few connecting streets running up the slope (giving a horizontal banding pattern of housing when viewed from a distance). A similar banding effect is produced by the new subdivision in Downing Street, Crofton Downs when viewed from Ngaio. The density of large houses accentuates this effect.

There are some pedestrian connections between the cul-de-sacs and large blocks in Wilton and Crofton Downs.

Main Neighbourhood Centres

Northland and Wadestown both have a small cluster of retail activities in a traditional form of small shops fronting the street. Northland village is one-sided (the firestation is a prominent feature of the opposite side) and has an exposed ridgetop location. Crofton Downs has a neighbourhood centre near the train station on Churchill Drive. This is a typical post 60s shopping centre which has been designed, with a large carpark to the front and no obvious pedestrian link with the station or surrounding housing. Wilton has no local shopping centre (there are some small disused shops on Pembroke Road) or other community facilities (apart from the school) giving it a quiet, 'dormitory suburb' feel, accentuated by the semi-rural outlook to the west.

Density/ Height

Building heights are predominantly one storey throughout most of the inner west suburbs. Lots are predominantly 400-600m² in area, and rarely have more than 35% site coverage. Where the land is steep (greater than 25degrees slope) the site coverage is predominantly below 25%.

Residential Age, Type and Style

Housing development generally spread from Wellington Central outwards (wrapping to the south and north of Tinakori Hill), therefore there are examples of Victorian cottages and villas from the early 20th century in both Northland

and Wadestown.

Northland has some similarities with adjacent Kelburn, although houses tend to be smaller, predominantly single storey and less grand than Kelburn (where two storey houses predominate). The streetscapes in the southern end of Northland are generally consistent. While individual styles and detailing of houses varies, the relationship of houses to the street (setbacks, height of fences) is consistent. Housing is predominantly the villa or bungalow styles from the early 20th century. There is also a small area of state housing from the late 1930s - 40s (around Albemarle and Sydenham Streets). The gully adjacent to Albemarle Road, Northland forms a natural boundary, with more recent (post 1940s) housing to the north of the gully. This area bares more relationship to Wilton in terms of the building styles and streetscape.

Wilton and Crofton Downs were largely developed in the 50s, 60s and 70s. Wilton has quite a homogenous housing character. Crofton Downs has more variety of house styles, larger house sites and lower density than Wilton. A recent development, at the end of Downing Street, has consistently large houses of similar style.

The large early 20th century Arts and Crafts houses located on sloping streets give parts of Wadestown a similar urban character to Kelburn. The tight grid system of streets with steep narrow streets (eg. Weld Street) running up the slope has a dense pattern of development which still retains a rich green character. The area surrounding the Wadestown shops has housing predominantly in the Victorian style on small sites.

Large detached houses are the predominant building type in the inner west suburbs. Infill to the rear of sites is relatively rare, most houses have retained large gardens, increasing the green character of the suburb. Flats and apartments are rare.

Building condition varies from very high quality in parts of Wadestown and Northland to some structures of poorer condition in Wilton and Crofton Downs.

Iconic Structures or landmark elements

- Northland Fire Station (Heritage Building Inventory)
- Northland Tunnel
- Crofton Downs transmission lines and substation
- Ngaio Gorge- Trelissick Park
- Tinakori Hill
- Otari Wilton Bush
- Te Wharangi Ridge and skyline (Outer Green Belt)
- Wadestown Bus Shelters
- Wadestown Library



Northland tunnel with housing over.



Northland centre has a small line of shops fronting the street.



Pedestrian walkways are characteristic to Northland and Wadestown.



Houses in Wilton follow the horizontal pattern of streets along the slopes.



Wadestown- housing clustered up the hill.



Wadestown village: a small collection of shops.



Crofton Downs shopping centre is a typical 60s design with a large carpark to the front and poor pedestrian connections.



Crofton Downs station with adjacent Mitre 10 and the shopping centre to the left, are not well connected to each other or the neighbourhood.



Victorian Villa, Northland ridge Farm Road.



1920s Arts & Crafts style house, Wadestown



1920s house, Weld Street Wadestown



1960s house, Bedford Street, Northland



1970s house, Silverstream Rd, Crofton Downs



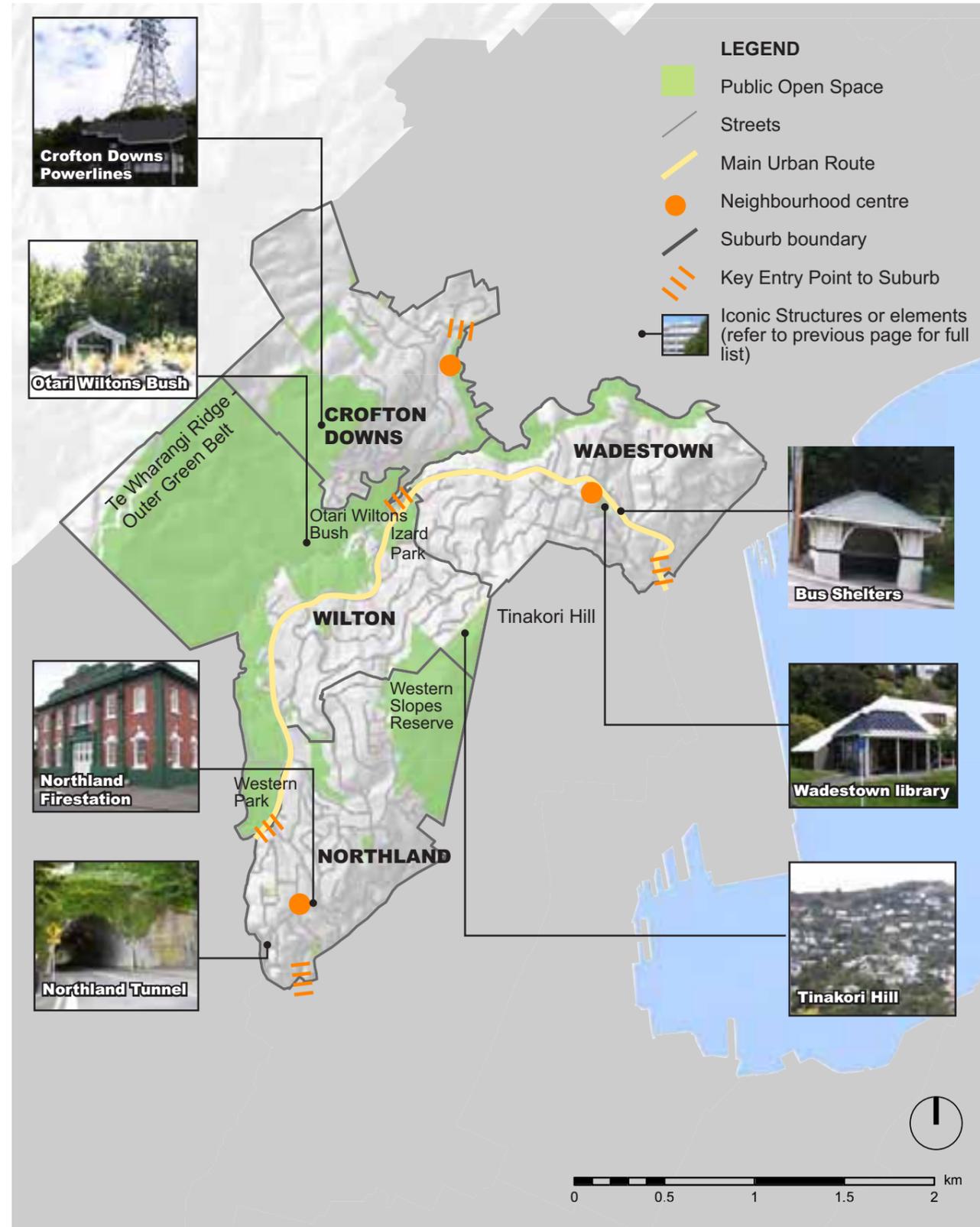
Recent (post 2000) house, Farm Road, Northland

Western Suburbs INNER WEST

INNER WEST

Northland + Wilton + Crofton Downs + Wadestown

URBAN CHARACTER SUMMARY



NATURAL & BUILT CHARACTER ELEMENTS



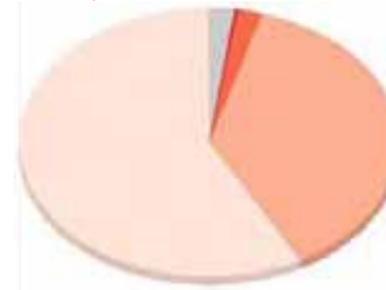
topography & open space

- Wilton - the western slope of Tinakori hill.
- Wadestown - a spur to the north and Northland a spur to the south of Tinakori Hill.
- Crofton Downs - the eastern slope opposite Wilton.
- Tinakori Hill, Outer Green Belt & Otari Wilton Bush - main open space.



street pattern

- Predominantly loose grid pattern in older areas (Northland/ Wadestown). Pedestrian links between roads where too steep.
- Wilton/ Crofton Downs- curvilinear streets run horizontally across slope with few streets connecting up slope.



no. of storeys

- no data
- 1
- 2
- 3
- 4 or more



green structure

- Strong green character with a high density of vegetation.
- Lower slopes- taller trees, greater species diversity, some deciduous.
- Upper slopes- smaller trees, fewer species. More sparse vegetation.



main neighbourhood centre

- Crofton Downs- post 60s shopping centre with large carpark. Disconnected from residential area.
- Small local centres- Northland & Wadestown.



site coverage

- no data
- <25%
- 25 - 35%
- 35 - 50%
- >50%



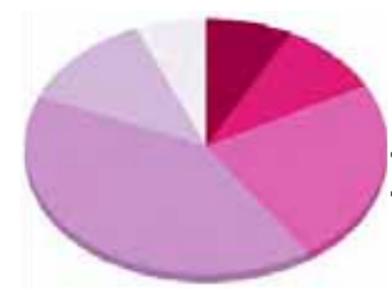
land use

- Predominantly residential.
- Some local retail and community facilities.



residential age, type & style

- Northland & Wadestown- variable age and style predominantly pre-1940s.
- Wilton- some 1920s on Wilton Road, 40s-60s lower slopes, 60s-70s on upper slopes.
- Crofton Downs- predominantly 60s-80s with some recent housing.



parcel size

- <200 sqm
- 200 - 400 sqm
- 400 - 600 sqm
- 600 - 800 sqm
- 800 - 1000 sqm
- > 1000 sqm

INNER WEST

Northland + Wilton + Crofton Downs + Wadestown

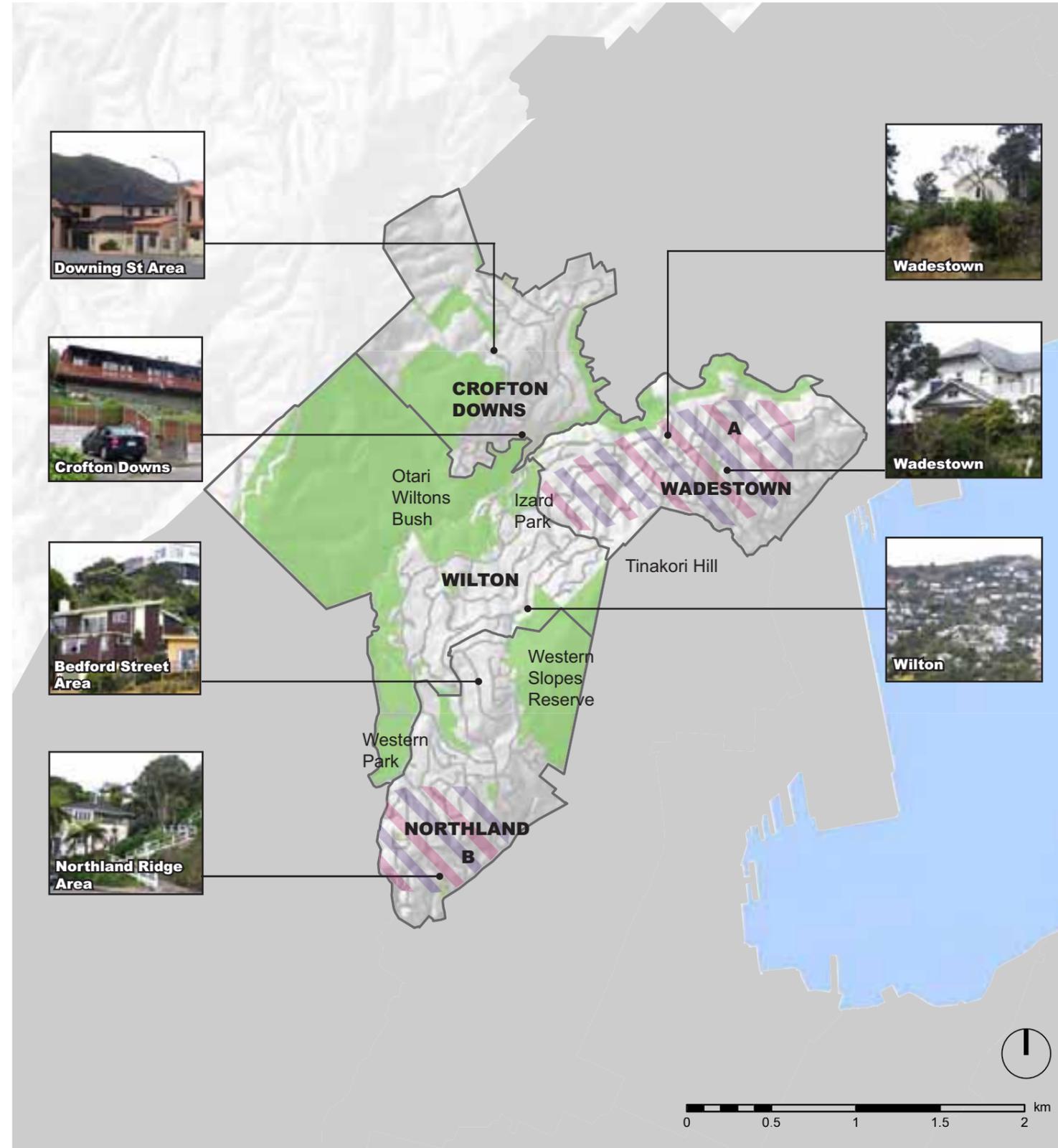
SENSITIVITY TO CHANGE IN THE EXISTING CHARACTER OF THE INNER WEST

The nature of the green structure is an important part of the character of each of these suburbs. The local topography and climatic conditions influence and define this green character.

The early subdivision patterns of Northland and Wadestown have created a pattern of steep, narrow streets with dense housing stacked up the slope and lush vegetation in unmanaged pockets. Most houses in these suburbs do not have off-street parking. The narrow pathways or steps leading up the house on the sloping sites allow for areas of vegetation, enhancing the green character of the street. Both the complexity of character and density of vegetation are sensitive to potential change. Large scale development could alter the richness of the existing streetscape and devote greater space to paving reducing the amount of vegetation and the green character of these suburbs (Refer A & B).

Crofton Downs and Wilton were developed in an era when car ownership was common, giving them a different character from Northland and Wadestown. Off street parking is more common and streets are wide and curvilinear, stretching across the slope with housing often located above or below the street. There are few or no facilities in walking distance. Within this context, the green structure of the landscape is the predominant character feature to many of the streetscapes, particularly in Wilton. Some recent developments have large areas of paving and double garages dominating the streetscape. The smaller lots, and greater density of recent development is also changing the green character of these suburbs as there is less 'leftover' space for vegetation.

The new subdivisions in Crofton Downs appear relatively generic and have little consideration for the local character or context. The large houses dominate the streetscape and leave little space for landscaping, giving this area a different character from the surrounding suburb. However, the public reserves adjacent to Wilton and Crofton Downs help to mitigate the lack of vegetation in new developments, by providing a strong green framework to these suburbs. Street tree planting could also counteract the loss of private vegetation in new more intense development.



LEGEND

- Public Open Space
- Streets
- Suburb boundary
- Areas sensitive to change (Natural Character Elements)
- Areas sensitive to change (Built Character Elements)

NB: Indicative only



KHANDALLAH/ NGAIO

Khandallah + Kaiwharawhara + Ngaio

NATURAL CHARACTER ELEMENTS

Topography and Aspect

The topography of Khandallah, Kaiwharawhara and Ngaio has influenced the built development as well as the vegetation. The southwest fringe of Khandallah and Kaiwharawhara are located on the upper part of the Wellington Fault Escarpment overlooking the harbour. The majority of Khandallah lies in a valley inland from the harbour. There are three distinct areas to Khandallah and Ngaio: the eastern side of the valley, the western side of the valley and the harbour edge. The main heart of Ngaio and Khandallah is approached through the steep valley of Ngaio Gorge or via Onslow Road.

The land rises more gradually on the eastern side of the valley than the west, with a drier, sunnier north/northwest aspect. Due to the bulk of Mt Kaukau and its flanks to the north, the eastern slope is less exposed to the extremes of the northerly than areas further down the valley. Suburban development started first on this side and in the valley, partly because this side is closer to Wellington city and development logically spread outwards from the centre, but also because the substantial areas of lower, undulating land in Khandallah was easier to build on than the steeper western slopes.

The western side of the valley comprises moderately steep to steep slopes with a relatively cooler, moister south/southwest aspect. These western slopes were mainly developed later, post 1960s, reflecting the outward spread of urban development, and the greater difficulty of developing this steeper land.

The harbour edge of Khandallah is located on the Wellington fault escarpment. As well as having a spectacular harbour outlook, this area is subject to different climatic conditions. The slopes are steep and face southeast, so cool, moist coastal conditions prevail. This has resulted in pockets of tall, lush growth. This area has a strong green character, where the tall vegetation on steep slopes conceals many of the houses from view.

Kaiwharawhara is located on the narrow coastal platform and coastal escarpment in the vicinity of the Ngaio Gorge where the Kaiwharawhara Stream discharges to the sea. Like the harbour edge of Khandallah, the escarpment face is steep with a cool, moist climate and is mostly undeveloped. The coastal platform is narrow and largely occupied with Hutt Road, the motorway and rail corridors as well as industrial development on the coastal side of Hutt Road.

Open Space

Development extends only part way up the steeper western flanks of the Te Wharangi Range (Outer Green Belt) leaving the upper slopes and ridgetops undeveloped. This Outer Green Belt provides a substantial open space and green backdrop for Ngaio and Khandallah.

Khandallah Park combines recreational facilities (outdoor pool, playground) with a 'natural' open space reserve with substantial areas of regenerating native bush. Nairnville Park contains sportsfields and playgrounds.

Cummings Park, a secluded park in the base of the Ngaio valley is tucked in behind the shops on Ottawa Rd. The park contains a mix of exotic and native species, with alders lining the Korimako Stream and a single totara. There is potential to provide greater integration with the adjacent Ngaio village, to improve the safety and use of the park and enhance the experience of the village.

The railway line provides an important green corridor in the valley, as lush vegetation lines the steep sides of the gully.

Trelissick Park provides an important open space along the Kaiwharawhara stream corridor (Ngaio Gorge).

The densely vegetated coastal escarpment is a prominent open space and visual backdrop feature of the harbour edge.

Green Structure

The strong green character of Ngaio and Khandallah is due to extensive public and private planting through most parts of the suburbs. There is little consistent street tree planting on the eastern slopes of Ngaio and Khandallah but tall trees in private gardens contribute significantly to the green structure in many places. The higher slopes of eastern Ngaio are the least green, possibly due to the greater wind exposure and more recent development. Large pohutukawa and ngaio are noticeably prevalent, with some scattered specimens of tall pines and macrocarpas. Exotic conifers are a feature in parts of Khandallah.

The western slopes of Ngaio and Khandallah are more sheltered and subject to shade than the eastern slopes. The older areas, mainly dating from the 1940s and 50s, are noticeably green, with predominantly native species linking back to the remnant and regenerating native forest on the slopes above. The newer housing areas, such as the Vasanta Avenue area in Ngaio, have yet to establish substantial greening in private gardens, giving these areas a less green character. In the Simla Crescent area of Khandallah, a neighbourhood of large established homes, there is a noticeable proportion of deciduous trees amongst the native species. This is part of a wider pattern through Ngaio and Khandallah, which sees deciduous trees in the valley bottom, where there is more shelter and, perhaps a desire to reduce winter shade.



Northwest slope of Ngaio with the backdrop of the Outer Green Belt and dense vegetation between housing.



View over Khandallah with city in background from Madras Street.



Diverse planting around housing on the eastern slopes of Ngaio gives this area a strong green character.



Unmanaged native vegetation on the road reserve in Ngaio.



Khandallah reserve has a playground, outdoor pool and walking tracks through the bush.



Nairnville Park has playing fields and playground (Mt Kaukau is in the background).



Mixed species on road reserve and private land, Aplin Terrace, Ngaio



Cummings Park, Ngaio has a mix of exotics and native species.



House on the Western Ngaio slope nestled in amongst vegetation with pedestrian only access to house.



The railway line provides a green corridor through these suburbs as lush vegetation lines its sides.



Characteristic deciduous trees in the base of the valley, Khandallah.



Khandallah's hillside streets have a substantial vegetation framework of native and exotic trees.

Western Suburbs KHANDALLAH/ NGAIO

KHANDALLAH/ NGAIO

Khandallah + Kaiwharawhara + Ngaio

BUILT CHARACTER ELEMENTS

Land Uses

Land use is predominantly residential in Ngaio and Khandallah and predominantly industrial and retail in Kaiwharawhara. Non residential land uses include community facilities such as schools, churches, library and retail to service the local communities. The industrial buildings lining Ngaio Gorge are a strong character feature when entering Ngaio from the city side.

Street Pattern

Ngaio and Khandallah have a well-developed network of winding streets with a number of cul-de-sacs up the slopes on either side of the valley. Some of the cul-de-sacs have pedestrian connections, particularly in the pre-1960 areas.

Kaiwharawhara has a simple linear street pattern of Hutt Road and Ngaio Gorge Road, which has been defined by the topography.

Main Neighbourhood Centres

Ngaio and Khandallah both have neighbourhood centres with a diversity of shops. Ngaio neighbourhood centre has a few local shops which address the street, a library and town hall on the west side of Ottawa Road in the base of the valley. Many of the shops also face Cummings Park at the rear, where carparking is located, giving a connection between the retail and local park. The village shops and community facilities are separated by some residences. The change in style and forms of the buildings accentuates this separation. While there are some deciduous specimen trees, there is no more formal tree structure to the street.

Khandallah has a more substantial centre with a diversity of building styles including the 60s library, the newly renovated supermarket and a row of shops with verandahs.

Kaiwharawhara only has a small community of houses and the big box retail and industrial buildings serve the broader community rather than acting as local centre.

Density/ Height

Building heights are predominantly one storey throughout most of these suburbs. Lots are predominantly 400-800m² in area, and rarely have more than 35% site coverage. The site coverage is predominantly below 25%. The low density has provided room for private planting around houses, giving this area a strong green character, particularly on the hillsides.

Residential Age, Type and Style

Apart from some small areas of older housing dating from villages in farming times, most housing in Ngaio and Khandallah developed post 1920. Khandallah was connected to the city by rail in the 1880s, initiating suburban development around the station. Housing in both suburbs developed on the lower slopes around the valley first, with more recent developments on the steeper land,

higher up the slopes. There are a variety of neighbourhoods, many with diverse housing styles. There are examples of bungalows, railway cottages, state houses and larger homes, many in the English Vernacular/Arts and Crafts style which was popular in the pre WWII years. Khandallah has many iconic houses from Wellington architects of different eras.

The most consistent streetscape in Ngaio is Tarikaka Street, where Railway houses were built in the 1920s using a standard plan. While the Railway houses have hip or gable roof and subtle differences in porch decorations, the consistent house form and street setback give a strong consistency to the urban character.

Both Ngaio and Khandallah have areas of post 1960s development, some with consistent streetscapes of similar house forms, setbacks and no front fence.

The urban character of the residential areas of Ngaio and Khandallah reflects the topography and the style/era of housing. The valley areas of Khandallah and Ngaio are characterised by one or two storey bungalows, villas and large Arts and Crafts houses with low picket fences and carefully managed gardens of mainly exotic and deciduous species. The sloping sites with older housing typically have separate garages or no garage, with steps/pathways to the house. While areas with post-1960s housing on the slopes are characterised by garages attached to houses, no fences and informal vegetation.

Large detached houses are the predominant building type in both Khandallah and Ngaio. Infill to the rear of sites is relatively rare (although starting to occur more frequently), most houses have retained large gardens, increasing the green character of the suburb. Flats and apartments are rare, although there are examples of recent townhouses near both Ngaio and Khandallah shopping centres. Industrial buildings are the predominant type in Kaiwharawhara, with a small amount of retail (mainly big box) and residential on the slope overlooking the harbour.

Building condition is predominantly high quality in both Ngaio and Khandallah.

Iconic Structures or landmark elements

- Industrial buildings, Kaiwharawhara
- Railway houses, Tarikaka Street, Ngaio
- Ngaio town hall
- Athfield House
- Khandallah Telephone Exchange
- Ngaio Gorge- Trelissick Park
- Mt KauKau
- Khandallah Park (including outdoor swimming pool)
- Nairnville Park
- Te Wharangi ridge and skyline (Outer Green Belt)
- Vegetated coastal escarpment on harbour edge.



Industrial buildings line Hutt Road, Kaiwharawhara with steep vegetated escarpment.



Industrial buildings line Ngaio Gorge, Kaiwharawhara defining the city entry to Ngaio.



Ngaio has a diversity of building ages in the southern area. Moderne style on left and Victorian villa on right.



Railway houses in Ngaio present a consistent urban character along Tarikaka Street.



Khandallah centre provides a heart to the community.



The shops in Khandallah centre are in a range of building styles lining the main street.



Ngaio centre has a small line of shops and community facilities on the west side of Ottawa Road.



The shops in the Ngaio centre have a connection with Cummings Park at the rear.



Victorian Cottage, Ottawa Road, Ngaio



1920s Arts & Crafts style house, Khandallah



1950s house, Khandallah



1960s house, Ngaio



1980s house, Khandallah



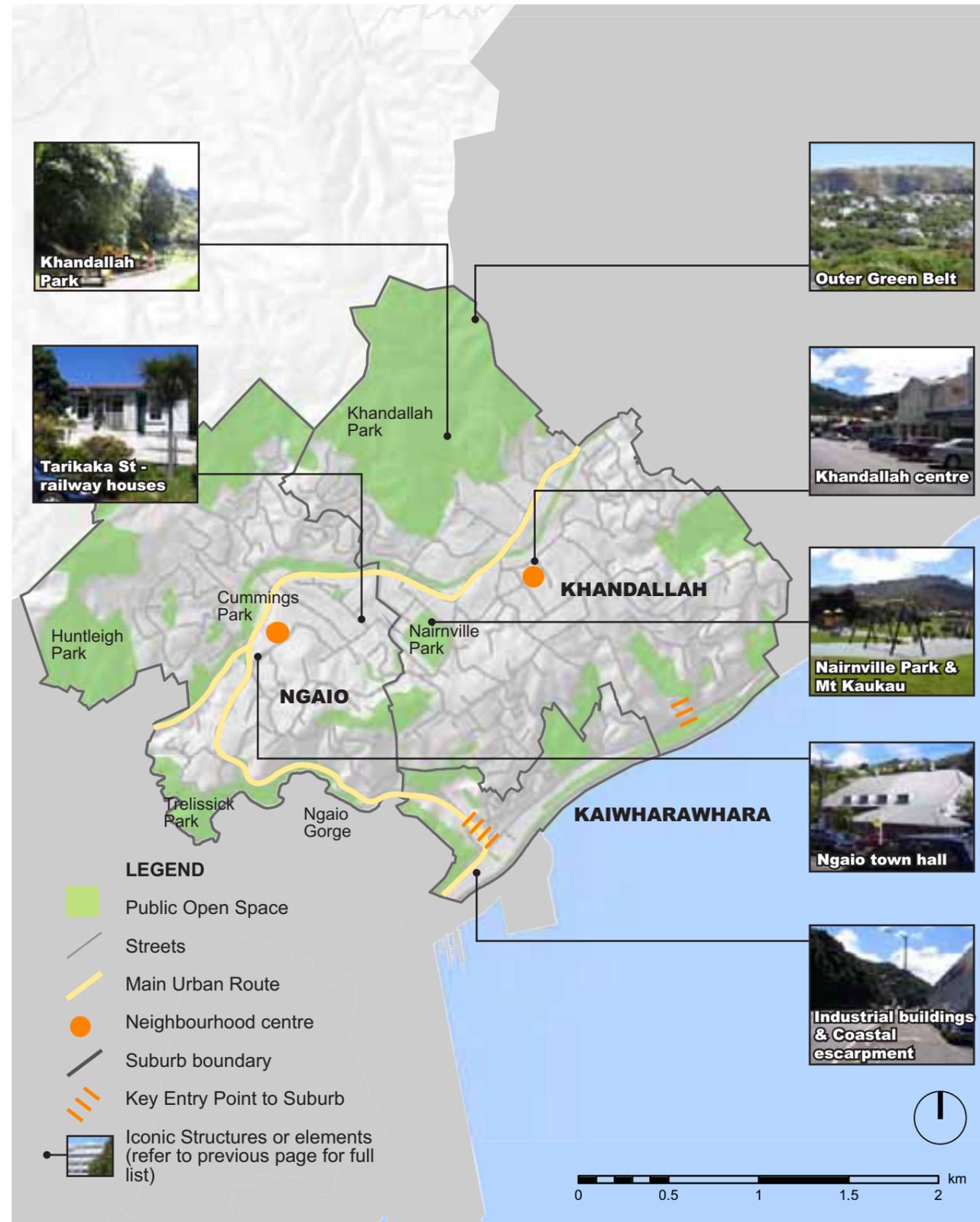
Recent (post 2000) house, Khandallah

Western Suburbs KHANDALLAH/ NGAIO

KHANDALLAH/ NGAIO

Khandallah + Kaiwharawhara + Ngaio

URBAN CHARACTER SUMMARY



NATURAL & BUILT CHARACTER ELEMENTS



topography & open space

- Southwest of Khandallah & Kaiwharawhara - escarpment overlooking harbour.
- Most of Khandallah and Ngaio is located in a valley, inland from the harbour.
- More gradual slope on east of valley than the west.
- Outer Green Belt main open space.



green structure

- Strong green character with a high density of vegetation from private gardens and unmanaged areas of road reserve.
- Recent ridgetop developments have less vegetation.



land use

- Predominantly residential in Khandallah & Ngaio.
- Some local retail and community facilities.
- Predominantly industrial in Kaiwharawhara.



street pattern

- Curvilinear streets and some cul-de-sacs on hills with some pedestrian links in Khandallah & Ngaio.
- Kaiwharawhara has a simple linear street pattern of Hutt Road & Ngaio Gorge Road, defined by the topography.



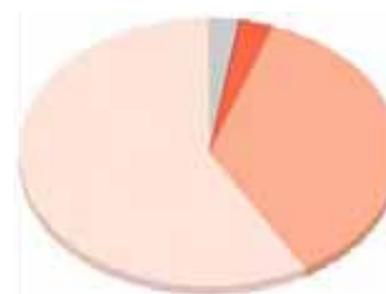
main neighbourhood centre

- Ngaio and Khandallah both have a neighbourhood centre with a mix of community facilities and retail.
- Khandallah is main centre.



residential age, type & style

- Eastern slopes and valley-diverse styles, predominantly post 1920s.
- Western slopes- diverse styles, predominantly post 1960s.
- More recent housing on upper slopes and ridgelines.



no. of storeys

- no data
- 1
- 2
- 3
- 4 or more



site coverage

- no data
- <25%
- 25 - 35%
- 35 - 50%
- >50%



parcel size

- <200 sqm
- 200 - 400 sqm
- 400 - 600 sqm
- 600 - 800 sqm
- 800 - 1000 sqm
- > 1000 sqm

KHANDALLAH/ NGAIO

Khandallah + Kaiwharawhara + Ngaio

SENSITIVITY TO CHANGE IN THE EXISTING CHARACTER OF KHANDALLAH/ NGAIO

Khandallah and Ngaio both have a predominantly green character with extensive public and private planting. The sheltered aspect and low density of development through most of the suburb has allowed substantial vegetation to be established around housing. Many of the large trees that define the green structure of these suburbs are situated on private land. Currently these trees have no formal protection. Their loss, through development or intensification of these suburbs, would adversely change the green character of the area. However, if these large tree specimens could be retained as part of a new development, they would help to integrate the development into the existing suburb and mitigate the increase in density (Refer A & B).

The openness of the streetscape in much of Ngaio and Khandallah comes from low or no front fences to many properties. The steep embankments fronting houses or in the road reserves on some streets, provides an informal green structure. There is evidence that this open, vegetated character of the streetscape is beginning to change as demand for privacy, through high front fences, and garages built into vegetated escarpments, is increasing (Refer A & B).

There is a strong urban character of detached houses in Khandallah and Ngaio. Many of these houses are large, particularly in Khandallah. Developments that are at a scale and form that do not significantly increase the overall density and consider the context of the streetscape could integrate well with this urban environment. This may be possible by combining two or three small units that overall would not be significantly larger or bulkier than the existing houses (Refer B).

While the housing styles in Khandallah and Ngaio are diverse, they generally follow a broad pattern of styles which are typical of Wellington for the different eras. A recent terrace house development adjacent to Khandallah Village has adopted the style of Victorian brick terraces in Sydney. While the form and density of the development fits well into its context and provides some termination to the view down the main street of Khandallah Village, it would be better if it had followed the local Wellington housing styles rather than appropriating historic styles from other cultures (Refer A & B).

The vegetated coastal escarpment is sensitive to development creeping from the top down or bottom up, potentially fragmenting the distinctive harbour edge backdrop in Kaiwharawhara and coastal Khandallah (Refer C & D).



LEGEND

- Public Open Space
- Streets
- Suburb boundary
- Areas sensitive to change (Natural Character Elements)
- Areas sensitive to change (Built Character Elements)

NB: Indicative only



NORTHERN SUBURBS

Occupy the broad Porirua Stream valley, where the coastal influence is also moderated by intervening hills. Although there were villages at Johnsonville and Tawa in the nineteenth century, most of these suburbs have been developed since the 1950s and this is the area of Wellington City which has had the most recent growth on the largest scale.

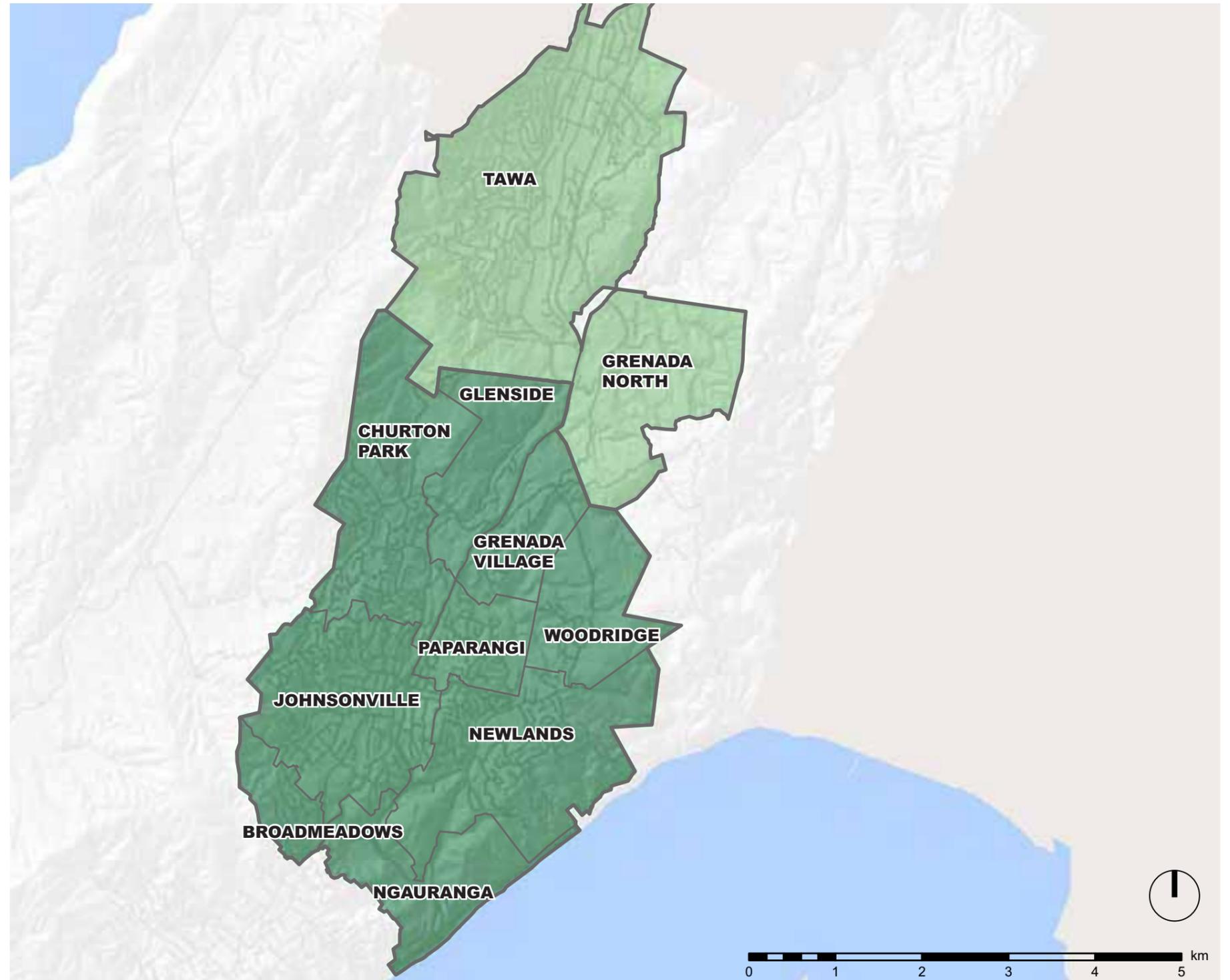
10. JOHNSONVILLE

- Broadmeadows
- Ngauranga
- Newlands
- Johnsonville
- Paparangi
- Woodridge
- Grenada Village
- Glenside
- Churton Park



11. TAWA

- Tawa
- Grenada North



Character Assessment NORTHERN SUBURBS

JOHNSONVILLE

Broadmeadows + Ngauranga + Newlands + Johnsonville + Paparangi + Woodridge + Grenada Village + Glenside + Churton Park

NATURAL CHARACTER ELEMENTS

Topography and Aspect

The northern suburbs are primarily accessed through Ngauranga Gorge, giving a sense of separation from the harbour and Wellington Central. The enclosing hills around Johnsonville further accentuate this seclusion. Johnsonville basin is located at the head of the catchment of the Porirua Stream. The catchment is aligned in the direction of the prevailing winds which can act as a wind funnel for both the northerly and the southerly winds. The Newlands valley drains southwest into Ngauranga Gorge.

Broadmeadows is located on the northeast facing flanks of Mt Kaukau, giving it a sunny but exposed climate.

Central Johnsonville is located on comparatively flat and undulating land above the Ngauranga Gorge. It has a sunny, mainly north aspect. The southern section (Raroa) is located on a low hill.

Newlands valley has a southeast aspect giving it a sheltered, cool, damp climate and consequently more vegetation on private land and road reserves. The Bellevue area of Newlands and parts of Broadmeadows have views back to the harbour.

Churton Park, Paparangi, Woodridge, Grenada Village and parts of Newlands face north -northwest giving a sunny but windy climate. Recent development in the east of Newlands extends over the ridge onto the upper slopes of the harbour catchment above the Wellington Fault escarpment (eg. Bellevue). Newlands is developed to the summit in many places, providing an outlook from other areas which is dominated by the built environment rather than the undeveloped green backdrop, typical to most Wellington suburbs.

Open Space

The Outer Green Belt on the slopes above Broadmeadows, Johnsonville and Churton Park, provide a green backdrop or outlook to many areas of the Johnsonville suburbs. The Outer Green belt does not have the tall tree structure of the Town Belt, rather it provides a more rural outlook of pastoral and reverting farmland. As the regenerating native vegetation matures, the character of this Outer Green Belt may come to more closely resemble the more vegetated Town Belt.

In contrast to other parts of Wellington, where the Town Belt or Outer Green Belt provides an immediate green backdrop, open space in Paparangi is located in the gullies (the managed parks and sports ground spaces of Seton Nossiter Park, Newlands College, Paparangi School Grounds and Pinkerton Park). This means the local green spaces are relatively hidden from view from much of the suburb but this lineal open space helps to define the suburb boundaries of Grenada Village and Paparangi. The distant rural hilltops of Bests Ridge and Horokivi Ridge provide some further greening to this area.

Open space in Churton Park also follows a gully and stream, providing an important green corridor. The undeveloped farmland creates a green rural backdrop.

Green Structure

The green structure is less well developed in these suburbs than other more established parts of Wellington. This may be partly due to more recent development in these suburbs, giving less time for vegetation to establish and the difficult growing conditions (climate and soil) but it also has much to do with the way in which large areas of these suburbs have been developed. The development approach where modification of the landform through extensive earthworks to give smooth landforms for maximum yield of sites (and desirability of relatively flat sites for off-street parking and concrete slab construction) has also affected the amount of green structure. Very little structural tree planting, such as street tree planting, has occurred in these suburbs as part of the initial development.

Pohutukawas have been planted as a street tree in parts of Broadmeadows. In the lower areas (developed in the 60s and 70s) both public and private planting is starting to create a green structure. The newly developed streets in Broadmeadows are comparatively bare, although the Outer Green Belt provides a backdrop of regenerating native bush to these areas.

The green structure in many parts of Johnsonville and Newlands is generally weak with comparatively sparse low-medium planting in gardens and few sizable trees. There are pockets of more vegetated areas in Newlands valley and more sheltered parts of Johnsonville.

The main trends are:

- Pines and macrocarpas are the most consistent and distinctive tall trees, remnants of the former farm planting.
- Pohutukawa is a popular street tree.
- Regeneration of native species is occurring on hillsides, road banks and open spaces around the urban fringes. Gorse is prevalent but there are also early to mid-successional species. Later successional species do occur in some gullies.
- Australian/ South African species are noticeable in public and private planting reflecting the era of development (1960s-80s) and the tolerance of these plants to difficult growing conditions.
- Ornamental conifers are also a feature in some places. These are often not in good condition, possibly due to the windy conditions.
- Deciduous species are uncommon, except in some sheltered pockets.
- Street planting is patchy and the character of garden planting is extremely mixed with no particular species that appear to be more common than others.



Closer to the hills on the west side of Johnsonville, a more lush character with some deciduous trees reflects the more sheltered location.



Dominion Park Street on the slopes of Raroa hill has noticeably greater vegetation on road reserves than other parts of Johnsonville.



View over West Johnsonville - areas of open space provide some large trees in the sheltered pockets (eg. the south facing area around Johnsonville School on Ironside Street).



Native species have been planted in the parks in Woodridge (Toetoe and flax), but it lacks tall tree structure.



Newlands has pockets of dense vegetation in the valley near Newlands Road.



New areas of Broadmeadows have little significant street tree planting or private planting.



The older, lower areas of Broadmeadows have a more developed green structure.



Churton Park -the backdrop of hills adds to the green structure of the suburb.



Paparangi - open space with remnant mature conifers in gully.



Newlands - poor green structure in some of the sloping streets.



Grenada Village - wide streets and medium tree structure.

Northern Suburbs JOHNSONVILLE

JOHNSONVILLE

Broadmeadows + Ngauranga + Newlands + Johnsonville + Paparangi + Woodridge + Grenada Village + Glenside + Churton Park

BUILT CHARACTER ELEMENTS

Land Uses

Land use is predominantly residential in these suburbs. Johnsonville has a large commercial area and a number of schools and other community services. Ngauranga is predominantly industrial, aligned beside SH1 and SH2. Newlands and Glenside also have some commercial and industrial uses.

Street Pattern

While there is a small area of grid street development in Central Johnsonville (the oldest area of urban settlement), streets predominantly follow a curvilinear pattern with cul-de-sacs reflecting the topography and era of development. The streets have tended to widen over time giving less containment and greater starkness to recent developments.

The Johnsonville-Poirirua Motorway, developed in the late 1960s, is a major feature of the area, limiting connections between suburbs on opposite sides of the valley.

Main Neighbourhood Centres

The Johnsonville Mall was built in the 1960s and forms the focus of the main neighbourhood centre for these suburbs. Most commercial development is centred around the shopping mall on Johnsonville Road, Broderick Road and Moorefield Road. Pedestrian connections to the mall are weak. Community services are mainly located on Moorefield Road.

Newlands contains a small 60s shopping centre, setback from the road with a carpark at the front of it.

Broadmeadows, Churton Park and Grenada Village have no retail areas and are essentially 'dormitory suburbs' with no real community heart or focus.

Density/ Height

Buildings are predominantly one storey, with the exception of Churton Park, the Bellevue area of Newlands, and Broadmeadows, where two storeys are predominant. Sections are predominantly 400-800m² with less than 35% site coverage.

Residential Age, Type and Style

This area of Wellington was a farming community with a village at Johnsonville until well into the twentieth century. The few Victorian cottages and villas that remain from this early development are scattered amongst housing from later eras, giving a streetscape of diverse styles in Johnsonville. The most consistent streetscapes are the areas of state housing from the late 1930s - 40s (eg. Boulton Street).

As for other parts of Wellington, development spread from the flat areas of land, and early roads, up the hillsides, with most recent development being on the upper slopes and some ridgetops. The slopes around Johnsonville were predominantly developed in the 1950s to 70s, when the motorway

eased access to the CBD, making the Johnsonville area a popular choice for detached family houses. Some streetscapes developed in Johnsonville at this time lack a consistent building style, fence or planting treatment. However, others have obvious bands of development with consistent styles along each street ascending the hill. This is the case in Cortina Avenue, where recent developments in Birch Street above, contrast with the consistent streetscape of 1970s houses. Once vegetation has had time to evolve, this should help to integrate the two styles and soften the impact of the high fences in the new development.

Housing in Broadmeadows was predominantly established in the 1960s and 70s. This part of Broadmeadows has quite a similar character to Crofton Downs, due to similar housing styles and patterns of development. The newer areas of Broadmeadows, situated higher up the slope, have large houses on small sections and is similar in character to other recently developed areas of Wellington (eg. Churton Park).

Development occurred in Churton Park, Newlands, Paparangi and Grenada Village mostly from the 1960s onwards. More recent development has occurred in Churton Park, Woodridge and the Bellevue subdivision on slopes above the harbour. The housing character of this recent development is relatively consistent due to the rapid 'formula' development by a small number of developers. A limited palette of materials predominates (rendered walls, tiled roofs, aluminium windows). However, viewed from a distance, there is less visual coherence in comparison to other hillside suburbs, due to a greater diversity of wall and roof colours and the lack of tree structure. In contrast to the older areas of Wellington, houses are frequently not aligned with the street and double garages are a dominant feature of the street frontage. The streets also tend to be wider giving these suburbs a stark character.

Housing is predominantly detached dwellings in all suburbs. There are some examples of duplexes scattered around the suburbs. Some recent higher density housing developments use a terrace typology and are located on main routes (Elderly housing development on Burma Road, Terrace house development on Middleton Road, Glenside).

There are a mix of building conditions in these suburbs with some areas of noticeably poor condition.

Iconic Structures or landmark elements

- St Johns Anglican Church, Johnsonville
- Johnsonville Shopping Mall
- Wellington Urban Motorway
- Transmission lines
- Ngauranga Gorge
- Outer Green Belt
- Wellington Fault Escarpment including the upper slopes & ridgeline.
- Wellington Harbour



Churton Park: Different wall and roof colours provides visual diversity when viewed from a distance.



70s housing in Cortina Avenue, Johnsonville with new housing above.



The Bellevue area of Newlands is characterised by large houses of generic design, wide streets, views to the harbour and low vegetation.



There are some examples of recent townhouses in Johnsonville near the centre.



Newlands neighbourhood centre is a small cluster of shops with parking in front.



Johnsonville centre is dominated by signage and cars.



Early Victorian cottage, Johnsonville



40s State House, Johnsonville



40s moderne style, Johnsonville



60s house, Johnsonville



Recent terrace housing, Glenside



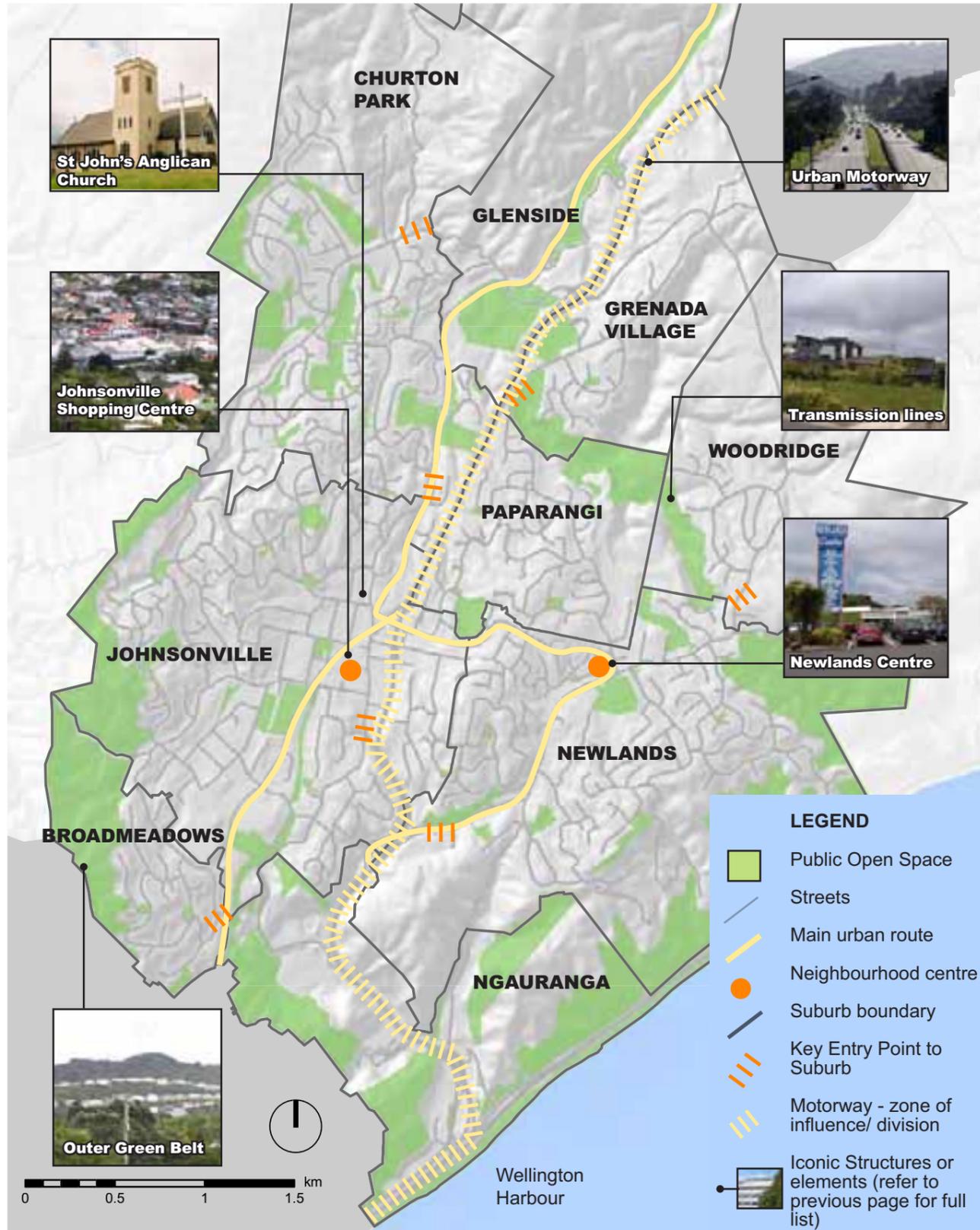
Recent house, Churton Park

Northern Suburbs JOHNSONVILLE

JOHNSONVILLE

Broadmeadows + Ngauranga + Newlands + Johnsonville + Paparangi + Woodridge + Grenada Village + Glenside + Churton Park

URBAN CHARACTER SUMMARY



NATURAL & BUILT CHARACTER ELEMENTS



topography & open space

- Johnsonville is located in a broad valley .
- Broadmeadows, Churton Park, Paparangi, Woodridge, Grenada Village and Glenside are located on the slopes.
- Ngauranga is located in a gorge & the western slope of harbour.
- The Outer Green Belt main open space.



green structure

- Less well developed green structure on both public and private land than most other parts of Wellington.
- Vegetation is sparse, with low-medium planting and few tall trees.



land use

- Predominantly residential with some local retail and community facilities.
- Ngauranga & Glenside- predominantly industrial.
- Broadmeadows, Churton Park and Grenada Village have no mixed use ('dormitory suburbs')



street pattern

- Grid pattern in Central Johnsonville.
- Curvilinear streets and some cul-de-sacs.
- Motorway is major feature- limits connections between suburbs on opposite sides.



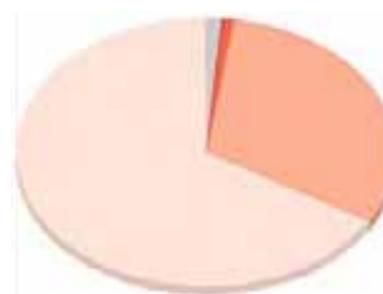
main neighbourhood centre

- Johnsonville -main neighbourhood centre with a mix of community facilities and retail.
- Newlands- small local centre.



residential age, type & style

- Predominantly post-war housing.
- Predominantly detached dwellings.



no. of storeys

- no data
- 1
- 2
- 3
- 4 or more



site coverage

- no data
- <25%
- 25 - 35%
- 35 - 50%
- >50%



parcel size

- <200 sqm
- 200 - 400 sqm
- 400 - 600 sqm
- 600 - 800 sqm
- 800 - 1000 sqm
- > 1000 sqm

JOHNSONVILLE

Broadmeadows + Ngauranga + Newlands + Johnsonville + Paparangi + Woodridge + Grenada Village + Glenside + Churton Park

SENSITIVITY TO CHANGE IN THE EXISTING CHARACTER OF THE JOHNSONVILLE SUBURBS

The dominant built character of Johnsonville and the adjacent suburbs is defined by post-war detached houses of one or two storeys. Within this framework, Johnsonville has the most diversity of housing styles and types. While the development of the motorway and Johnsonville Shopping Mall in the 1960s provided large scale changes to the character and urban form of the area, most change has been more incremental. This lack of visual consistency, gives Johnsonville an ability to absorb potential change with minimal effects to the existing character. However, where the few examples of Victorian villas and cottages remain in Johnsonville, these are sensitive to change. While these buildings are not of regional significance (there are many like them in other parts of Wellington) they are significant in Johnsonville because they are rare, and some of the last remnants of its early development.

The newly developed areas of Churton Park, Broadmeadows, Grenada Village, Woodridge and Bellevue (Newlands) have a more homogenous character due to the style and pace of development. The generic character of the built form and absence of local neighbourhood centres, creates a lack of community identity or recognisable local character. In these areas, the open space structure of the surrounding hills and gullies has a crucial role. The open space structure provides an important visual reference, contributing to the identity and legibility of the suburb. The hillside areas also create a green backdrop, somewhat compensating for the lack of street and private planting in these newly established areas. Future development in Churton Park and Grenada Village could potentially reduce the open space structure, since most of it is on private land (currently rural) impacting on the existing natural character of these areas. (Refer A, B & C).

The rural areas of Glenside are also sensitive to change from encroaching suburban development (Refer D).

The southeast fringes of Newlands and Ngauranga that extend over the ridge and into the harbour catchment provide an important and defining open space to Wellington Harbour. These open space and landscape values are sensitive to change (Refer E).



LEGEND

- Public Open Space
 - Streets
 - Suburb boundary
 - Areas sensitive to change (Natural Character Elements)
 - Areas sensitive to change (Built Character Elements)
- NB: Indicative only



TAWA

Tawa + Grenada North

NATURAL CHARACTER ELEMENTS

Topography and Aspect

Tawa developed in a broad valley along the main transport route between Wellington and Porirua. Development is predominantly in the valley bottom and although visually enclosed by hills, the area is generally sunny and open as it is aligned to the north. In addition, the valley sides rise up gradually without causing shading. The north-south alignment of the valley floor creates something of a wind funnel for the prevailing winds.

The west side of the Tawa valley comprises undulating land which generally rises gently to the Spicers Ridge, which provides a well vegetated green backdrop. Much of this area is comparatively sheltered due to the north-northeast aspect providing favourable conditions for green structure. The northwest side of Tawa (Lindenvale) is situated on a slight spur giving it more exposure to the wind.

The eastern slopes of the valley are elevated and sunny with a northwest aspect which appears to be relatively sheltered from the main passage of the prevailing winds along the valley. Grenada North also has a northwest aspect, however this area is more exposed to the wind.

Open Space

Redwood Bush, in the southwest of Tawa, has remnant podocarp forest and forms an important open space backdrop as part of the Outer Green Belt.

The Porirua Stream, which flows north-south along the length of Tawa flat between Main Road and the motorway provides greening along its banks. The areas associated with the stream and the railway land provide a lineal open space with reserves dotted along it (Willowbank Park, Taylor Park, Grasslees Reserve, Duncan Park, Linden Park). Grasslees Reserve includes a stream, skating rink, playground, the Tawa swimming pool and a rose garden.

Grenada North Park provides a green backdrop to this small suburb.

Green Structure

There is a noticeable contrast in the amount of green structure between the hillside areas of Tawa and the flat. The western slopes of Tawa are relatively green with remnant native forest of Redwood Bush, and large areas of pine plantation and regenerating native vegetation providing a prominent green backdrop. Both public and private planting have had time to establish and are comparatively green, with a noticeable number of tall trees. Planting is very mixed, but native species are more prevalent on the valley floor, with housing around the hillside edges set amongst remnant and regenerating native vegetation.

Street trees and garden vegetation is more sparse in northwest Tawa, possibly due to more recent housing and exposed conditions.

On the flat, streets are generally wide and straight with very little street tree planting. Private gardens are also quite sparse, accentuating the poor green structure. The most substantial and consistent greening is associated with the Porirua Stream, where deciduous trees are a feature. Planting character in the Tawa Town Centre is mixed.

The east side of the valley also has areas of strong green structure. The housing at the northern end dates from the 1960s and 70s, where private gardens, street tree planting and road reserve are well-established for the age of development. Species are quite mixed and reflect popular plant choices for the period of development. The newer housing towards the south has no street trees on the grassed verges. Gardens have not yet established and sections are generally smaller, providing less opportunity for future vegetation.

Grenada North has a poor green structure with few substantial trees on private or public land. Attempts have been made to provide some street tree planting, including trees in the median strip of extremely wide Jamaica Drive, however vegetation has a windswept, unmanaged appearance. The exposed conditions may inhibit future attempts to establish vegetation in this area.



The Redwood area of Tawa has a well established green structure in private gardens and the backdrop of Redwood Bush.



Colonial Knob Scenic Reserve forms a backdrop to the northwest area of Tawa.



The residential area of Grenada North has a poor green structure, mostly due to the exposed conditions.



Private planting is well established in the Redwood area, South Tawa.



The rural backdrop in northwest Tawa



Private planting is quite diverse in Tawa.



Diverse native and exotic species along Woodham Drive, Greenacres, East Tawa.



Grenada North Park provides a green backdrop to some housing in Grenada village.



Planting has been used in the industrial area of Grenada North.

Northern Suburbs TAWA

TAWA

Tawa + Grenada North

BUILT CHARACTER ELEMENTS

Land Uses

Land use is predominantly residential in Tawa. Non-residential land uses include light industry on Main Road, South Tawa and community facilities such as schools, churches, library and retail to service the local community. Grenada North is predominantly industrial with a small pocket of housing.

Street Pattern

Tawa developed along a transport corridor. The motorway and Main Road form a strong north-south axis. Streets on the Tawa flat on the east of the motorway mainly follow a grid pattern. The sloping areas of Tawa, developed pre-1960, follow a loose grid pattern, where streets are predominantly straight but bend to follow the contours, giving less regular block forms. The post-1960s subdivisions follow a more curvilinear network with cul-de-sacs common. Some of the cul-de-sacs have pedestrian links connecting them.

Main Neighbourhood Centres

Tawa's neighbourhood centre is located centrally on Main Road, the main local thoroughfare giving it a 'busy' public face. A small pedestrian mall provides a community meeting space and some greening to the centre. The back entrance on Oxford Street is dominated by car parking. The mix of activities include a library, churches and retail.

The Linden retail centre is comparatively small and located on Collins Avenue near Linden Station. It has a row of consistent 60s shop fronts with combined verandah.

Density/ Height

Tawa has predominantly one storey buildings with most lots in the range of 600 - 1000 m². Site Coverage is generally low (less than 25% site coverage) giving a low density character, accentuated by the wide streets.

Residential Age, Type and Style

Tawa was essentially a farming area with a small village until after World War II, when rapid suburban development commenced. Very few pre-1940 house styles remain from Tawa's early settlement. The flat areas of central Tawa have the greatest diversity of housing styles and types, evidence of the pre-war incremental development of Tawa and also more recent infill development.

State housing from the 1940s and 50s is evident in a number of areas of Tawa. The area around Victory Crescent has simple one storey timber and brick state houses. There is a group of two storey apartment style state housing in northeast Tawa around Coates Street. A smaller group of state houses is located around Taylor Terrace, between the motorway and railway line.

The Redwood subdivision in South Tawa started in the 1960s and contains housing styles predominantly from the 1960s and 70s.

Recent housing subdivisions have been located at the outskirts of Tawa, along Woodman Drive in southern Greenacres and Chastudon Street, off Victory Crescent. A recent rural residential subdivision has been developed along Gladys Scott Drive.

Housing is predominantly detached dwellings in Tawa and Grenada North. There are some examples of apartment buildings and state housing flats. A recent higher density housing development on Main Road, is substantially larger than surrounding residences, however its scale seems appropriate given its prominent location adjacent a busy roundabout.

A small pocket of 1960s/70s housing is located beyond the industrial centre in Grenada North.

There are a mix of building conditions in these suburbs with some areas of noticeably poor condition.

Iconic Structures or landmark elements

- Churches on Main Road
- Tawa leaf sculpture, Tawa Mall
- Bucket Tree
- Wellington Urban Motorway
- Redwood Bush
- Outer Green Belt
- Colonial Knob Scenic Reserve



State House apartments in northeast Tawa.



Row of State Houses in Davidson Street, Tawa present a consistent built character.



The cluster of churches along Main Road in Central Tawa form strong landmark structures.



The Linden shopping centre - a small row of 60s shops.



Tawa neighbourhood centre with Tawa leaf sculpture forming a new landmark at the pedestrian mall entry.



Shops line the Main Road in Central Tawa.



Victorian Cottage, central Tawa



1940s State house, Davidson Street, Tawa



1960s house, Greenacres, Tawa



1950s State house apartments, Northeast Tawa



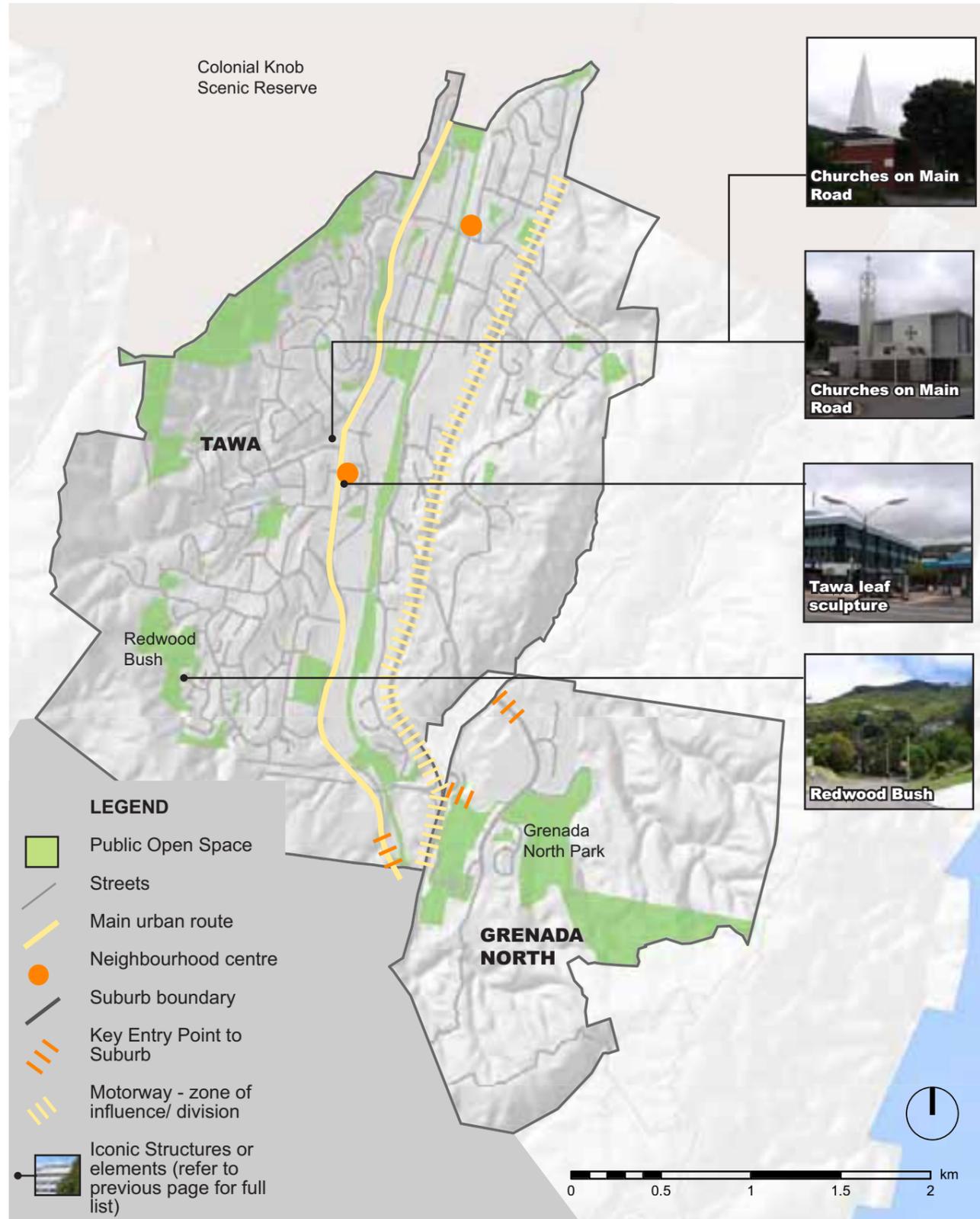
1970s house, Grenada North



Recent housing development at Main Road roundabout.

Northern Suburbs TAWA

URBAN CHARACTER SUMMARY



NATURAL & BUILT CHARACTER ELEMENTS



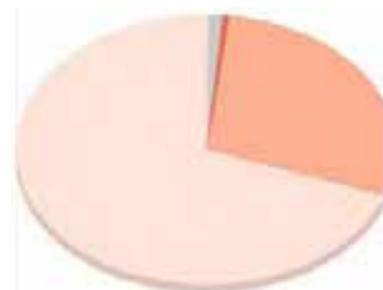
topography & open space

- Tawa is located in a broad valley encircled by hills.
- Grenada North is located on the eastern slope of the valley.
- Redwood Bush, part of the Outer Green Belt, is an important open space.
- The Porirua Stream provides a lineal open space.



street pattern

- Predominantly grid pattern in Central Tawa.
- Curvilinear streets and some cul-de-sacs on slopes.
- Motorway is a major feature-limits connections between areas on opposite sides.



no. of storeys

- no data
- 1
- 2
- 3
- 4 or more



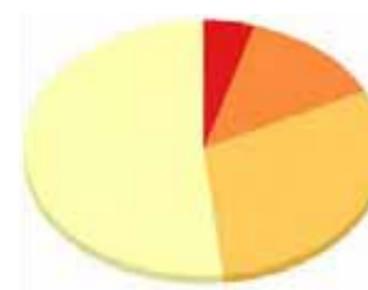
green structure

- Well developed green structure on much of the hillsides.
- More sparse vegetation in streets on the flats of Tawa.
- Grenada North has a poor green structure.



main neighbourhood centre

- Tawa -main neighbourhood centre with a mix of community facilities and retail.
- Linden (Northwest Tawa)-small local centre.



site coverage

- no data
- <25%
- 25 - 35%
- 35 - 50%
- >50%



land use

- Predominantly residential with some local retail and community facilities in Tawa.
- Grenada North-predominantly industrial, some residential.



residential age, type & style

- Predominantly post-war housing.
- Predominantly detached dwellings.



parcel size

- <200 sqm
- 200 - 400 sqm
- 400 - 600 sqm
- 600 - 800 sqm
- 800 - 1000 sqm
- > 1000 sqm

TAWA

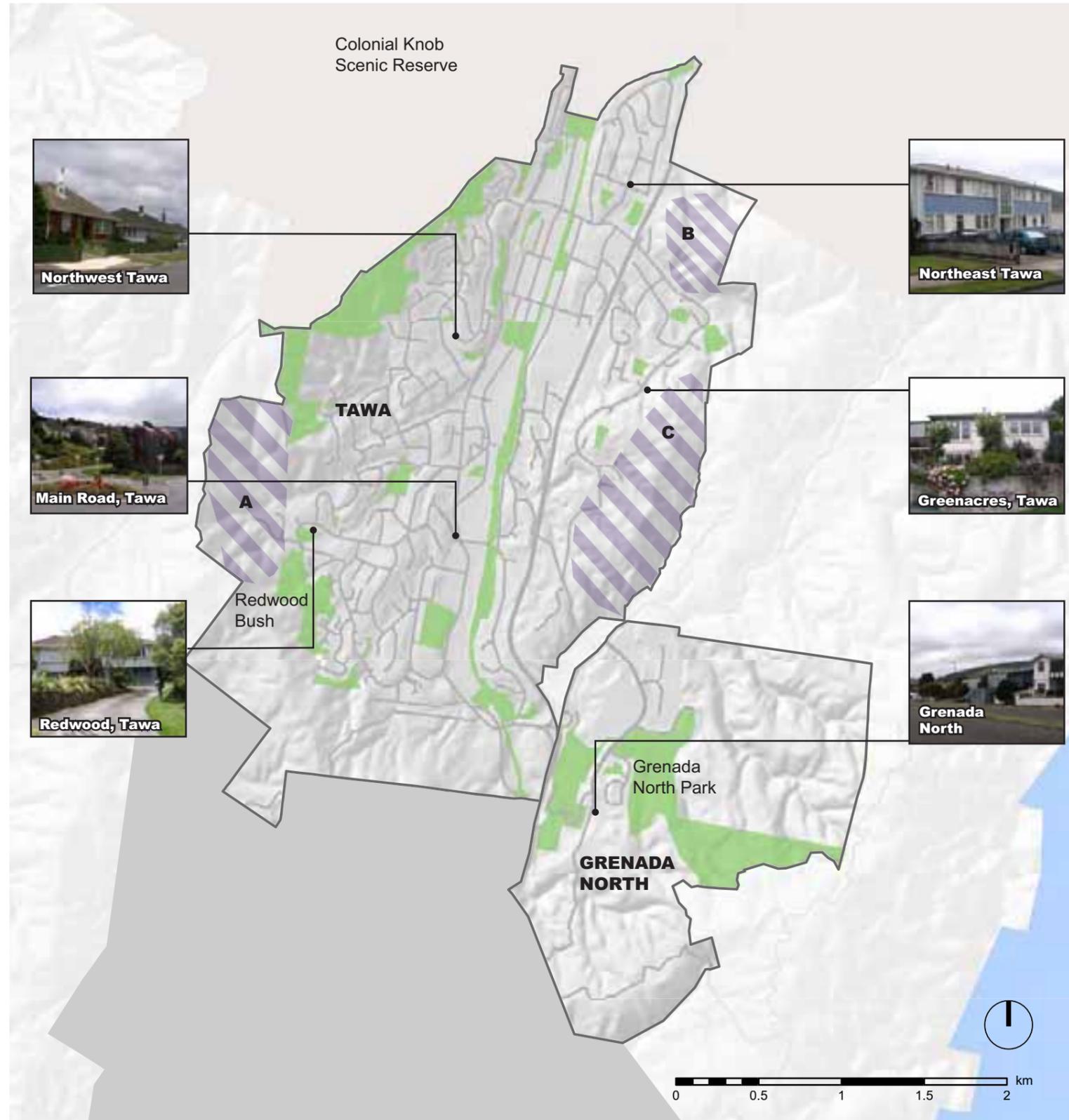
Tawa + Grenada North

SENSITIVITY TO CHANGE IN THE EXISTING CHARACTER OF THE TAWA SUBURBS

Tawa was largely developed post World War II, and its dominant built character comprises detached houses of one or two levels from 1940 - 80. The central area of Tawa around the railway line and Main Road, lacks visual coherence due to the diversity of housing styles and types. Consequently, this area of Tawa could absorb change with little noticeable effect on the existing character. A recent housing development at the roundabout on Main Road (intersection with Tawa Street and The Drive) enhances this area by helping to define this corner. Future developments could potentially enrich the urban fabric of Tawa, if appropriately located with regard to the context.

Some areas of Tawa have greater consistency. The State houses in northwest Tawa have a consistent approach to the street (due to consistent setbacks from the street edge, alignment to the street, building forms and materials). Other areas of Tawa have buildings of a consistent age (eg. 1960s and 70s in Greenacres and the Redwood area). However, styles and building materials vary and houses do not have a uniform orientation, giving greater diversity to the streetscape. These areas of less consistent residential styles have a greater ability to absorb change in character.

The rural backdrop adds significantly to the green character of Tawa. Future development of current rural land could impact on this character (Refer A, B & C).



LEGEND

- Public Open Space
- Streets
- Suburb boundary
- Areas sensitive to change (Natural Character Elements)
- Areas sensitive to change (Built Character Elements)

NB: Indicative only



SECTION 4: GENERAL DISCUSSION & SUMMARY

Summary of Urban Character based on topography

Wellington's topography comprises a series of parallel northeast-southwest ridges and valleys, formed by fault action. The pattern of urban development has been strongly influenced by this topography. While the city has been developed at a broad scale by spreading out from the original settlement, it has also expanded 'vertically' by developing firstly on the lower-lying land, then spreading upwards onto the steeper hillsides throughout the city. Four distinct character types are described below, where the pattern of urban character has been defined by the topography.

the flat



open space

- Public open space - large recreation areas & pocket parks.
- Some recreation areas have playground equipment.
- Housing generally in close relationship with public open space.



green structure

- Pohutukawa are the most common street tree.
- Norfolk pines line some streets.
- Structured planting in public space.
- Some areas are relatively sparse in terms of green structure.
- Public reserves -mostly lawn with individual trees at edges.



land use

- Mix of residential, commercial, industrial and community facilities.
- Main transport routes occur in basins and low slopes.
- Some newer areas have less mix of activities.



street pattern

- Grid street pattern.
- Connected street network-choice of routes
- Small blocks
- Collector streets mostly located on the flat.
- Houses mostly aligned to street.
- Many wide streets.



residential style

- Most housing from the late 1800s to 1940s.
- Predominant house styles are the bungalow and villa.
- Mostly one or two storey detached (some infill housing and apartments).
- Low fences common.
- Frontage setbacks relatively consistent (4-10m range)
- Garages mostly separate from house or non-existent.

coastal edge



open space

- Confined open space between escarpment and coast as streets, beaches in some places.
- Steep vegetated escarpments visually prominent.



green structure

- Mix of native and exotic species amongst housing
- Dense predominantly native vegetation on escarpments on leftover land
- Informal, unmanaged planting on leftover land
- Areas of regenerating native vegetation.



land use

- Built development restricted to narrow coastal platforms
- Predominantly residential
- Some industrial use of the coastline in limited areas.



street pattern

- Curvilinear street pattern defined by natural features-topography and coastline
- Large blocks
- Limited connected streets
- Substantial topographical separation
- Many narrow streets.



residential style

- Mixed housing age and style
- Mostly one to three storey detached.
- Limited (if any) front and side setbacks for buildings at base of escarpment.
- Garages mostly under house at front or non-existent.

Summary of Urban Character based on topography

the hillsides



open space

- Open space provided by public and privately owned land.
- Property boundaries often unfenced giving a loose, unstructured feel to relationship between housing and landscape.
- Where slope is steep, the land is less developed, providing more open space.
- Substantial areas of open space provided on public land (including Town Belt, Outer Green Belt and ridgetop reserves).



green structure

- Mix of native and exotic species.
- Medium height vegetation interweaves with housing.
- Informal vegetation- 'unmanaged' road reserves.
- Strong green structure due to difficulty developing steep land.



land use

- Predominantly residential.



street pattern

- Curvilinear street pattern with curves relating to contours.
- Limited connectivity of streets due to cul-de-sacs and large irregular blocks.
- Houses aligned to maximise sun, views and site coverage, not necessarily parallel to street.
- Many narrow streets.



residential style

- Most housing post 1940s.
- Mix of house styles
- Mostly two storey detached.
- Fences uncommon.
- Frontage setbacks relatively consistent (4-10m range)
- Garages mostly internal/ attached or non-existent.

the ridgetops



open space

- Substantial areas of open space provided on public land (including Town Belt, Outer Green Belt and ridgetop reserves).
- Where slope is steep, the land is less developed, providing more open space beneath ridgetop.



green structure

- Diverse mix of native and exotic species.
- Formal planting delineated by areas of paving and sometimes fencing.
- Limited green structure in urban areas (particular tall trees) due to exposed conditions, density, predominance of paving.
- Strong green structure on public land (Town Belt, Outer Green belt) including large areas of revegetating native species and exotic conifers).



land use

- Predominantly residential



street pattern

- Curvilinear street pattern.
- Limited connectivity of streets due to cul-de-sacs.
- Many wide streets.
- Pedestrian connections between cul-de-sacs rare.



residential style

- Most housing post 1980s.
- Housing predominantly one or two storey detached with internal/ attached garage.
- Either no fence or high front fence common.
- Houses larger sizes.

Summary of Urban Character based on era of development

Approaches to urban development in Wellington have changed over time, giving different characters to areas developed at different times. Three distinct character types are described below, where the pattern of urban character has been defined by the era of development.

pre-1930s



topography

- Flat areas.
- Basins and valley floors
- Hillsides close to Central Wellington -landform modification minimal.



green structure

- Deciduous and exotic vegetation in sheltered sites and private gardens.
- Native species in unmanaged steep areas of road reserve.
- Remnant exotic conifers in scattered groups or specimens.



land use

- Mixed use -residential, community facilities, retail & industrial in close proximity.
- Retail -strip shopping designed for pedestrian use in central location.



street pattern

- Grid street pattern.
- Mostly connected (particularly with small block size).
- Choice of routes
- Streets narrow.
- Houses aligned to street.
- Pedestrian connections- paths or steps.



residential style

- Predominant house styles- villa and bungalow.
- No Garage or garage separate from house (often at street edge).
- Mostly one or two storey detached.
- Low front fences common.

1930s-1970s



topography

- Hillsides.
- Some landform modification.



green structure

- Mix of native and exotic species.
- Vegetation interweaves with housing.
- Informal, unmanaged planting- property boundaries often unfenced giving unstructured feel to relationship between housing and landscape.



land use

- Predominantly residential.
- Retail- 60s shopping centre with open carpark seperated from residential.



street pattern

- Curvilinear street pattern defined by topography.
- Cul-de-sacs common.
- Some pedestrian connections.



residential style

- Housing predominantly two storey detached, sometimes with internal/ attached garage.
- Fences uncommon.
- Apartment blocks in some areas (on flat).

post-1970s



topography

- More inaccessible areas and steeper slopes.
- Slopes more distant from Central Wellington.
- Substantial landform modification.



green structure

- Mix of native and exotic species.
- Formal planting delineated by areas of paving and sometimes fencing.
- Limited green structure (particularly tall planting) due to exposed conditions, density, predominance of paving.



land use

- Predominantly residential.
- Industrial seperated from residential in business parks.
- Big box retail and internal mall developments seperated from residential.



street pattern

- Curvilinear street pattern.
- Limited connectivity of streets due to cul-de-sacs and large irregular blocks.
- Wide streets.
- Pedestrian connections rare.



residential style

- Housing predominantly two storey detached, large with internal/ attached garage.
- Either no fence or high front fence common.
- Multi-housing developments.

Appendix 1: Wellington Vernacular House Styles

Typical House styles found in the Wellington suburbs are listed for each time period with key elements highlighted. Considering the 'broad' scale of this project, the styles listed are an indication only. Some of the general styles for each period are listed but there were also transition styles that occurred and also some overlap of styles between periods.

pre-1920s



early cottage

- modest scale
- symmetrical in front with front door in middle and windows either side
- house close to, or right on street boundary
- painted timber walls and corrugated iron roof



victorian villa

- projecting front room with bay window
- decorative timber work (gothic or italianate)
- front verandah
- painted timber walls and corrugated iron roof



two-storey villa

- projecting front room with bay window
- decorative timber work (gothic or italianate)
- front verandah
- painted timber walls and corrugated iron roof & side walls



1910s cottage

- modest scale
- house close to, or right on street boundary
- painted timber or board and batten walls and corrugated iron roof
- transitional between Bungalow and Victorian styles.

1920-1940



bungalow

- open eaves with rafters exposed
- verandah incorporated under main roof as porch
- wooden shingles used as decorative wall feature (in gable end and under bay windows)
- gable roof with low pitch



arts & crafts

- asymmetrical
- rustic appearance
- tiled or slate roof, brick or painted timber walls
- complex roof form
- individual designs
- timber windows divided into panes



railway house

- prefabricated design with standard features
- variations on roof forms and front porch
- modest scale
- painted timber walls and corrugated iron roof



moderne

- asymmetrical
- flat roof behind parapet wall
- use of 'add on' forms at different heights
- entry at front or side in recessed porch
- horizontal banding
- face brick or rendered walls

1940-1960



moderne apartment

- flat roof behind parapet wall
- lack of external decoration but abstract forms create aesthetic interest
- reinforced concrete construction
- horizontal banding
- smooth rendered walls



state house

- modest scale
- steep pitched gable or hipped tiled roof
- painted timber or brick walls
- timber windows divided into panes
- rendered foundation walls (plinth)



1950s house

- flat roof behind parapet wall
- lack of external decoration but abstract forms create aesthetic interest
- horizontal banding of windows
- windows wrap around corners



50s/60s house

- low pitched tiled roof
- lack of external decoration but abstract forms create aesthetic interest
- horizontal banding of windows
- windows wrap around corners
- timber balconies

Wellington Vernacular House Styles

1960-1990



1960s house

- lack of external decoration
- low pitch tiled roof
- painted timber walls
- timber windows
- garage attached to house



1970s house

- spanish arch details
- textured rendered walls
- dark brown and white- popular colour choice
- brick (face or rendered) or unpainted timber walls
- aluminium windows
- tiled roof with low pitch



1980s house

- mansard roof with dormer windows
- dark brown and white- popular colour choice
- tiled or 'imitation tile' roof
- external walls -painted fibre cement boards, aluminium windows, concrete block, brick.
- garages attached and prominent



apartment

- flat roof behind parapet wall
- lack of external decoration reinforced concrete construction
- metal balconies
- aluminium windows
- painted concrete or brick external walls

post-1990



1990/2000s house

- substantial scale
- rendered external walls, tiled, 'imitation tile' or colorbond roof
- aluminium windows
- emphasis on entry (often through large columns)
- garages attached and prominent (often double garage)



infill house

- mix of external wall materials -timber, brick, rendered finish, corrugated metal.
- two or three storeys.
- aluminium windows
- garages prominent
- high front fence



townhouse

- mix of external wall materials -timber, brick, rendered finish, corrugated metal.
- flat or low pitched roof
- use of abstract forms (boxes) to create aesthetic interest
- aluminium windows
- garages attached and prominent



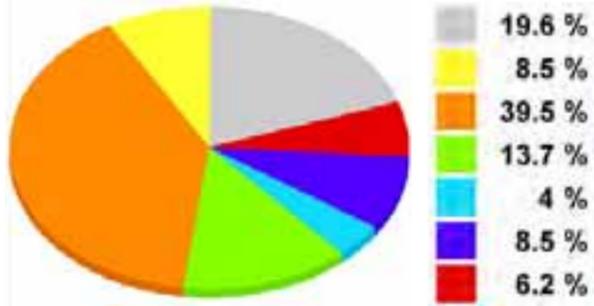
apartment

- mix of external wall materials -corrugated metal, concrete, timber, rendered finish
- large areas of glazing (aluminium windows)
- flat or low pitched roof
- carparking often under ground or ground level of building

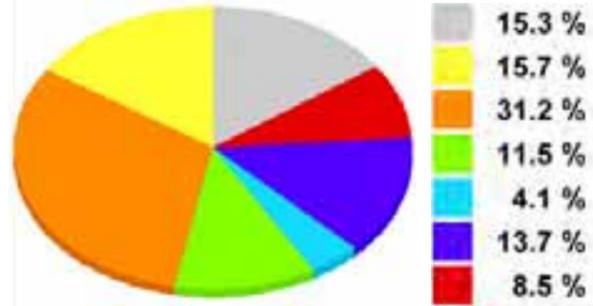
Appendix 2: Pie Charts for Character Elements

BUILDING AGE

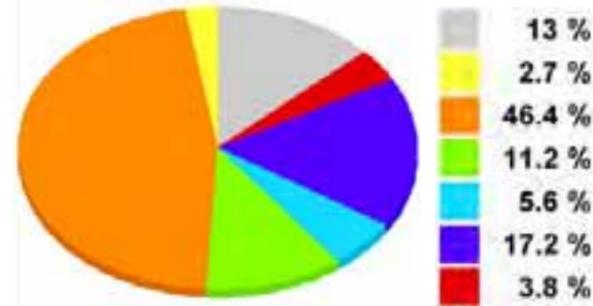
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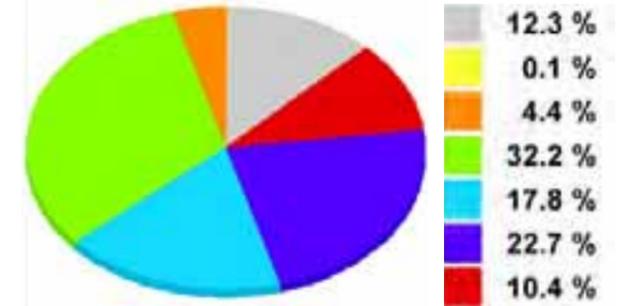
SOUTHERN INNER SUBURBS



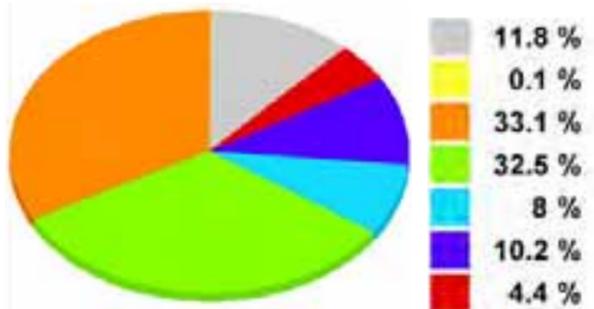
NEWTOWN/BERHAMPORE



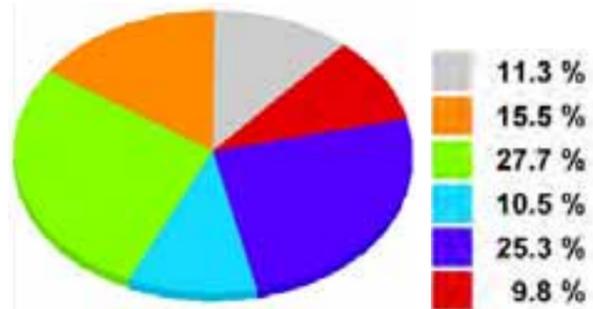
MIRAMAR PENINSULA



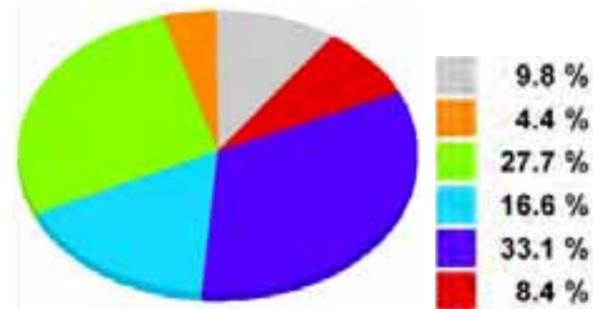
EASTERN COASTAL SUBURBS



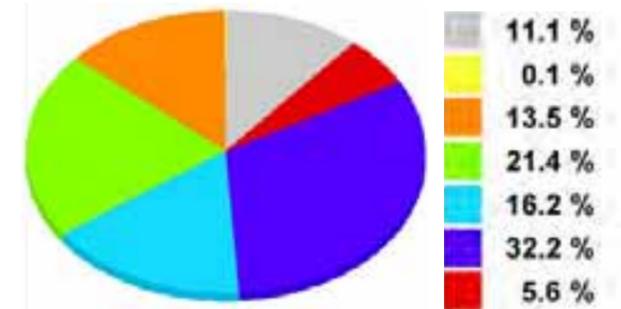
SOUTH COAST



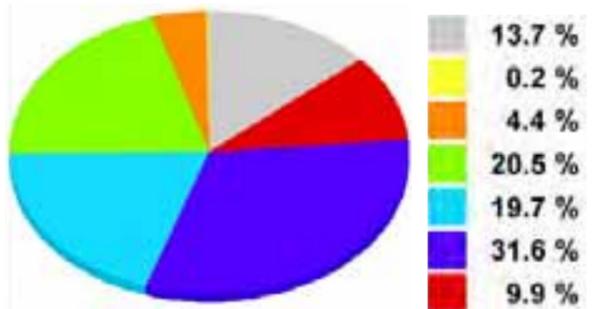
KARORI



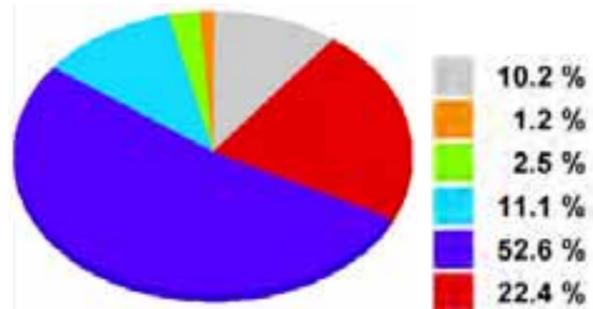
INNER WEST



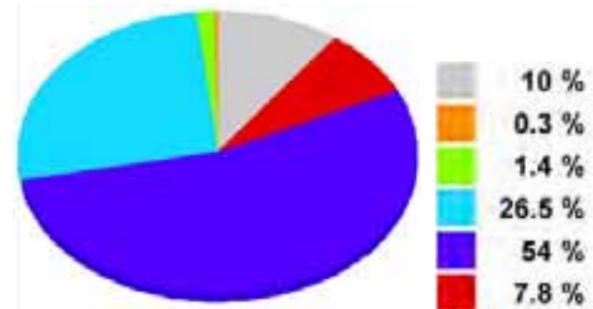
KHANDALLAH/ NGAIO



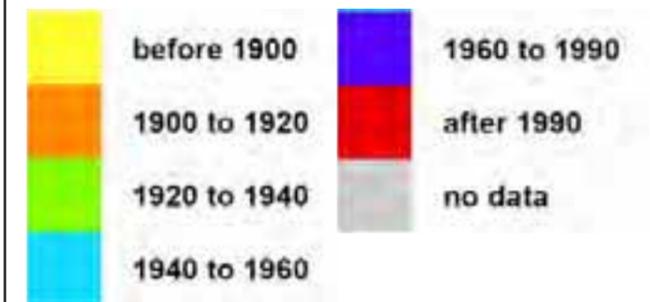
JOHNSONVILLE



TAWA

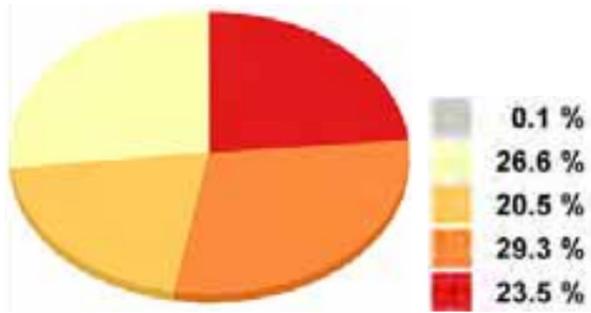


LEGEND

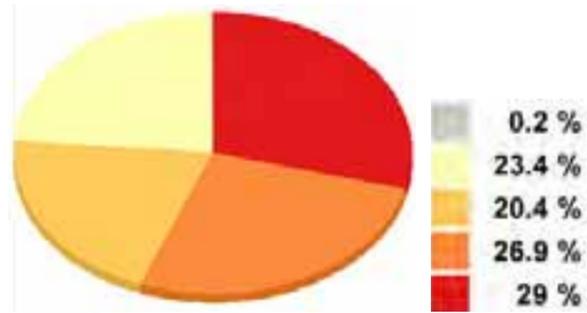


SITE COVERAGE

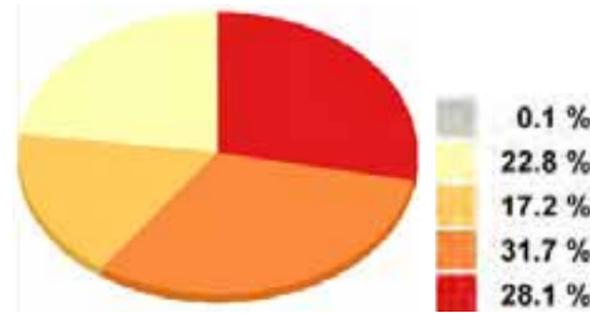
NORTHERN INNER SUBURBS



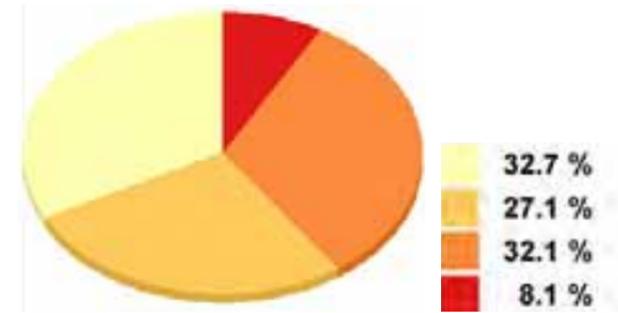
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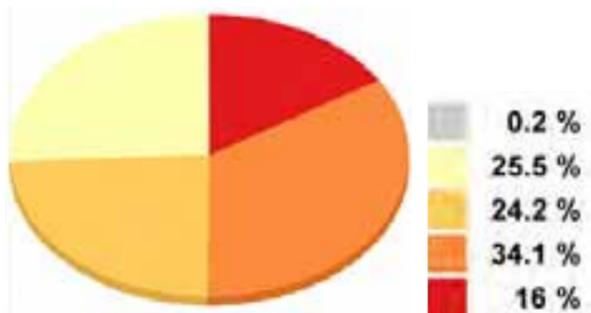
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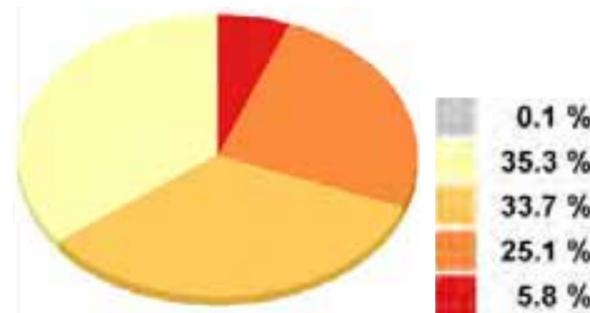
EASTERN COASTAL SUBURBS



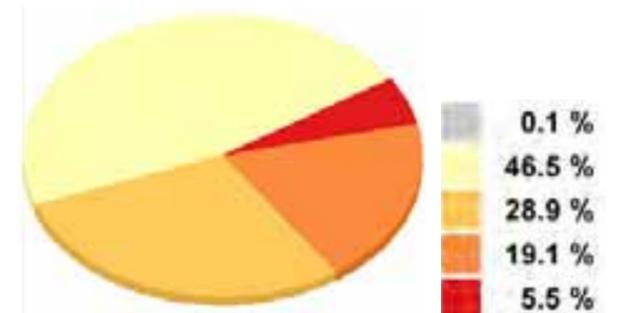
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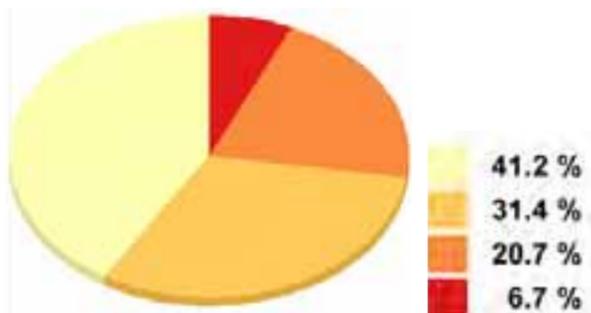
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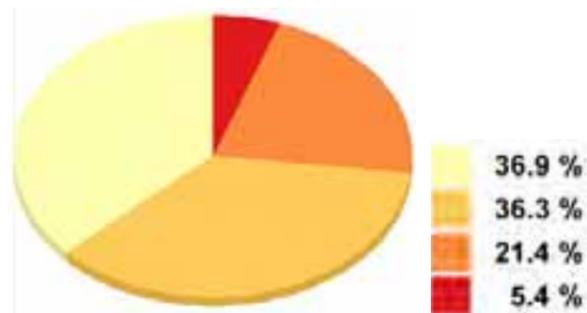
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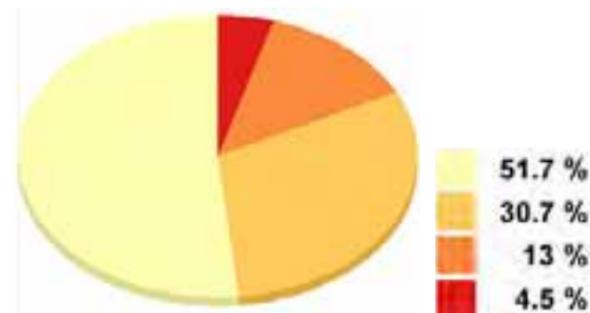
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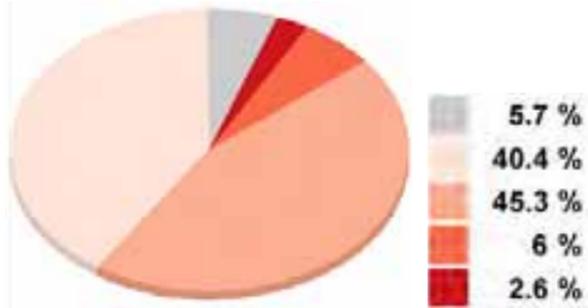


TAWA

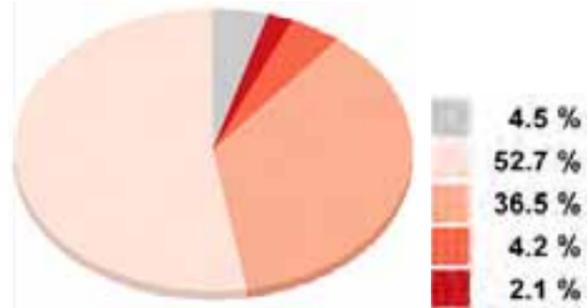


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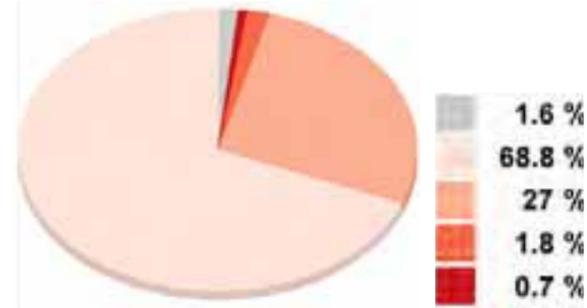
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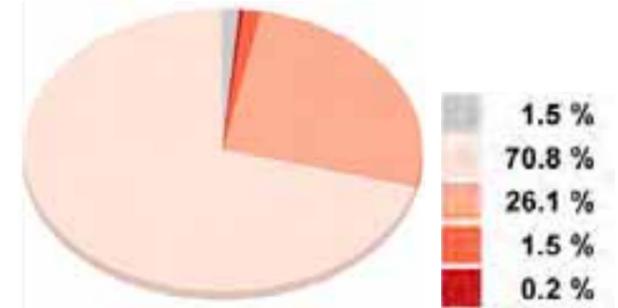
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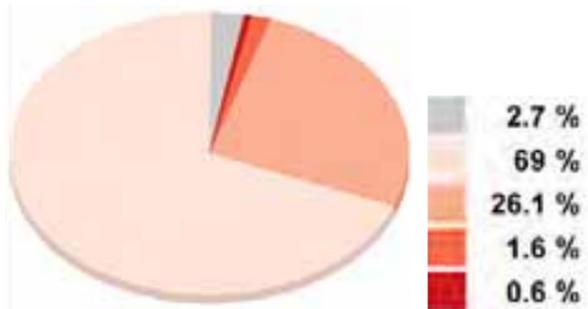
NEWTOWN/BERHAMPORE



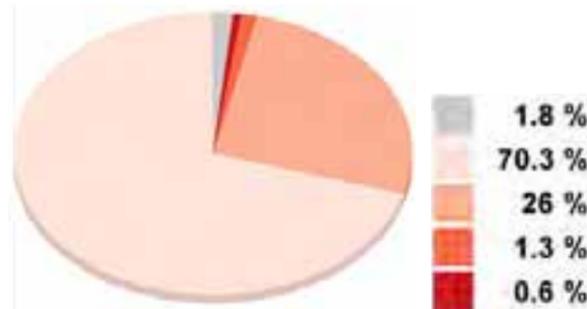
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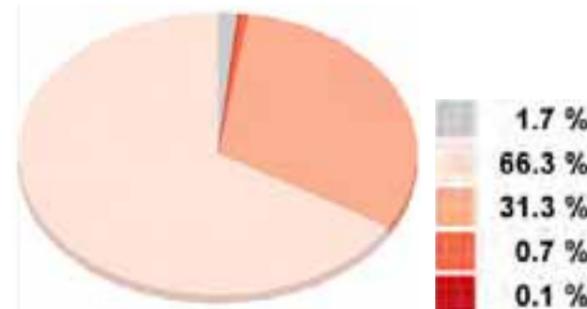
EASTERN COASTAL SUBURBS



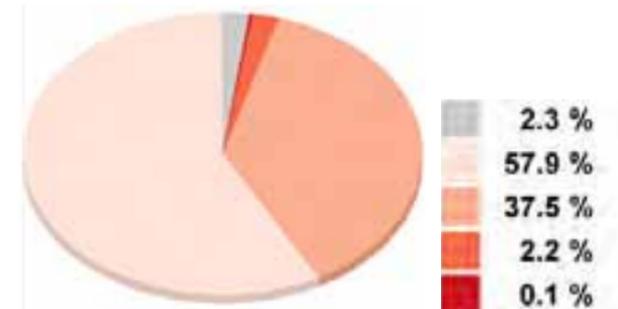
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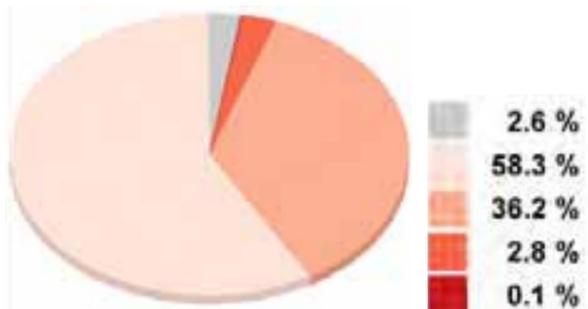
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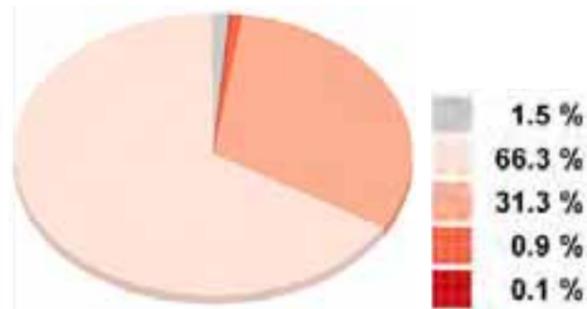
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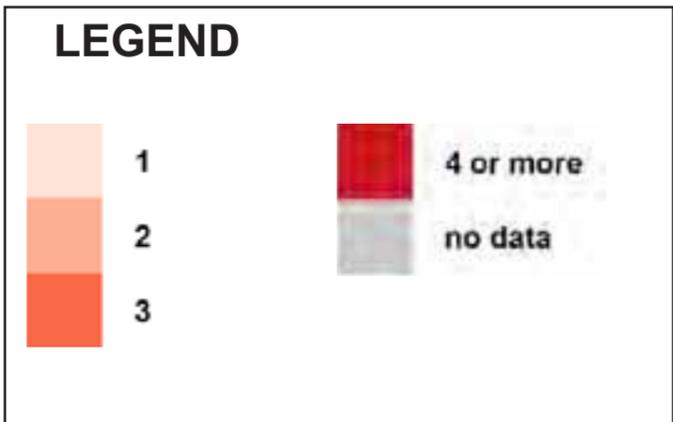
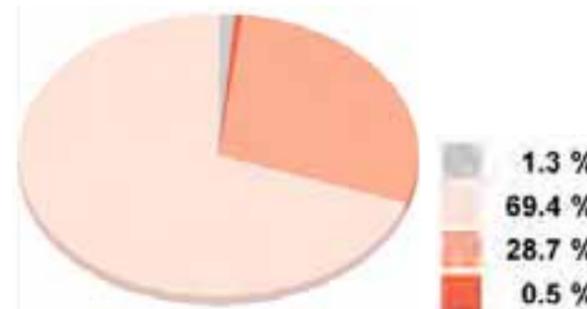
KHANDALLAH/ NGAIO



JOHNSONVILLE



TAWA

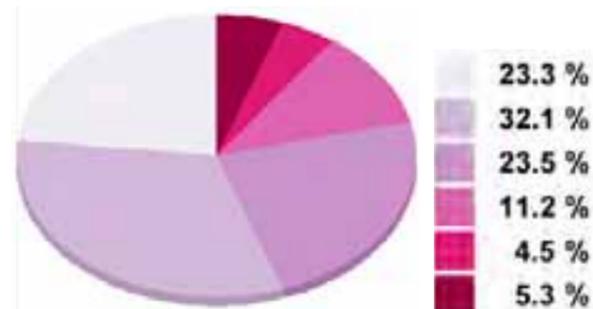


PARCEL SIZE

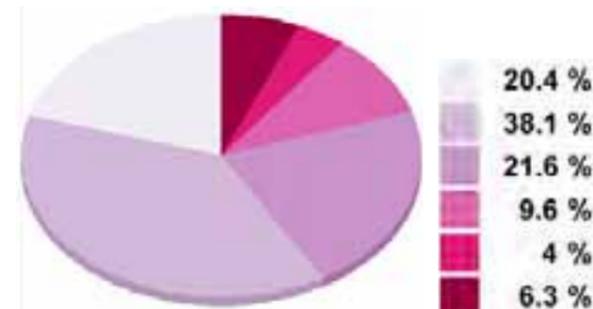
NORTHERN INNER SUBURBS



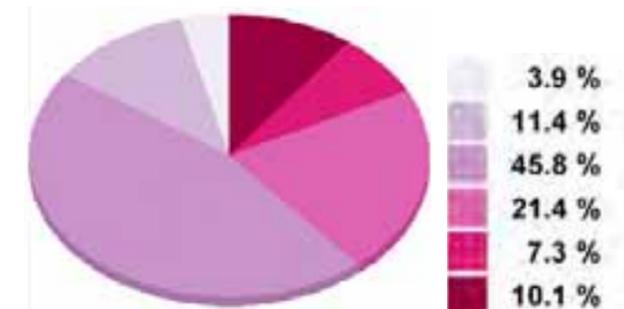
SOUTHERN INNER SUBURBS



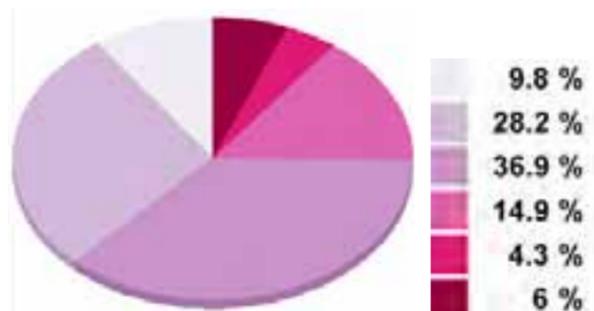
NEWTOWN/BERHAMPORE



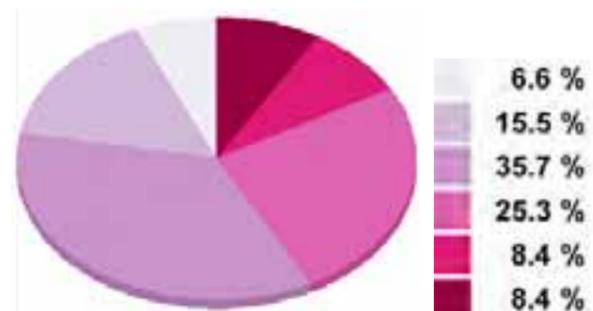
MIRAMAR PENINSULA



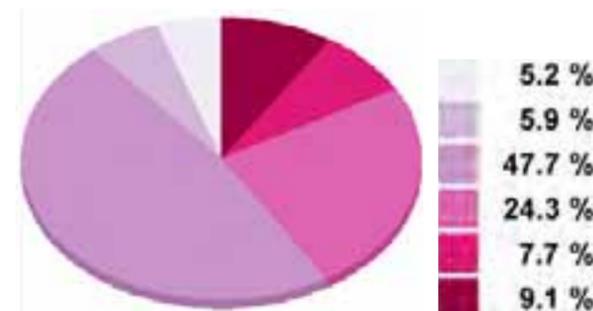
EASTERN COASTAL SUBURBS



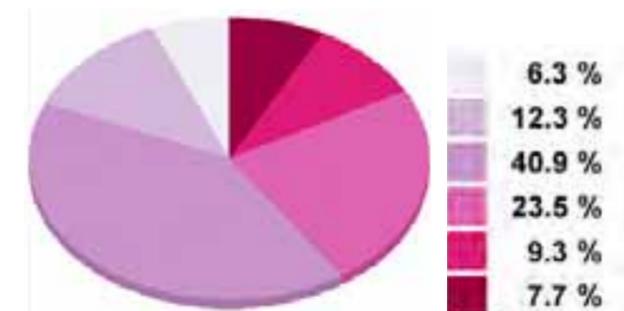
SOUTH COAST



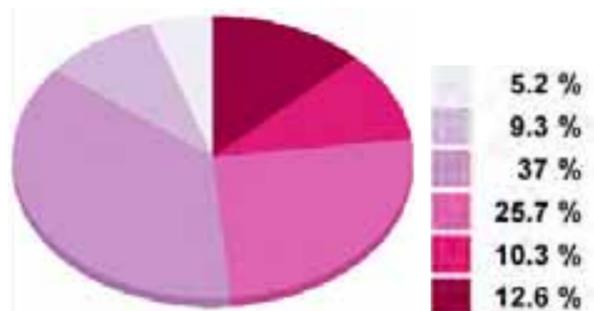
KARORI



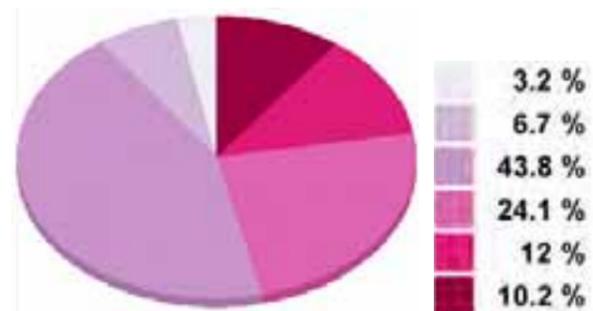
INNER WEST



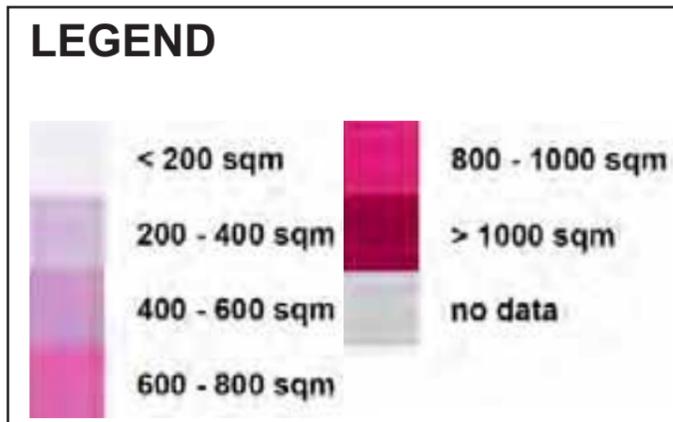
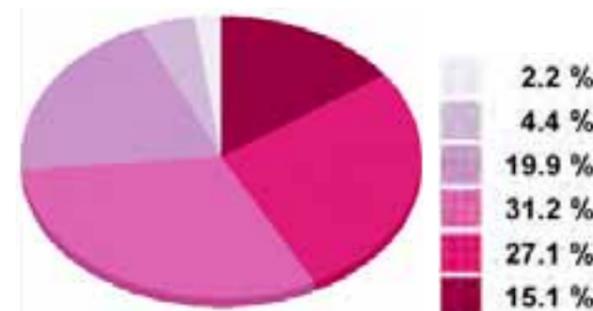
KHANDALLAH/ NGAIO



JOHNSONVILLE



TAWA



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