

'where the sun lingers...'

to be a vibrant and distinct community celebrating links from mountain to sea'
Coastal Strategy 2006

Messenger Terrace Design Guide

With the opportunity for residents on the seaward side of Messenger Terrace to purchase road reserve surplus to Council requirements, it is timely to consider how the natural amenity along this coastal edge can be maintained and enhanced. This design guide is intended for these residents with the information provided being consistent with the aspirations of all Oakura residents as identified in the District's Coastal Strategy (2006) and the Oakura Structure Plan (2006).

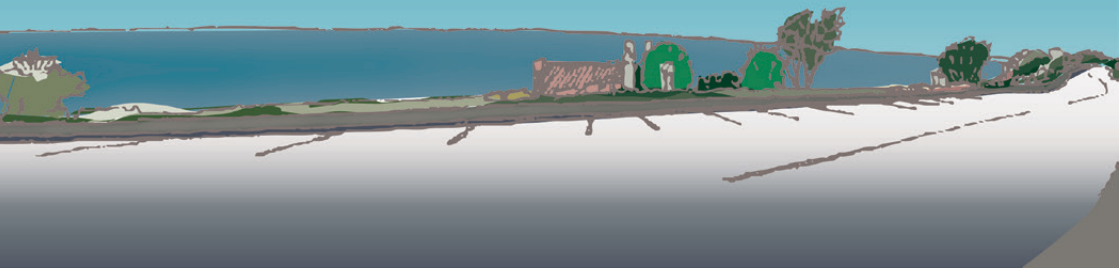
Outcomes from the Oakura Structure Plan Consultation, 2006

- Recognise and enhance the key landscape features that give Oakura its unique quality and special sense of place as a coastal community.

- Promote additional opportunities for the development of both active and passive forms of recreational activities and facilities.
- Preserve, protect and enhance vegetation areas identified as significant to the region.
- Promote revegetation of the sand dunes and encourage use of local flora.

Purpose of the Guidelines

Although the character of Oakura has been modified from its natural state to accommodate urban development it still retains a strong link to the coastal environment. These guidelines are intended to provide ideas to maintain and enhance that linkage, and to create and maintain a distinctive coastal edge character.



Context



Indicative Vegetation (top left)

Planting along Tasman Parade reflects the coastal environment; on the foredune tough strappy leaved grasses and flaxes and twiggy coprosmas are planted.

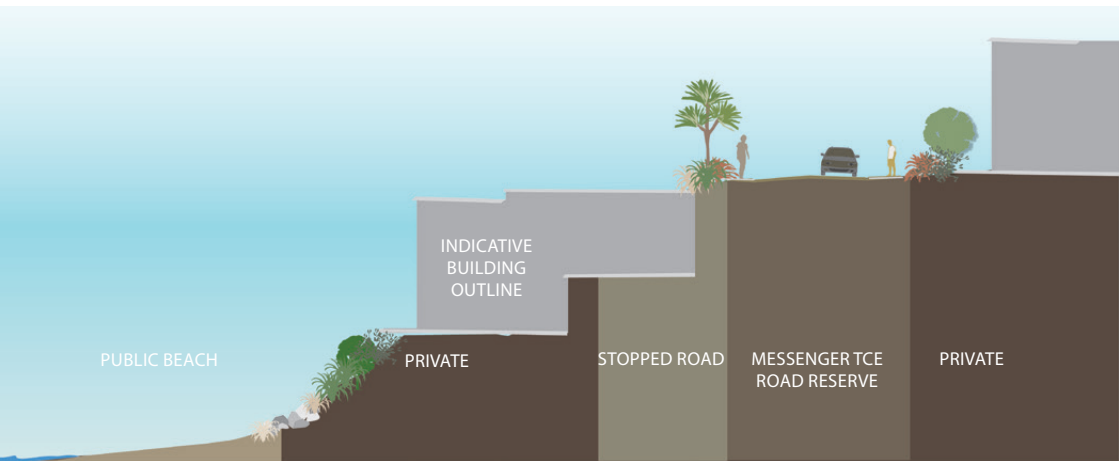
Matekai Park (bottom left)

Planting at the entrance to the park off Messenger Tce located on the back dune shows the effect of layered planting with a range of forms and textures that create depth and interest.



Indicative cross section (below)

The foredune rises steeply with houses often built on terraced platforms. Messenger Terrace is elevated above these houses which allows good views to the surrounding coastal environment. The properties on the southern side of the road look out to the coast from the ground and first floor levels of the often two storey buildings.



Contributing to natural character



SPINAFEX AT THE FOREDUNE HELPS TO BIND TOGETHER SAND AND BUILD UP THE DUNES.



ORANGE GLOW OF OIOI ADDS VIBRANCY AND CONTRAST.

Planting pallet

Coastal indigenous plant species are beneficial as typically these are low maintenance, drought resistant and control erosion. Progressive layered planting: groundcovers, grasses, bushes and trees form a robust plant scheme. On the foredune spinafex or pingao are best suited where as large growing species such as pohutukawa and flax should be avoided as their large rootballs exacerbate erosion.

Habitat creation

When redeveloping your site where possible retain existing indigenous vegetation to provide for fauna.

The flowers and seeds of indigenous species attract birds and wildlife such as lizards and insects. See plant list (pg 5).

Colours and textures

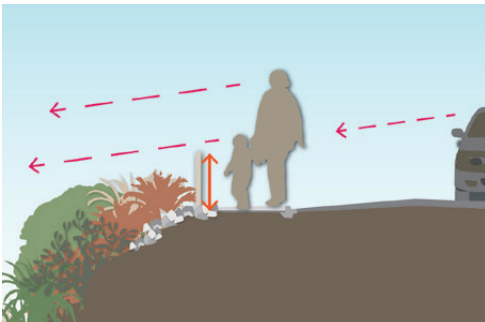
Strong patterns of street front planting contribute to streetscape character and help to reflect a sense of the Oakura environment. Use species that extend the patterns characterised in the wider landscape.

Plant management and landscape materials



Plant management

When considering planting think about the impact on natural character and public views. The number of taller specimens should be balanced on each property so there are gaps in the air space at around eye level for people either in cars or on footpaths for the majority of the property in order to retain public views.



Landscape materials

Use unfinished timber and stone materials that contribute to the existing coastal character. Limit the use of highly reflective materials or paint. Landscaping can have a contemporary style while maintaining a link to the organic forms of the landscape. Limiting paved surfaces and using permeable ground surface where possible is beneficial to plant and stormwater management.

Oakura Coastal Plant List

Where possible use species from the local area. If you are thinking about planting, think about these species:

Fore dune species

- Kowhangatara (Spinafex) *Spinafex sericeus*
- Pingao, *Desmoschoenus spiralis*
- Hinarepe (Sand fescue) *Austrofestuca littoralis*
- Carex, *Carex Pumila*
- Waiuu-o-kahukura (Shore Spurge) *Euphorbia glauca*
- Wiwi (Knobby Clubrush) *Isolepis nodosa*
- Tauhinu, *Ozothamnus leptophylla*
- Horokaka (NZ Ice Plant) *Disphyma australe*
- Tutae koau (Shore Celery) *Apium prostratum*
- Kokihi (Beach + NZ Spinach) *Tetragonia trigyna + tetragonioides*

Mid dune species

- Taupata, *Coprosma repens*
- Karamu, *Coprosma robusta*
- Carex, *Carex testacea*
- Toetoe, *Cortaderia fulvida*
- Oioi (Jointed Wire Rush) *Apodasmia similis*
- Autetaranga (Sand Daphne) *Pimelea*
- Ti kouka (Cabbage Tree) *Cordyline australis*
- Mapou, *Myrsine australis*
- Harakeke (NZ Flax) *Phormium tenax*
- Ngaio, *Myoporum laetum*
- Kawakawa, *Macropiper excelsum*
- Mahoe, *Melicytus ramiflorus*
- Karo, *Pittosporum crassifolium*
- Mingimingi, *Leucopogon fasciculata*

Back dune species

- Koromiko, *Hebe stricta*
- Wharangī, *Melicope ternata*
- Manuka, *Leptospermum scorparium*
- Kanuka, *Kunzea ericoides*
- Pohutukawa *Metrosideros excelsa*
- Puriri, *Vitex Lucens*
- Karaka, *Corynocarpus laevigatus*
- Kohekohe, *Dysoxylum spectabile*
- Puka, *Meryta sinclairii*





Complementing natural landforms



Height

The height of buildings is controlled through the District Plan. Additional controls are placed on buildings and other structures in public viewshafts. Maintain the relationship with the overall height of nearby buildings. Also relate storey height of buildings to nearby buildings. Consistent and complementary roof forms contribute to defining a local built character.



Built form

Where possible maintain the general landform and avoid the need for large retaining structures and potentially damaging earthworks. Consider protecting newly formed slopes with planting when reinstating earthworks. Development should fit into the landform e.g. through stepping the building platform. Think about building materials that complement the coastal character.



Maintain public views

Maintain the rhythm and scale of dwellings along the street front and allow views through the property from the coast and the street. Building setbacks from side boundaries are important. Avoid building across the whole property. This restricts public views and creates an enclosed screened environment that does not connect with the surroundings.



Te Kaunihera-ā-Rohe o Ngāmotu
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If you want to know about the District
Plan and planning controls contact a
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Council.

