

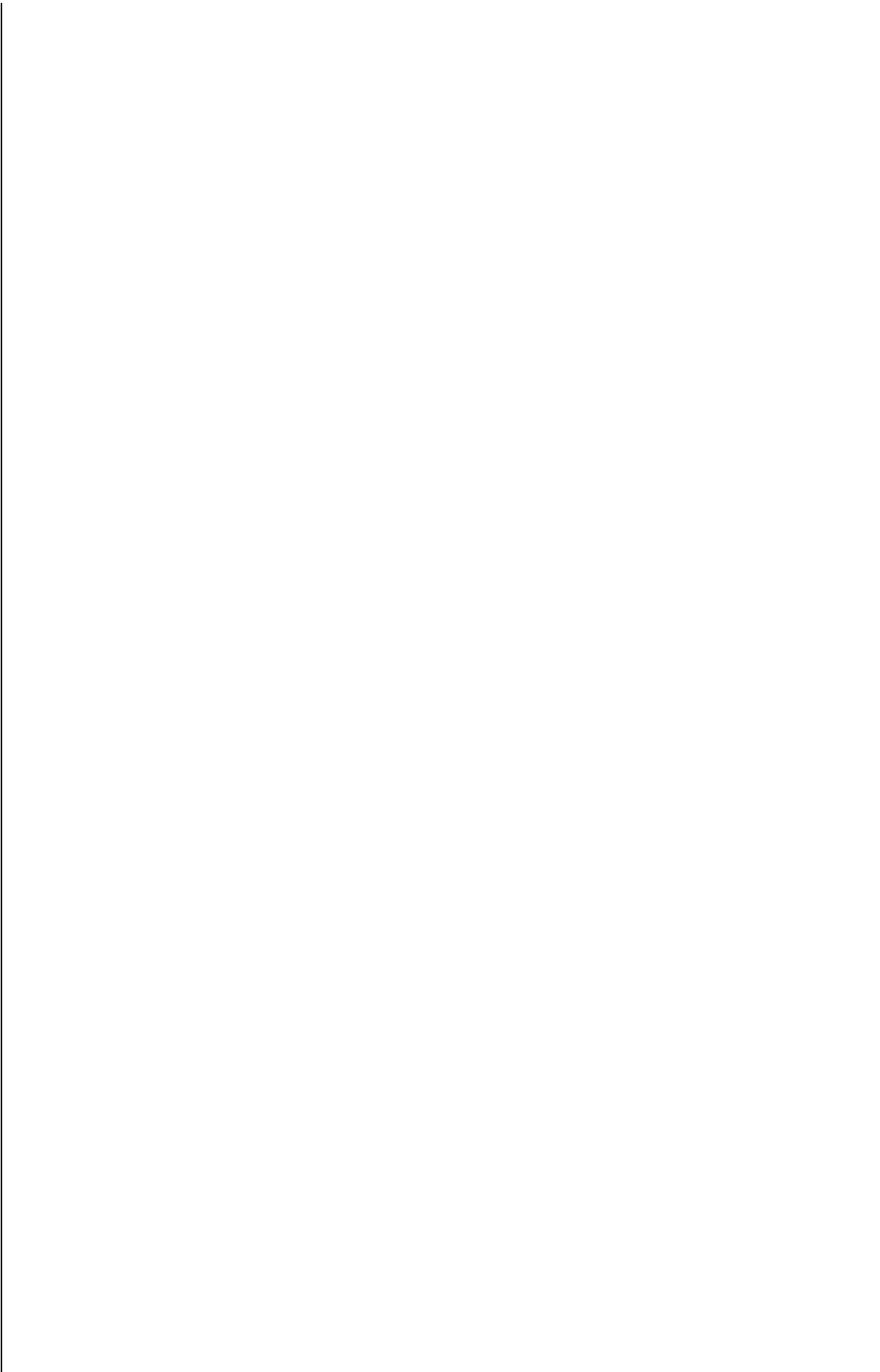
Appendix 12

Oneroa village design guidelines

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Figure A12.1 Oneroa from the air





1.0 Introduction

These guidelines have been prepared to define the physical attributes that form Oneroa, and suggest ways to maintain and enhance its character.

They also play a role in providing guidance about the acceptable type of development within Oneroa village. In this regard, these guidelines will support the Plan assessment criteria in describing the type of development envisaged within the Oneroa village land unit (commercial 1). Any development within this land unit will require assessment against these criteria and guidelines.

In this way the council hopes to encourage the enthusiasm of property owners, developers and design professionals to work in partnership with itself and with each other to the benefit of the overall village environment and its users.

These guidelines identify the following elements as essential to Oneroa in the future:

- unique beach/village atmosphere
- closely connected to the sea
- trees and vegetation in and around the town centre
- convenient access and parking
- managed traffic
- clean healthy environment
- strong sense of community.

Figure A12.2 Oneroa village



2.0 Scale

In order to retain the unique village character and small scale, Oneroa village needs to be contained within a defined landscaped edge which clearly identifies its boundaries. This in turn needs to be part of the natural surrounding landscape which relates it to the coast.

3.0 Prevailing development pattern

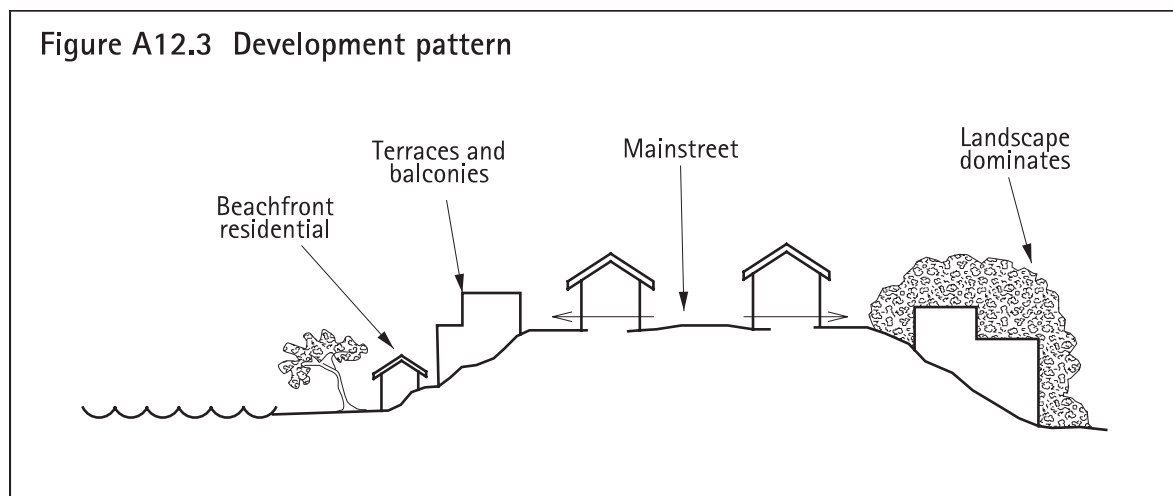
Oneroa exhibits a natural development pattern related to its geography.

This should be reinforced by:

- Maintaining a linear mainstreet and retail heart along the ridge with buildings dominating the landscape; an interesting roofline along the ridge, and frequent viewshafts allowing varied views to the bay, beach and distant headlands.
- Terraced development below the ridgeline on the seaward side, taking advantage of the coastal environment by optimising views and pedestrian spaces eg. boardwalks, balconies, terraces, landscaped roofs.
- More fragmented, generally small lot development between Ocean View Road and Kuaka Street with the landscape dominating the built form.

This is illustrated on [figure A12.3: development pattern](#).

Figure A12.3 Development pattern

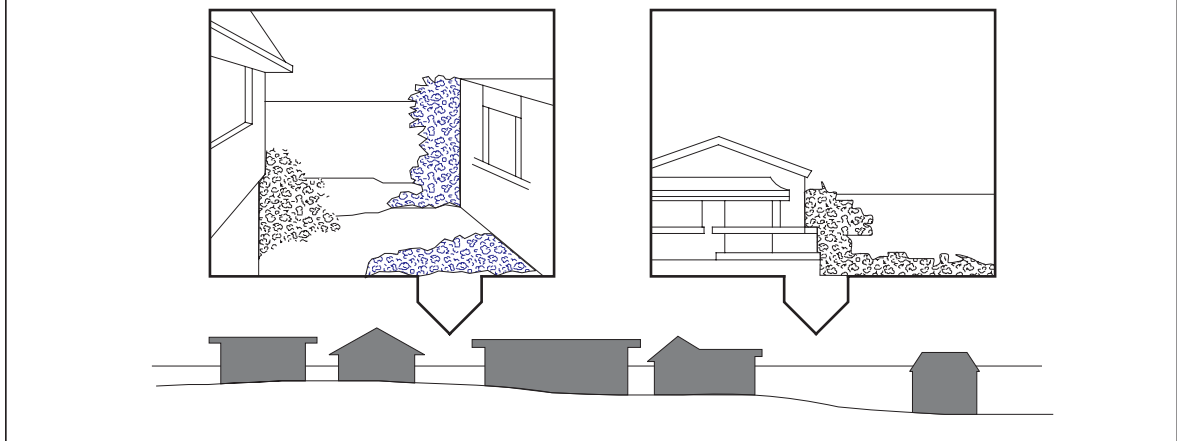


Commercial activities should be varied, supporting the village as a strong retail centre for the residents of Waiheke and providing the right blend of seaside attractions for visitors. Retail will be concentrated close to the main street at pavement level and on pedestrian linkages.

Fundamental to development patterns, activities and built form is the connection of the village to the sea – through walkways, views, ambience and activities. These should all enhance the seaside nature of the village.

Existing views in particular are to be protected, recognising that they are not static to be viewed from a single location, but change as one walks along the road, contrasting narrow glimpses of the beach and coast with ever changing expansive views of the island headlands and the gulf (see [figure A12.4](#)).

Figure A12.4 Views of the coast



4.0 Materials checklist

The following are suggested as materials for use in the village based on traditional materials appropriate to a seaside village:

| | |
|-------------------|--|
| Timber | rough sawn, left to weather, natural stains cedar macrocarpa |
| Metal | brass wrought iron steel tube |
| Stone | bluestone local quarry stone and aggregates |
| Plaster | cement renders integral (natural) colours |
| Joinery | wood powdercoated aluminium |
| Cladding | timber, plaster board and batten cedar weather boards plastered blockwork |
| Roofs | corrugated iron timber shingles colour steel |
| Seats | stone wood concrete |
| Bollards/barriers | boulders timber baulks recycled wharf piles, steel banding chains and ropes |
| Paving | concrete – brushed, intaglio, coloured pebbles, insets shell aggregates, shell designs timber decking limited modular paving |

Colours

| | |
|-------|-----------------------------|
| Earth | brown, ochre, yellow, green |
| Sea | blue, green, turquoise |
| Sky | blue, grey |

5.0 Building form and pattern

The nature of the buildings is an important part of Oneroa's character to be protected and enhanced. This is defined by the scale and massing of the buildings (see [clause 3.0 Prevailing development pattern](#)), and the detailed design including style, materials and colour.

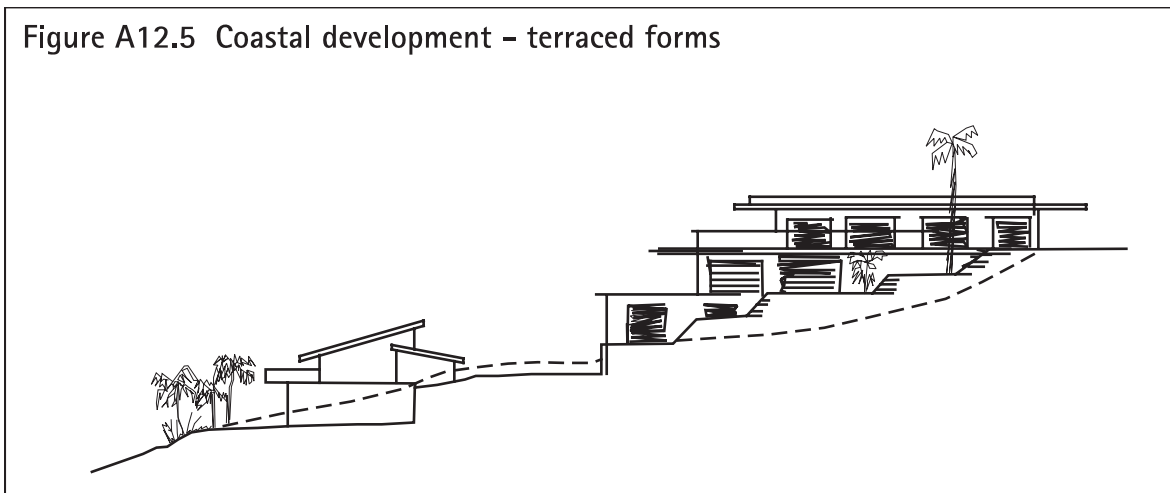
New buildings should exhibit quality of design, detailing and materials with each elevation carefully treated. This is particularly important where buildings are next to open space.

Most buildings in the village will be accessed from front and rear, requiring any service area to be discreetly screened. Facades facing the beach will also need sensitive treatment due to their critical location when viewed from the foreshore.

Retail development on the south side of Ocean View Road will be low rise and lineal to protect existing views although exceptions may be made, subject to other criteria being met.

Development on this coastal side of the street will favour terraced forms with broken roof shapes and ridges perpendicular to the coast (see [figure A12.5](#)).

Figure A12.5 Coastal development – terraced forms



Mixed use development is to be encouraged on the south side of Ocean View Road, consistent with retail at pavement level. Development here should be broken by accessways and open spaces linking to parking areas.

6.0 Vehicle access and parking

Servicing and parking is encouraged via off-street service lanes and parking areas with pedestrian linkages to shops.

It is hoped that eventually service lanes and parking areas will have the appearance of the public realm – with planting, seating, lighting and paths connecting safely and conveniently with retail on Ocean View Road.

7.0 Building detail

The detailed design of the buildings and landscape is critical to the character and appearance of the village as a whole.

Creating open landscaped space within developments is encouraged, and may increase retail opportunities. Courtyards, through-site links and set-backs can incorporate walkways, seats, pergolas and planting, and should enhance views.

Public terraces and balconies will extend the amenities of open space.

Buildings and signs should not overshadow significant open spaces or obstruct significant views.

Verandahs, awnings and other detail design elements will provide visual continuity to facades and all-weather pedestrian access. They should wrap around public open space, breaking up the street frontage, rather than following boundaries.

Buildings should generally have a narrow frontage with modulated facades and small areas of clear glass.

The future street form is intended to be discontinuous with view shafts and walkways between buildings, and indented set-backs and courtyards.

Roofs should be similarly modulated and broken with gables, hips and verandahs.

Building style should reflect the existing – either simple utilitarian or modern colonial, with some decoration welcome. Materials should be used innovatively – see [clause 4.0 Materials checklist](#).

Buildings which occur within viewshafts need to be incidental within the overall scene, merging into the background as part of a seaside village with an appropriate scale and roofscape.

The general scene should be one of sea and coastline with a predominantly coastal landscape and clear, convenient and attractive walkways down to the beach and back up to the village centre. Public open spaces should provide passive recreation with a natural appearance, creating pleasant, safe, outdoor meeting places for residents and visitors.

8.0 Landscape pattern

Spaces between and around buildings should connect back to the wider landscape, physically linking with walkways and the pedestrian network, and providing environmental links with the natural coastal habitat.

Such spaces will form natural meeting places and should be a continuation of the public realm, providing through site links to shops, carparking and beach. Incorporate seats, lighting and planting and enhance views.

Seats and other furniture should be integrated into their setting, specifically designed for their location rather than a proprietary product, and using materials related to adjacent buildings and structures (see [clause 4.0 Materials checklist](#)).

9.0 Planting

Planting helps provide the coastal context of the village.

Pohutukawa should be used where there is adequate space and views will not be compromised.

Other suitable indigenous species are:

- karaka
- taupata
- karo
- manuka
- hebes
- kowhai
- mahoe
- karamu

- lemonwood
- nikau palm
- cabbage tree.

Not all of these will withstand salt or wind and advice should be sought for each particular situation. Tree ferns are suited to small spaces and provide filtered shade and interesting patterns when viewed from above or below, while palms and cabbage trees have dramatic silhouettes.

There is also a wide range of exotic coastal flowers useful on banks and in sun as groundcover under trees.

Other suitable indigenous species are identified in [appendix 13 – Planting guide](#).