APPENDIX 5.2

ŌTAKI BEACH, WAIKANAE BEACH, RAUMATI, PAEKĀKĀRIKI

SPECIAL CHARACTER AREAS: DESIGN GUIDELINES

Prepared for Kāpiti Coast District Council by Urban Perspectives & MWH | August 2011

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SPECIAL CHARACTER AREAS – DESIGN GUIDELINES

Ōtaki Beach, Waikanae Beach, Raumati, Paekākāriki: Special Character Areas, Design Guidelines
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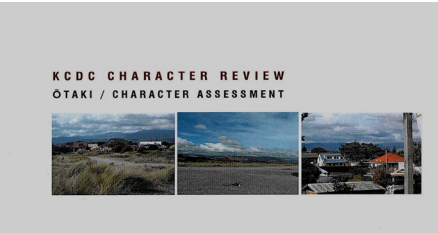
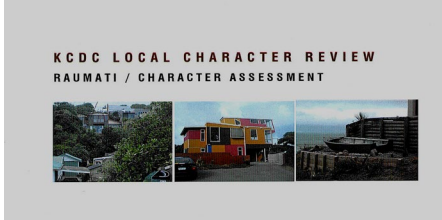
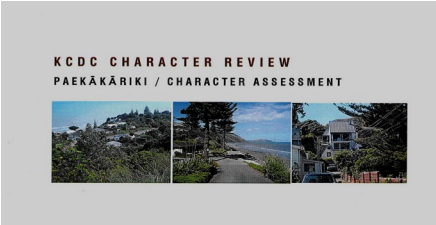
CONTENTS

1 INTRODUCTION







KCDC completed a Local Character Review of ~~the three areas~~ Ōtaki Beach, Raumati and Paekākāriki in January 2011. A character study of Waikanae Beach was completed in 2017.

1.1 BACKGROUND

In January 2011, KCDC completed a Character Review of the residential areas of Ōtaki Beach, Raumati and Paekākāriki. The Review outlined the local character attributes of each area and found that current District Plan provisions were not robust enough to manage the effect of new development on the character of these areas.

In October 2017, in response to the Waikanae Beach community vision and action plan, a detailed character assessment was completed for Council for the Waikanae Beach residential area. It recommended the identification of the Waikanae 'Old Beach' area as a special character area on the basis of its distinctive local character and sensitivity to change.

The Review recommended design guidelines, along with a wider District Plan review, as a suitable planning tool to help manage the character and identity of the local residential areas.

This document provides the recommended urban design guidelines (guidelines). The guidelines are focused on and apply only to the specifically identified 'special character' areas within Ōtaki Beach, Waikanae Beach, Raumati and Paekākāriki.

The 'boundaries of the special character areas' are indicated on the maps on pages 3 and 4.

1.2 PURPOSE

The purpose of the guidelines is three-fold:

a. describe typical development patterns that underpin the local character of the identified areas;

b. facilitate new residential development and/or alterations to existing buildings that are of good design, respect their neighbours and fit in with the local context; and

provide common ground for both property owners, developers and designers in generating their proposals, as well as for Council in assessing those proposals.

1.3 DESIGN GUIDELINES & THE DISTRICT PLAN

The guidelines should be read and applied in conjunction with the relevant District Plan provisions (and any other guides such as the Subdivision Design Guide).

1.4 STRUCTURE OF THE GUIDELINES

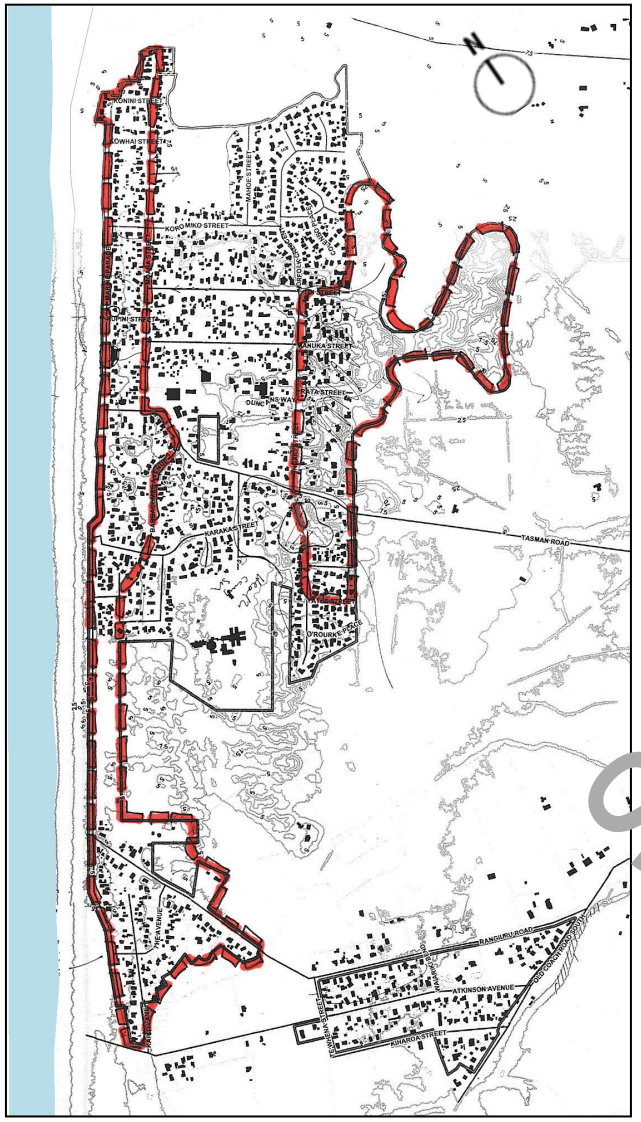
The guidelines are structured around five headings relating to matters such as: frontage setbacks and building relationship to the street; built form and landscape setting; building bulk, form and scale; building image and facade treatment; and landscaping.

Detailed objectives are set out in each section. While the guidelines are applicable to all ~~three~~four areas, they need to be interpreted in relation to the site-specific conditions of each site and its local context.

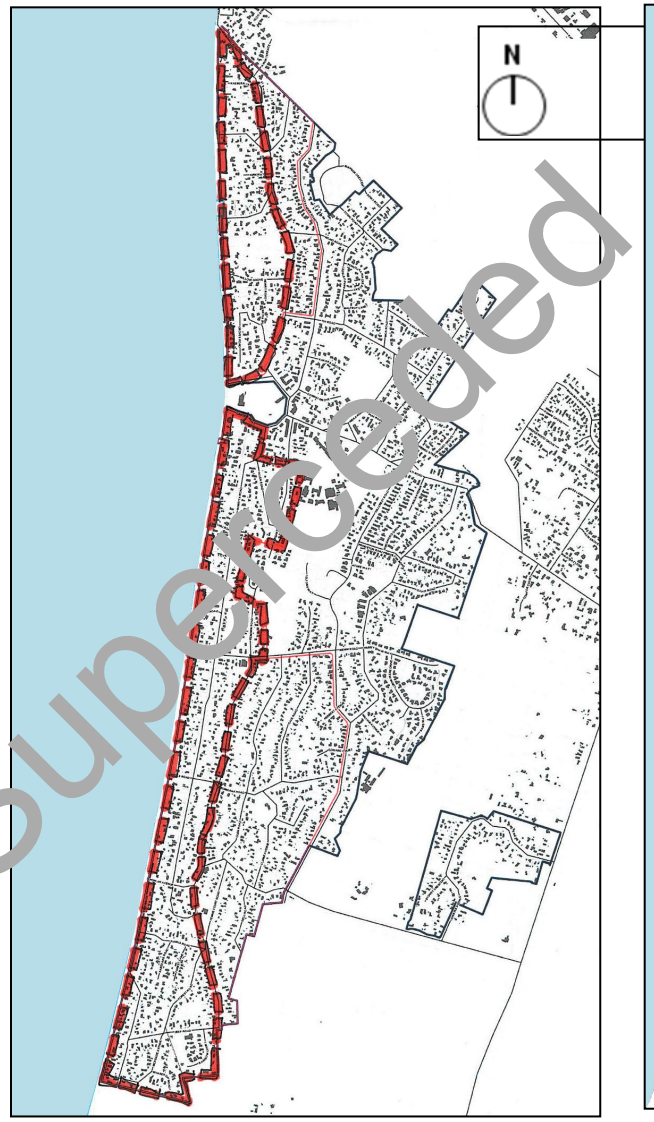
To help implement the guidelines a character overview of the common patterns in the ~~three~~four areas is provided in Section 3 of this document. Further to this, a summary of the common features of the local areas supplemented by examples of building types/styles found in each individual area is attached in Appendix 1.

The illustrations included in this document aim to further clarify and explain the design principles behind the guidelines and are not intended to represent actual design solutions.

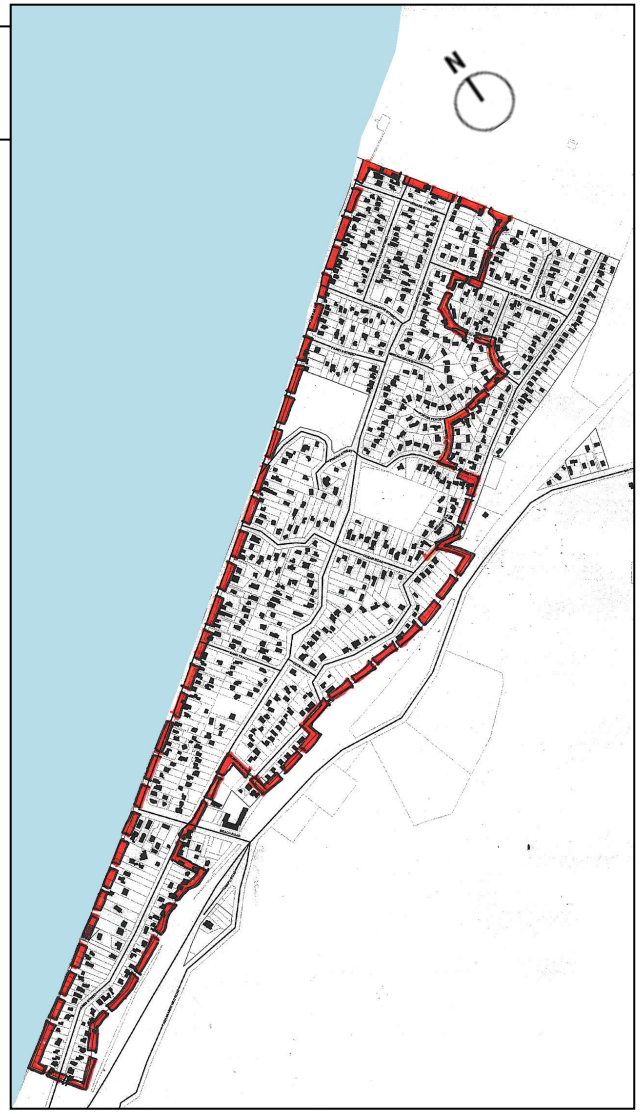
SPECIAL CHARACTER AREA BOUNDARIES



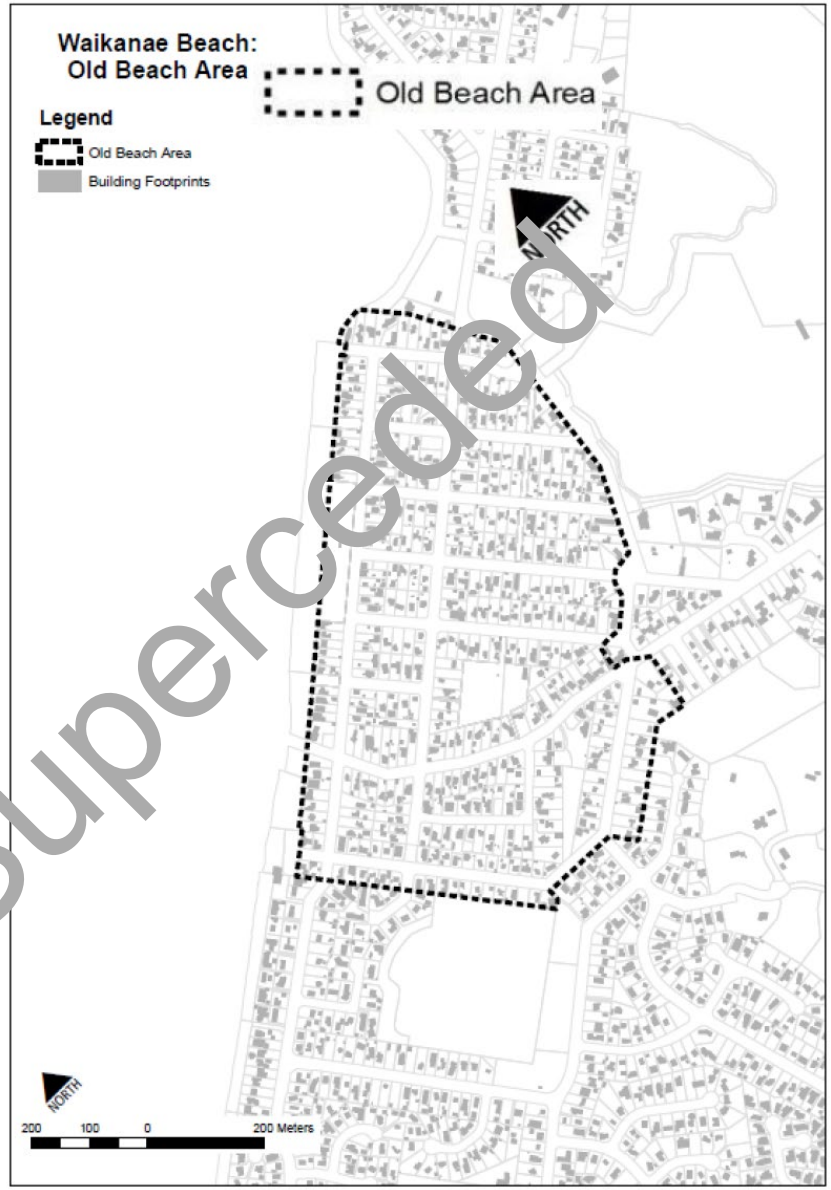
Ōtaki Beach



Raumati



Paekākāriki



2 **Waikanae Beach**

SIGNIFICANCE OF THE SPECIAL CHARACTER AREAS

The coastal character and memorable landscape of the local areas contribute to a strong sense of place

The identified local areas and their coastal location have important recreational and tourist value to the wider Wellington region. Their relaxed beach atmosphere and memorable landscape contribute to the local sense of place of each community, as well as to the collective identity of the wider Kāpiti Coast setting, while providing an important visual amenity to local residents and the public. In this sense, the local environments of the ~~three~~four areas are public assets with a region-wide significance.

While local character variations between the ~~three~~four areas exist, there are a number of common patterns that underpin their coastal character. These include:

- well defined boundaries and a strong sense of place
- prominent location opening views to local as well as more distant natural features
- distinctive landscape comprised of memorable natural features (beaches and coastlines, dunes, and identifiable clusters of established vegetation)
- varying landform which has influenced the street network and block structure and subdivision and development patterns and created a variety of streetscape conditions
- intricate relationship between natural and built form with buildings that are sympathetic to and fit in well with the landscape setting
- low density, low scale character based on one and two storey buildings and relatively low site coverage
- diverse building character including a mix of old and new houses with wide variations in building age, style, materials and colour
- concentration of large lots adjacent to the coastline with a potential for redevelopment.

Given the distinctive qualities of the local areas, it is important to ensure that new development is sensitive to its landscape setting and enhances the collective character, amenity value and public significance of each area. The guidelines seek to ensure these objectives are achieved.

Variable frontage setbacks reflect the changing topography

Many streets have footpaths and/or berms on one side of the street only. Minimum kerb and channelling along some streets contribute to their informal beachy character

3 CHARACTER OVERVIEW OF THE ~~THREE~~FOUR LOCAL AREAS

SUMMARY OF COMMON DEVELOPMENT PATTERNS

3.1 BUILDING LOCATION, FRONTAGE SETBACKS, BUILDING RELATIONSHIP TO THE STREET

- The areas are characterised by variable frontage setbacks, often determined by the changing topography. However, small groupings of dwellings with consistent setbacks can be found throughout the areas, usually within the same block.
- The sloping topography creates a variety of street scape conditions. Buildings along sloping streets are often positioned below street level on one side of the street and above it on the other side.
- Except for some garages, most buildings have generous front yards enhanced by lawns and gardens. Shallow frontage setbacks, while present along parts of some streets, are not a recurring character feature in any of the local areas.
- Most buildings are aligned with the street and some are also aligned with their neighbours. Most buildings face the street with their narrow side. Typically buildings display a well presented front elevation with entrances, windows and porches oriented to the street.
- Street edge definition varies in relation to the landform - street edges within flatter areas are defined by low fences and/or landscaping. Street walls and heavily planted banks / escarpments are typical for steeper locations.
- Some buildings (typically newer ones) have garages integrated into their ground level, in others garages have been constructed as separate low scale structures and often built close to the street edge.

3.2 BLOCK STRUCTURE AND STREET CHARACTER

Block structure and street character are heavily influenced by the topography. Blocks' dimensions are variable reflecting the dynamic character of the landform. However, this pattern is least pronounced in Waikanae Beach where the block structure is more regular. Some blocks within the individual local areas are exceptionally long with a limited number of cross streets, thus reducing the permeability of the local environment. Existing cross-block walkways providing pedestrian access to the beach are well developed in Raumati South and Waikanae Beach and to a lesser extent in the other two areas.

- All ~~three~~four areas have a linear structure with major streets running north/south. Cul-de-sacs are typical for locations that have steeper and/or variable topography [e.g Raumati Beach and the eastern parts of Ōtaki Beach].
- Street width is variable. Many streets have footpaths and/or berms running on one side of the street only, others have no footpath at all. Many streets with their minimum kerb and channelling contribute to the beachy character of the area. Street trees are not typical for any of the local areas.

Extensive clusters of vegetation between buildings assist their integration into the landform

Buildings on steeper sites often appear as prominent skyline features

Existing vegetation character is based on a mixture of indigenous and exotic species

Predominant building height varies between one and two storeys

- Sloping streets have different conditions on each side, thus resulting in different development patterns within the same street. Because of topography some streets are dominated, at least on one side, by steep vegetated banks/escarpments precluding visual connection between the buildings and the street.

3.3 LANDSCAPE SETTING AND BUILT FORM

- Most buildings are located within the flat parts of their sites, thus maintaining the character of the landform. There is no apparent scarring of the landform and no obvious large retaining structures - an impression that is enhanced by the existing extensive vegetation. A limited number of retaining walls can be found along the edges of some steeper streets.
- Pockets of established vegetation, including some large trees, occur in both front and rear yards. Most buildings are separated from each other through distinctive areas of mature planting that helps the integration of buildings into the landscape. Existing vegetation within the individual private lots is often perceived as a prominent and integral feature of the local streetscape.
- Buildings on steeper sites are highly visible. They are often seen as collective clusters and prominent skyline features.

3.4 VEGETATION CHARACTER

- Vegetation location often correlates to topography. Typically vegetation on sites with greater slopes and increased elevation is more pronounced creating denser clusters of mature planting.
- Local vegetation patterns include:
  - Paekākāriki - coastal forest at its southern end and exotic vegetation in the central parts. Pines and Macrocarpa are common in the area. Native vegetation includes Ti Kouka [Cabbage Trees].
  - Ōtaki Beach - mixture of indigenous and exotic species. Dense mature vegetation is most pronounced east of Ngaio St and the Māori owned land to the east of the special character area.
  - Raumati - mixture of mature exotic and indigenous species is consistently found throughout the area. Compared to the other two areas, Raumati has a much higher percentage of mature vegetation.
  - Waikanae Beach - mixture of indigenous and exotic species. A notable pattern of mature Macrocarpa hedges is found on the eastern edge of the area along Ono Street and Huiawa Street.

3.5 BUILDING FORM AND SCALE/HEIGHT

- Building height is one and two storeys with a predominance of single storey buildings in all ~~three~~four areas.
- Perception of building height is influenced by the topography. Topography often accentuates the height of buildings making them appear taller and more prominent ~~than they actually are~~, especially when they are located on steeper elevated sites. Alternatively, buildings in low lying areas appear lower when viewed from street level. Variation in topography can also create a sense of height variation between neighbouring buildings of similar height.
- Size of building footprints most often reflects the size and shape of the respective lot. Building form is typically based on a rectangular building footprint and a sloping roof.

The variable age, scale, style and roof forms of existing buildings creates a sense of diversity

3.6 BUILDING CHARACTER AND DESIGN

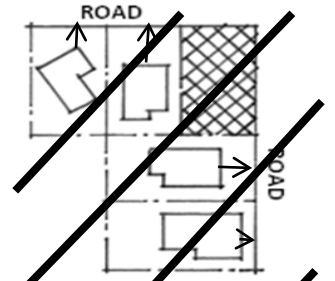
- Each area includes a range of building types. The variable age, scale and style of existing buildings creates a sense of visual diversity, which, in many locations is further accentuated by landform variation.
- Expressed groupings of buildings with consistent character are limited in number. Examples of such groupings are found in Raumati Beach [areas to the west of Matatua Rd and around Alexander Rd] and in the vicinity of Robertson Rd at the south/east end of Paekākāriki. In Ōtaki Beach there are examples of old dwellings of similar type [e.g. cottages and villas], however they appear to have been relocated from elsewhere.
- Building styles [including overall form, design details and materials] in each local area vary depending on the period of construction. Building age profile varies slightly between the ~~three~~four local areas [e.g. the majority of buildings in Paekākāriki were built prior to 1960; most buildings in Waikanae Beach were built in the period 1925 -1970 and similarly in Raumati were built in the period 1930-1970; while in Ōtaki Beach the period between 1970-1990 was the most intense time of construction]. Many of the older buildings have been modified. The range of building types associated with each local area is attached in Appendix 1.
- Individual detached dwellings are the predominant building type in all ~~three~~four areas. Small bach-like dwellings are found in limited numbers and as a whole they are not a recurring character-defining feature in any of the local areas apart from Waikanae Beach. The presence of beach bach style accommodation largely comprising single storey dwellings on larger sections is more pronounced in the Waikanae Beach special character area. Some of these buildings would date from the earliest subdivision in the 1920's.
- Sloping roof of variable type/form are characteristic for all ~~three~~four areas. Typical forms include gabled, hipped and mono-pitched roofs as well as some flat roofs.
- The range of building materials includes weatherboards (painted, stained or natural), plaster finish and some bricks for the external walls. Corrugated iron and tiles are typical roofing materials.

Local character is based on a mixture of old and new buildings in a range of styles

4 OBJECTIVES & GUIDELINES

New development should recognise and enhance the local sense of place

New buildings should follow the local street pattern of fronatge setbacks



Where new development occurs on a corner site its frontage setbacks should be guided by the building setbacks of the two adjoining sites along either one of the two road frontages [i.e. either along Road 1 or along Road 2]

OVER-ARCHING OBJECTIVE FOR SPECIAL CHARACTER AREAS

To recognise the unique qualities and sense of place of the local setting and respond to and enhance these with new development [including additions, alterations and renovations of existing buildings]

4.1 BUILDING LOCATION, FRONTAGE SETBACKS AND BUILDING RELATIONSHIP TO THE STREET

Objective:

To reinforce the character of the street frontage by encouraging new development that is responsive to the local street conditions and creates an attractive, defined and coherent streetscape.

Frontage setbacks

1. New development should relate to the site-specific conditions and local street patterns of frontage setbacks and building alignment. It should also recognise that variation in frontage setbacks corresponds to variations in topography [i.e. most buildings are located on the flatter parts of their site]. ~~Given the variation in frontage setbacks throughout the three areas, the setbacks of new primary residential buildings should follow the site's beach character setback margin as required by the District Plan (Rule 5A.1.6)~~.

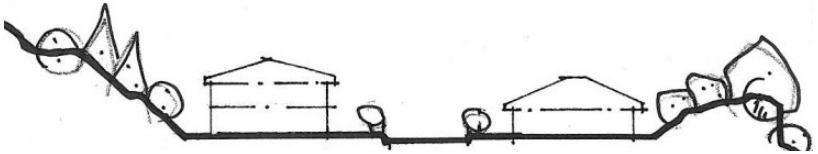
~~When new development occurs on a corner lot, the beach character setback margin should be derived from the building setbacks of the two adjoining sites along either one of the two road frontages. New development on internal lots [which do not have a direct street frontage] should refer to the general pattern of building location of the neighbouring buildings~~.

Departure from District Plan 'front yard' provisions

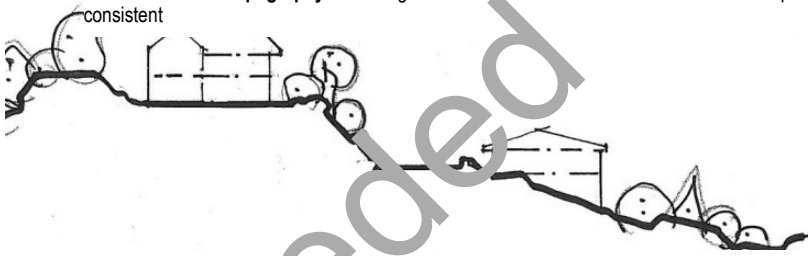
2. Where the predominant pattern of frontage setback is recognisably different [larger or smaller] from the relevant District Plan rule, and compliance with the rule could result in the removal of established vegetation and/or increased earthworks, some flexibility should be encouraged to help reinforce local streetscape conditions [e.g. frontage setbacks are quite shallow along some parts of Marine Parade, The Esplanade and The Parade, while they are much deeper along the coastal edge of properties immediately adjacent to the beach, the south end of Paekākāriki and most of Raumati]. Such flexibility, however, will require resource consent if it breaches the District Plan permitted activity standards for yards.

The location of new buildings should recognise the local street conditions with reference to frontage setbacks and landform

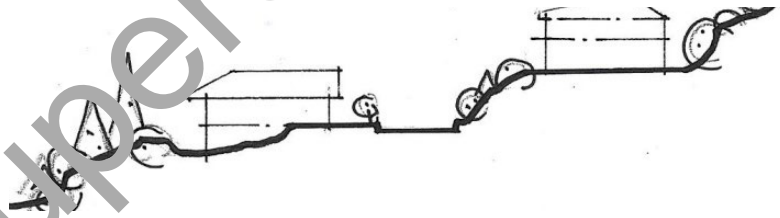
Frontage Setbacks and Building Location: Typical Street Conditions [indicative diagrams]



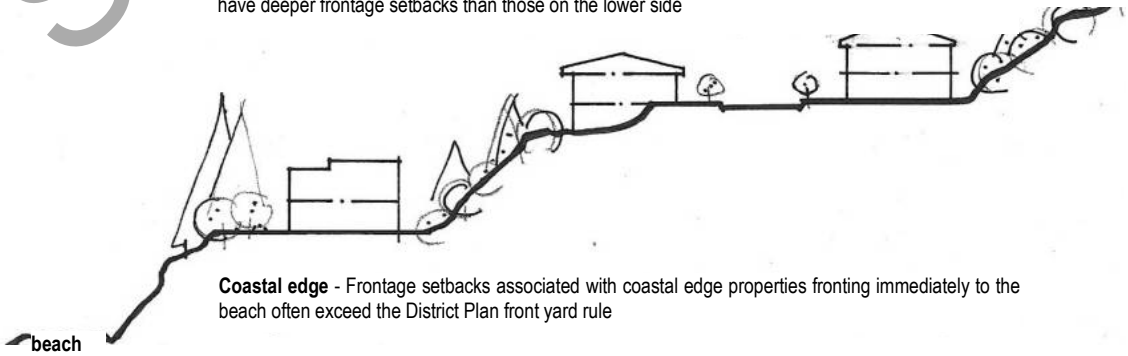
Streets with flat topography - Frontage setbacks within flatter areas tend to be deeper and more consistent



Streets with steep topography - Patterns of frontage setbacks within steeper locations are difficult to determine from street level - this is because steep escarpments tend to obscure buildings located on the elevated side of the street, while buildings on the lower side of the street are often located below street level



Streets with variable topography - Variation in topography creates different development patterns on the two sides of the same street. Buildings on the elevated side of the street appear taller and tend to have deeper frontage setbacks than those on the lower side



Coastal edge - Frontage setbacks associated with coastal edge properties fronting immediately to the beach often exceed the District Plan front yard rule

Free-standing garages should be developed as low-key structures integrated into the street via planting

Good example of a garage designed as an integral part of the building

Low fences with planting help to delineate the street edge and enhance the natural character of the place

Permeable fences allow visual connection to the street

Existing buildings tend to be located within the flatter parts of their sites

Carparking, garages and driveways

3. Garages should be integrated into the bulk of new buildings - this is to reduce the visual clutter and mitigate visual impact of garages on the streetscape. Open on-site parking should be located and/or screened so that parked cars do not dominate the street edge.

4. Where, for some valid reason [i.e. topography, existing planting, adding to an existing building] a garage needs to be built as a free-standing structure, it should be sited and designed in a way so that it does not dominate the street frontage. To achieve this any free-standing garage should be developed as a small-scale structure integrated into the site through its form, external treatment/materials and the use of considered planting. In any case, proposals for free-standing garages should be treated as an exception and their impact carefully examined in relation to the site-specific street context.

Double free-standing garages built close to the street boundary are not common and should be avoided.

Street edge treatment and fencing

5. High, solid fences on the street boundary are not predominant ~~common~~ features in any of the ~~three~~four local areas. Rather, low fences and/or planting have been widely used to delineate the street frontages of many proprieties, enhancing the identity of the respective dwelling. New development should follow this pattern.

The integrity of the existing landscape should be maintained

The use of softer materials and extensive planting is effective in mitigating the visual impact of retaining strucutres

4.2 LANDSCAPE SETTING AND BUILT FORM

Objectives:

Maintain the integrity of the existing landscape [landform and vegetation]

Minimise earthworks and manage potential visual effects of earthworks on the public/visual environment

Promote a sensitive relationship between the built and natural environment [in particular the relationship between buildings, the sand dunes and the coast]

Integrity of the landform

6. Most buildings are built within the flatter parts of their sites. New development should follow this pattern and ensure any reshaping blends into existing contours to resemble the natural landform, avoiding any abrupt angles or transitions. Driveways should be aligned to follow existing contours and in general should be narrow [i.e. 3m], especially at the street entrance of the respective property.

Managing earthworks/minimising visual impact

7. The construction of any buildings, structures and driveways should minimise earthworks and retain, as much as practicable, existing on-site vegetation. Earthworks should be:

- small scale and self supported by natural batter and be able to be planted; or
- retained and concealed by buildings as an integral part of the building design.

8. Large retaining walls that are visible from surrounding buildings and public spaces should be avoided. Any retaining structures should be:

- visually integrated into and treated as part of the building design; or
- treated as positive landscape features with appropriate facing, composition, texture and/or planting to soften their impact and provide visual interest as well as to enhance on-site amenity. Formless concrete walls should be avoided.

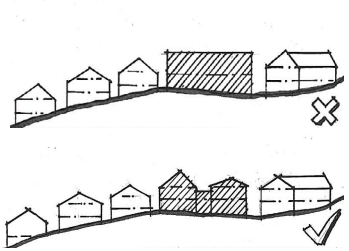
Integration between built and natural form

9. Buildings, and especially those on prominent and/or elevated sites, should be well integrated into their landscape setting. This can be achieved through:

- planting and the use of an appropriate pallet of exterior materials and/or recessive colours, to soften visual impact and avoid visual dominance; and
- managing the impact of building bulk.

Maintaining and extending existing planting strengthens the integration of new buildings to their setting

Planting at the foreground of taller buildings helps to reduce their apparent height



Break down the bulk of larger buildings into smaller elements that relate to the scale and frontage width of neighbouring buildings

4.3 BUILDING BULK, FORM AND SCALE

Objectives:

To facilitate the scale relationship between new development and its context and ensure that new buildings are sympathetic to and do not dominate their landscape setting and/or their neighbours.

Relationship between new and existing

10. New buildings should establish visual links with the primary characteristics of neighbouring buildings, including plan dimensions and height, frontage width, form and scale, and roof form. Reference to secondary characteristics, such as roof form, facade articulation/treatment; and materials/finishes, textures and colours should also be considered to further strengthen the visual relationship between old and new.

Building dimensions [footprint size and frontage width]

11. Relate to the predominant local pattern of building dimensions [footprint size] and frontage width. In the absence of any consistent pattern, the four buildings on both sides of the development site and those across the street should be used as a reference point. Where existing neighbouring buildings appear 'out of character', preference should be given to the overall prevailing pattern of the wider street context.

Height

12. New buildings should not be more than two storeys [within the District Plan height limit] - this is to ensure that the established small scale low rise character of the local areas is maintained.

13. Excavations that may increase the perception of building height at the street frontage and/or on sites with high visibility should be avoided. Where the natural slope of a site allows a third building level, planting should be used to reduce its visibility and to assist the scale relationship of the building to its local setting. Large buildings with cascading /stepping down forms are not typical and should be avoided.

Building bulk

14. If the footprint of a new building is significantly larger than those in the neighbouring environment, its bulk should be articulated into smaller elements with dimensions/scale that relate to the scale and typical building dimensions of surrounding buildings. Varying the height and/or roof form of the individual elements is an effective way to mitigate the impact of bulk and to achieve a more interesting building silhouette. Further to this, the use of contrasting materials, textures and colours can be applied to soften visual impact and avoid visual dominance.

Roof form

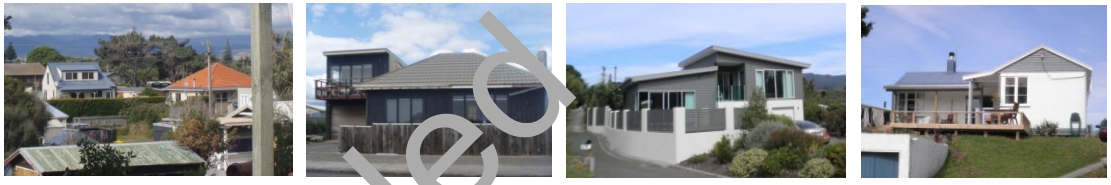
15. Given the expressive topography, roof tops are prominent streetscape features shaping the collective silhouette of the local areas. Existing patterns are based on a variety of sloping roof forms (e.g. gabled, hipped, and mono-pitched roofs)

Breaking the building bulk into smaller elements with a variable height and roof form is effective in mitigating the visual impact of larger buildings

Existing character is based on visual diversity and an eclectic mix of building styles

as well as some flat roofs. While new development should reflect existing patterns, the wide range of roof forms allows design flexibility and interpretation.

16. The specific choice of roof form should be determined by the type, scale and intended design image of the building. It should also ensure that the employed roof form assists the integration of the building to its landscape setting and contributes to an interesting building silhouette, particularly in relation to visually prominent buildings on elevated sites. Where consistency of roof form is a defining characteristic of a local street, reference should be made to predominant roof type and/or pitch.



The wide range of roof forms supports design flexibility and interpretation

4.4 BUILDING CHARACTER AND FACADE TREATMENT

Objective:

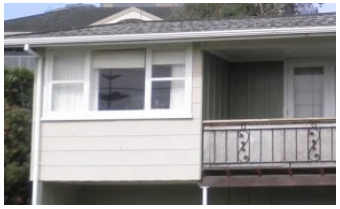
To create buildings that are coherently designed and of good design quality

To ensure that new development contributes to the safety, amenity and visual character and collective identity of the local environment

Building image and local identity

17. Create buildings with strong design integrity that add to the identity of the local area. To achieve this the external treatment of the building, as well as any intended earthworks and landscaping, should be coherently designed and approached in an integrated manner.

18. The character of the ~~three~~four local areas is based on visual diversity and an eclectic mix of building types and styles. Relating new to existing buildings is important, however, this does not require replication of existing building styles and/or copying design detail. The existing stylistic diversity allows design flexibility in relation to architectural treatment where reference to the existing can be done in a more abstract way by interpreting local features, facade treatments, building materials and landscape approaches. In doing so, however, any design solution needs to demonstrate a clear understanding of the local context and ensure that it fits well into its setting.



Expressive facade modelling with a sense of human scale achieved via contrast between foreground and background elements and/or emphasising parts of the building frontage to create a hierarchy

Building entrances enhanced via planting and design detail provide a strong sense of address

Facade treatment

19. Refer to the existing pattern/scale of facade articulation to achieve a complementary level of visual relief and formal complexity [e.g. facade articulation can have a vertical emphasis (i.e. subdivided into vertical bays) or horizontal emphasis, expressed via horizontal lines of balconies, or horizontal bands of different materials, and/or enhanced by projecting horizontal features]. Reference can also be made to secondary facade elements such as porches, bay windows, window patterns and/or materials, textures and colours.

20. All visible building elevations should be consistently designed as an integral part of the building. Visual interest on new building facades can be achieved through three-dimensional modelling to create contrast between foreground and background elements; the use of contrasting surface finishes, colours or patterns, or by emphasising part of a building frontage to create a visual hierarchy. Wall surfaces that are featureless or plain should be articulated or eliminated.

21. Front/street facades should incorporate design detail and human scale features and elements. Front facades should relate positively to the street with windows, decks and porches oriented to the street.

22. Pedestrian entrances should be legible, clearly visible from the street and not overshadowed or dominated by garages. They should be enhanced through design features to express and promote the individual identity of the respective house.

Exterior materials, finishes, textures and colours

23. New buildings should incorporate materials used in their local context in combination with other complementary materials. The existing palette of exterior materials include corrugated iron [used as both roofing as well as wall cladding material], weatherboard [stained, painted or natural], plaster finish and to a lesser degree roof tiles.

24. The ~~three~~four local areas are dominated by buildings with lighter and/or subdued exterior colours, although there are some individual buildings painted in distinctive bright colours. Roof colours are most often neutral and typically appear darker than the wall colours. New dwellings should generally follow the existing pattern of lighter exterior wall colours and a darker colour palette for the roofs. The use of colour can be an effective tool to manipulate judgements about the apparent size and visual dominance of buildings. [For example, the use of colours that are similar and sympathetic to the colours of the surrounding landscape can reduce visual impact and help buildings blend into the landscape. This is especially relevant for larger and/or visually prominent buildings].

25. New development should:

avoid the use of highly reflective materials as they are not typical for any of the areas and can create glare conditions in adjacent streets and spaces; and

- avoid the use of reflective dark absorbing glass on main building frontages to ensure visual connection from the street is maintained. Where environmental control is required consider roof forms with deep eaves and/or using external awnings and sun screen elements as an alternative.

4.5 LANDSCAPING

Retaining mature vegetation assists integration between built form and landscape setting

Retaining existing trees and reinforcing existing planting patterns assists integration to the local environment

Objectives

To retain mature vegetation and reinforce existing planting patterns [to maintain local character and help integrate buildings into the existing landscape setting]

To enhance streetscape character and minimise impact of driveways and areas for vehicle circulation/carparking through landscape work

26. Retain existing trees and vegetation where practicable and integrate these into the new development. This is particularly important in areas that are prominent in public views and have significance beyond the site.

27. Planting on individual properties should be designed/arranged in a manner that:

- retains neighbours' coastal views and avoids emphasising any straight, linear property boundaries along fence lines [particularly on prominent and/or sloping sites]
- use species that reinforce and extend the planting and landscape patterns of the local environment.

28. Reduce the visual impact of driveways and areas used for carparking and vehicle circulation, especially if these are visible from the street. This can be achieved by the use of paving patterns, and/or combination of materials in association with planting. Large trees and shrubs are most effective in moderating the visual effects of large areas of hard surface treatment. Softer materials [e.g. pebbles, gobi blocks, exposed aggregate] applied alone or in combination with asphalt are strongly

The use of softer surface materials, planting and small scale entrance features are effective in reducing visual impact of driveways and hard surface areas

5 APPENDIX 1: CHARACTER SUMMARY

5.1 SPECIAL CHARACTER AREAS: SUMMARY OF CHARACTERISTIC FEATURES

Overall setting & sense of place

All ~~three~~four special character areas - Ōtaki Beach, Waikanae Beach, Raumati and Paekākāriki - are coastal settlements with a linear structure, low key 'beachy' character and expressive topography enhanced by prominent mature vegetation. The memorable natural setting of these costal settlements contributes to a strong sense of place.

Subdivision patterns

The development of Ōtaki Beach occurred in two stages including the 1901-1930 period with a second intensive period during 1970-1990. The subdivision of the Waikanae Beach local area was approached in a comprehensive manner with more than half of the area subdivided within a two-year period between 1923 and 1924, while the remainder of the land was subdivided and developed during the 1931-1950 period. The subdivision and development in Raumati started from the coast and moved inland (west to east) during the 1901-1930 period and was largely completed prior to 1950. Similarly, most of Paekākāriki was subdivided and developed during the 1901-1930 period followed by a second stage of development 20 years later.

Most of the lots in all of the character areas are medium to large in size ranging between 600m² and 1200m². The larger lots most often relate to the first row of 'beach' properties. The original subdivision patterns in all ~~three~~four areas have been largely maintained.

Common development/building patterns

While each of the special character areas has its own ambience and individuality, the ~~three~~four areas share a range of common features derived from similarities in their coastal location, topography and history of land subdivision. These include:

Landform, lot structure and street character

- Varying landform that influences subdivision/development patterns and creates a variety of streetscape conditions
- Large blocks of variable size that reduce permeability in some parts
- Street network constrained by topography with a limited number of cross streets
- Streets of varying width, including 'informal' streets with minimal kerb and channelling and footpath limited to one side or non-existent
- Mature vegetation

Texture/density of development

- Identifiable pattern/texture of development based on individual dwellings on single lots that fit in with the landform
- A low density, low scale character based on one and some two storey buildings and predominantly low site coverage
- Informal building arrangement based on variable yard dimensions accentuated by prominent clusters of established vegetation

Building design

Diversity of building design based on a range of building types and styles is present in all ~~three~~four areas [refer to pages 20-23~~16-19, 20 and 21~~ for examples of typical building styles in each area]. Nevertheless, the overall building character in the individual areas is underpinned by common elements such as:

- Low scale (one/two storey) dwellings
- Pitched roof forms in neutral colours
- Common palette of exterior wall materials (weatherboard, plaster finish, corrugated iron) in predominantly light colours
- Building frontages with an identifiable 'public face' enhanced by windows, entrances and porches facing the street

ŌTAKI BEACH SPECIAL CHARACTER AREA: BUILDING TYPES/STYLES

WAIKANAE BEACH SPECIAL CHARACTER AREA: BUILDING TYPES/STYLES

RAUMATI SPECIAL CHARACTER AREA: BUILDING TYPES/STYLES

PAEKĀKĀRIKI SPECIAL CHARACTER AREA: BUILDING TYPES/STYLES