

BEST NEST  
BUILDING COMPANY

# BUILDING ON THE WESTCOAST

AN ESSENTIAL GUIDE





# TABLE OF CONTENTS

- INTRODUCTION
- GETTING STARTED
- PLANNING AND DESIGN
- CONSTRUCTION MATERIALS AND TECHNIQUES
- DESIGNING FOR RESILIENCE
- INTERIOR AND EXTERIOR AESTHETICS
- UTILITIES AND SERVICES
- CONCLUSION
- CHECKLIST FOR BUILDING NEAR WEST COAST BEACHES

BEST NEST  
BUILDING COMPANY

# CHAPTER ONE

INTRODUCTION

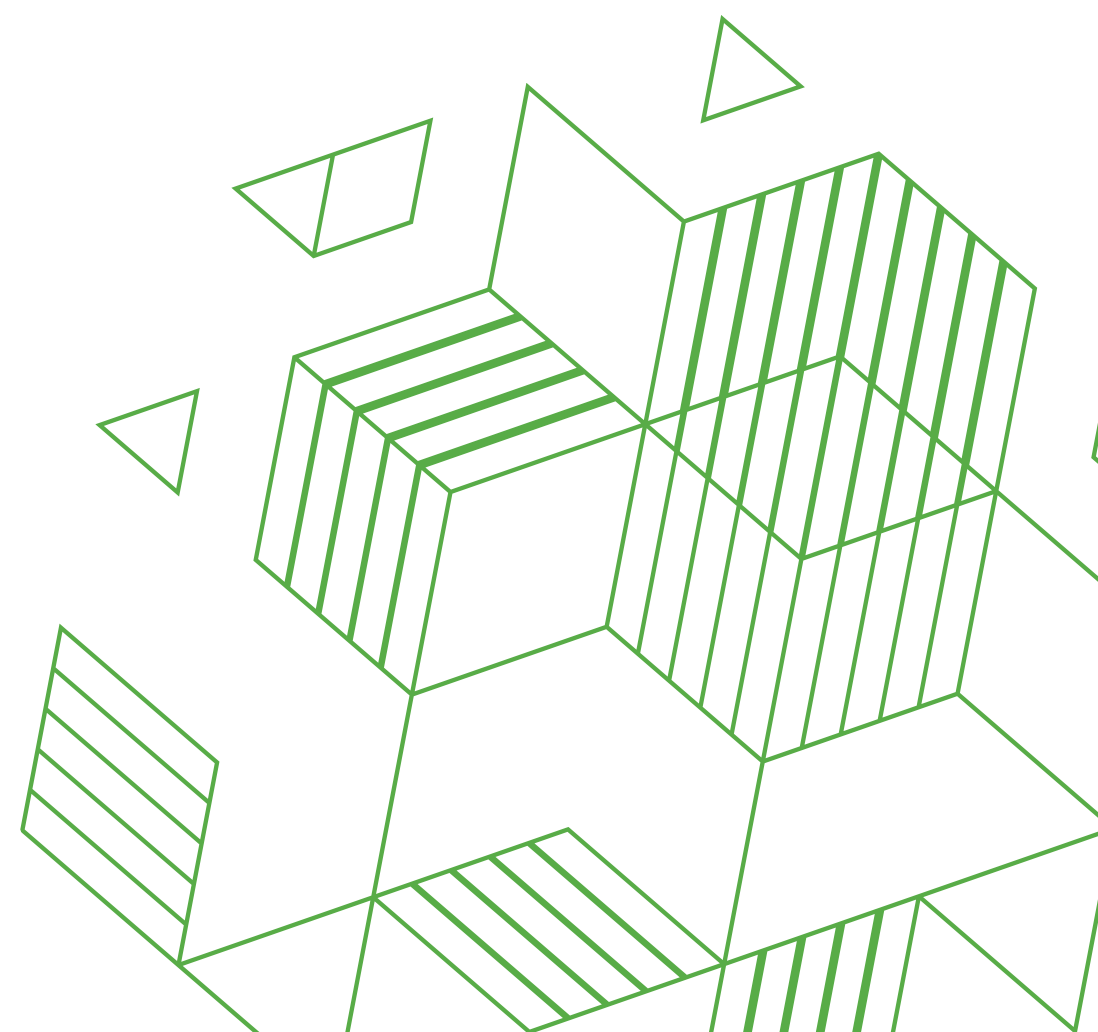
# BESTNEST

BUILDING COMPANY

Auckland's West Coast, known for its untamed beauty and dramatic landscapes, promises a living experience like no other. However, this dream comes with its own set of challenges, from the salty air and stormy weather to navigating local building regulations.

Building or renovating a home here isn't just about construction; it's about creating a sanctuary that respects and integrates into the natural environment, ensuring durability against the elements while capturing the essence of coastal living. Our goal with this guide is to provide you with the comprehensive knowledge and insights needed to navigate the complexities of coastal construction. We aim to ensure that your journey from conceptualization to completion is as smooth and rewarding as possible.

[www.bestnestbuilding.co.nz](http://www.bestnestbuilding.co.nz)





## **Understanding the Unique West Coast Environment**

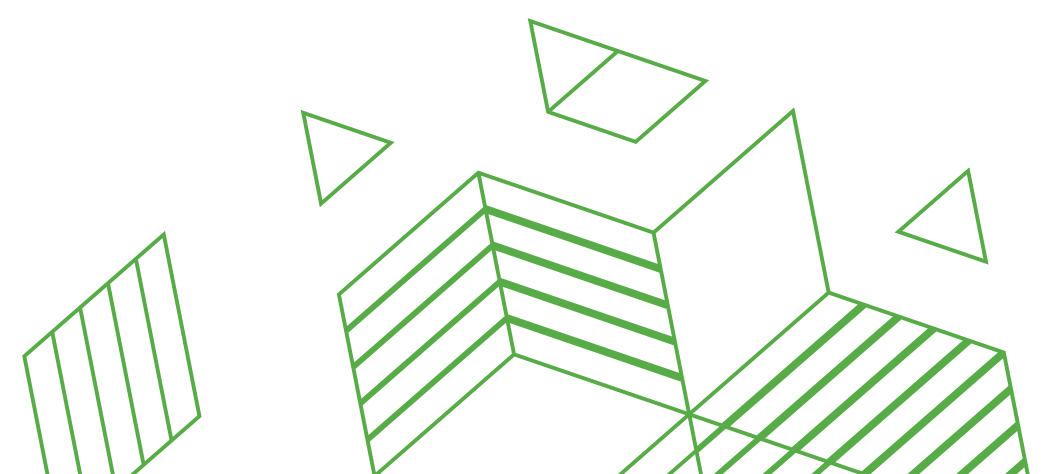
The West Coast of Auckland is a masterpiece of nature, featuring rugged cliffs, expansive black sand beaches, and lush native bush. Locations like Muriwai, Piha, and Bethells Beach offer breathtaking views and an unparalleled connection to the natural world. However, the very elements that make these areas captivating—such as the salty sea air, high humidity, and frequent storms—also present unique challenges for building and maintenance.

The coastal environment demands materials and construction techniques that can withstand corrosion from salt, moisture, and wind-driven rain. It also requires thoughtful design to protect against potential flooding and erosion while maximising the spectacular views and indoor-outdoor flow that make coastal living so desirable.

This chapter sets the stage for the rest of the guide by highlighting the importance of approaching your building or renovation project with an in-depth understanding of these environmental factors. It underscores the need for careful planning, selection of the right materials, and collaboration with professionals who share your vision and respect for the coast.

As we move forward, remember that building near West Coast beaches offers a unique opportunity to create a home that is not only a place of refuge and beauty but also a testament to sustainable and resilient design. Whether you're planning a new build or a renovation, this guide will serve as your roadmap to achieving a home that harmonizes with its surroundings, offers protection and comfort, and stands as a legacy of your commitment to excellence in coastal living.

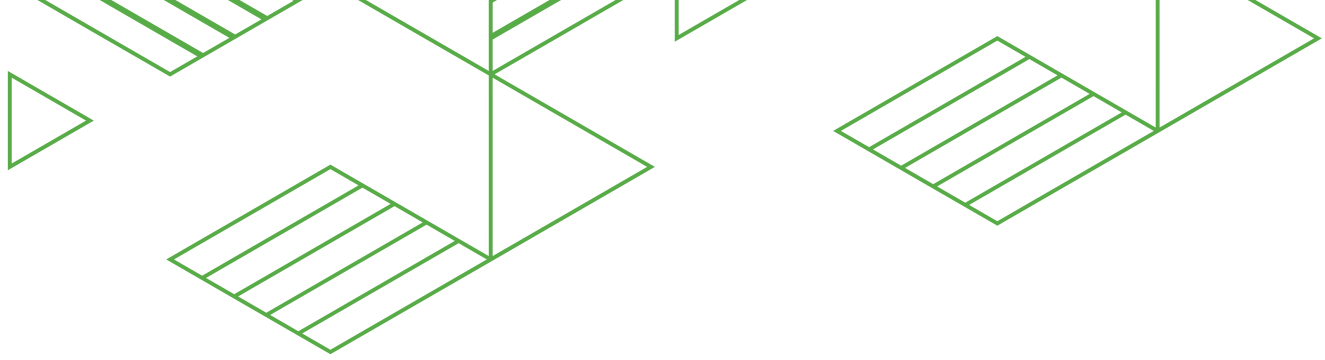
Let's begin by exploring the initial considerations and steps to set your project on the path to success.



BESTNEST  
BUILDING COMPANY

## CHAPTER TWO

GETTING STARTED



Building or renovating your home near the West Coast beaches of Auckland is an exciting venture, filled with potential for creating a unique space that aligns with your lifestyle and aspirations. However, before diving into designs and materials, it's crucial to lay a solid groundwork. This chapter will guide you through the initial considerations crucial for a successful coastal building project, including choosing the right plot and understanding the specific challenges of coastal development.

## Initial Considerations for Coastal Building

- **Assessing Environmental Impact:** The first step in your building journey is to understand the environmental impact of construction in coastal areas. Coastal ecosystems are fragile, and your project should aim to minimize its footprint. Consideration of natural landscapes, local wildlife, and erosion control is essential. Engaging with environmental consultants can provide valuable insights into sustainable building practices that respect the coastal environment.
- **Understanding Legal Restrictions:** Coastal areas often come with a set of legal restrictions designed to protect the environment and ensure the safety of buildings against natural hazards. It's vital to research and understand these restrictions, which can include building setbacks from the shoreline, height restrictions, and specific building codes for storm resistance. Early consultation with local authorities can clarify these requirements and prevent costly misunderstandings down the line.
- **Budgeting for Coastal Challenges:** Building near the coast generally comes with a higher price tag. The corrosive marine environment requires more durable materials and construction methods, which can increase costs. Additionally, insurance premiums can be higher in these areas due to the increased risk of natural disasters. A thorough budget plan should account for these additional costs to ensure your project is financially viable.

## How to Choose the Right Plot

- **Location and Accessibility:** While the allure of a beachfront property is undeniable, it's important to consider accessibility and convenience. Proximity to amenities, roads, and services can significantly affect your living experience and the property's value. Additionally, consider the plot's orientation to maximize natural light and views while providing shelter from prevailing winds.
- **Soil and Topography:** The nature of the land itself plays a crucial role in the feasibility and cost of your project. Soil stability, drainage, and the presence of bedrock can impact the type of foundations required and the overall design of your home. Engaging a geotechnical engineer to assess the plot can provide crucial information for your planning and design phase.
- **Assessing Risks:** Coastal plots can be prone to flooding, erosion, and landslides. Before purchasing a plot, it's essential to conduct a thorough risk assessment. This includes reviewing historical data, consulting with local authorities, and possibly engaging with specialists who can advise on mitigating these risks. Sometimes, the beauty of a location can be overshadowed by the potential for natural disasters, and it's crucial to weigh these risks carefully.
- **Community and Neighbours:** Finally, consider the community and neighbourhood. Each coastal area has its own character and community vibe. Spend time in the area, talk to neighbours, and consider whether the community aligns with your lifestyle and values. The social environment can be just as important as the physical one in ensuring your coastal home is a place where you truly belong.

Choosing the right plot and understanding the foundational considerations of coastal building are crucial first steps in your journey. With careful planning and informed decision-making, you can set the stage for a successful and rewarding building project on Auckland's West Coast. The next chapter will delve into the planning and design phase, where your vision starts to take shape through architectural creativity and strategic planning.

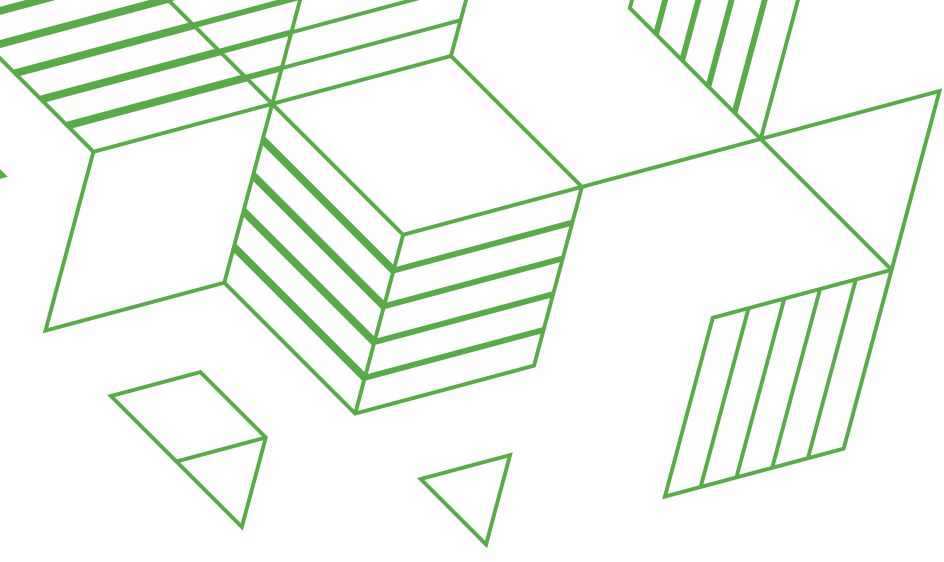


BESTNEST  
BUILDING COMPANY

# CHAPTER THREE

PLANNING AND DESIGN

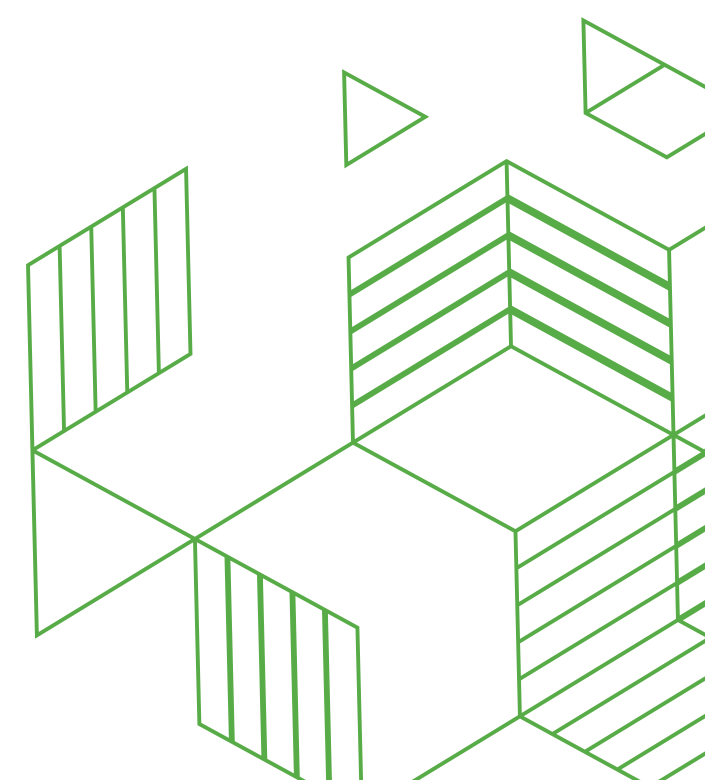


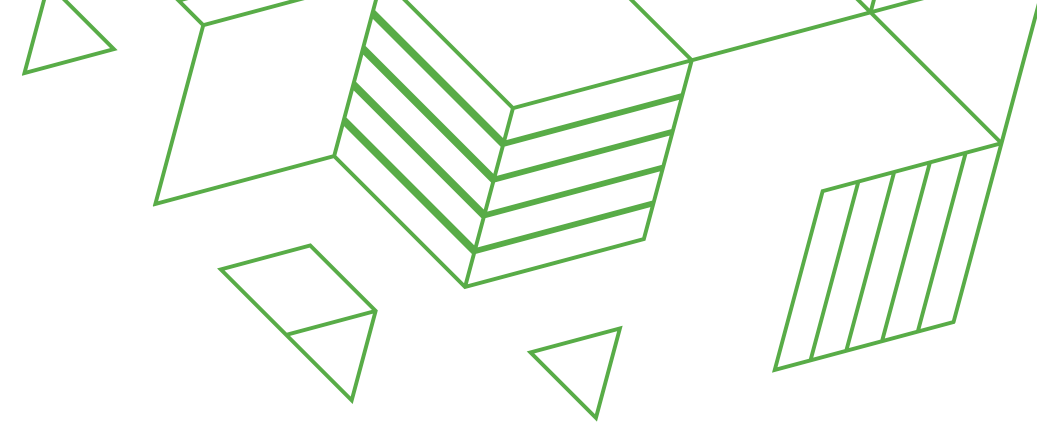


Once you have a solid understanding of the initial considerations for coastal building and have selected the ideal plot, the next exciting phase is planning and design. This stage is where your vision begins to take form, guided by the unique constraints and opportunities presented by the coastal environment. Effective planning and thoughtful design are crucial for ensuring your home not only meets your aesthetic and functional needs but also respects the landscape and withstands the elements.

## **Navigating Local Regulations and Permits**

- **Understanding Building Codes:** Coastal areas often have stricter building codes to ensure structures can withstand harsh weather conditions, such as high winds and flooding. Familiarize yourself with these codes early in the design process to ensure compliance and avoid delays.
- **Securing Permits:** Obtaining the necessary permits can be a complex and time-consuming process, especially in environmentally sensitive areas. Start this process early and consider hiring a professional who understands local regulations to navigate the permitting process on your behalf.
- **Engaging with the Community:** In many coastal areas, community input or approval may be required for new constructions or major renovations. Engaging with the community early can foster goodwill and potentially smooth the permitting process.



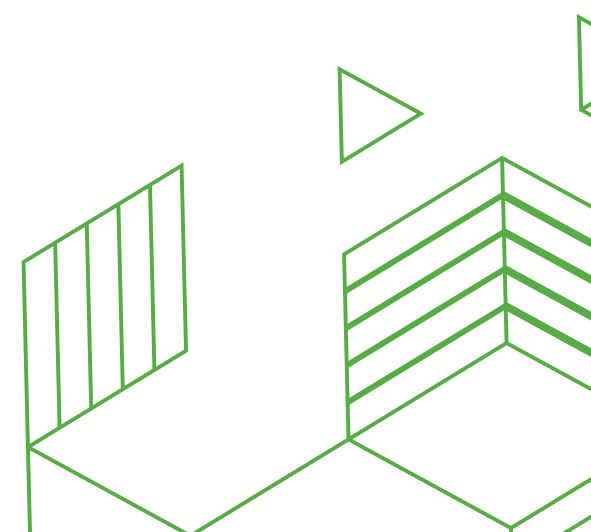


## Design Principles for Coastal Homes

- **Maximizing Views and Natural Light:** One of the primary reasons for building near the coast is to enjoy the stunning vistas. Design your home to maximize these views with strategic window placement and open-plan layouts that also allow for abundant natural light.
- **Indoor-Outdoor Flow:** Coastal living is synonymous with outdoor living. Design your home with large, open spaces that connect seamlessly to outdoor living areas, such as decks, patios, and gardens, to make the most of your coastal setting.
- **Durability and Maintenance:** Choose materials and design elements that are not only aesthetically pleasing but also durable and low maintenance, able to withstand the corrosive marine environment.

## Selecting the Right Architect and Builder

- **Experience in Coastal Construction:** Look for professionals with specific experience in coastal construction. They will bring valuable insights into the unique challenges and opportunities of building in such areas, from selecting the right materials to designing for resilience against harsh weather.
- **Alignment with Your Vision:** It's crucial that your architect and builder not only have the right expertise but also share your vision for the project. Their ability to translate your ideas into reality while advising on practical considerations is key to the success of your project.
- **Communication and Collaboration:** A successful project relies on effective communication and collaboration between you, your architect, and your builder. Choose professionals who are responsive, transparent, and willing to work as a team.



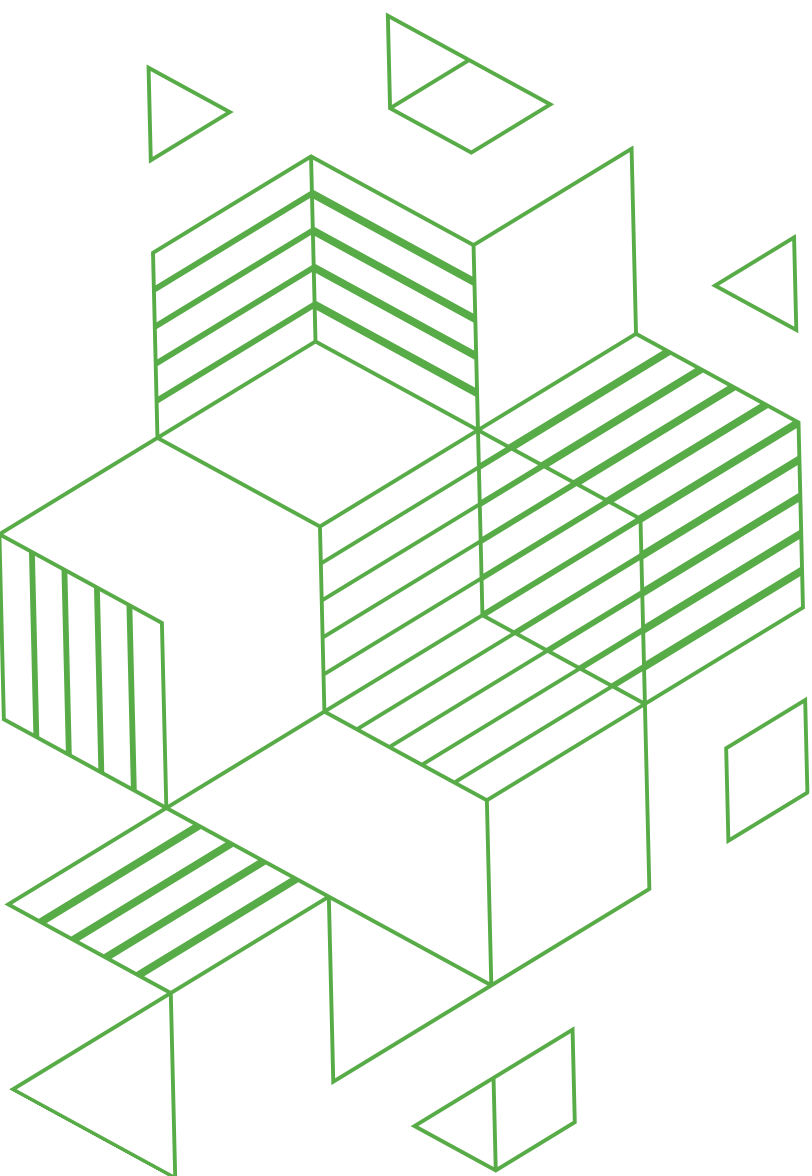


# BESTNEST

BUILDING COMPANY

The planning and design phase is an opportunity to lay the foundation for a home that is both a personal sanctuary and a resilient structure capable of withstanding the coastal environment. By focusing on compliance with local regulations, adhering to design principles suited to coastal living, and selecting the right team, you can ensure your project not only meets but exceeds your expectations.

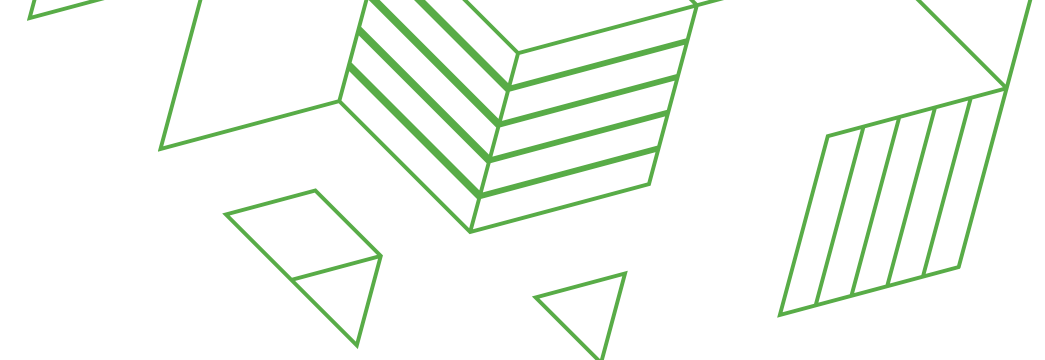
In the next chapter, we'll delve deeper into the specifics of selecting construction materials and techniques that are essential for building a durable and sustainable home on the West Coast beaches.



BESTNEST  
BUILDING COMPANY

# CHAPTER FOUR

CONSTRUCTION MATERIALS  
AND TECHNIQUES



Building near the coast requires a careful selection of materials and construction techniques that can withstand the harsh coastal environment. This chapter will explore the best materials resistant to salt, wind, and moisture, introduce innovative construction techniques suited for coastal environments, and highlight the importance of sustainability in coastal construction.

### **Materials Resistant to Salt, Wind, and Moisture**

The longevity and durability of your coastal home largely depend on the materials used in its construction. Choosing materials that can resist the corrosive effects of salt air, high winds, and moisture is crucial.

- **Stainless Steel and Corrosion-Resistant Alloys:** For structural components, fasteners, and exterior fittings, stainless steel and other corrosion-resistant alloys are essential to prevent rust and degradation.
- **Treated Wood:** Wood used in construction should be treated for moisture resistance and to withstand rot and insect damage. Options like cedar and redwood naturally resist decay and can be used for exterior features.
- **Concrete and Fiber Cement:** Both materials offer excellent resistance to moisture and can be used for foundations, walls, and siding. Fibre cement siding, in particular, provides the look of wood but with better durability against the elements.
- **Composite Decking:** Traditional wood decks require constant maintenance in coastal environments. Composite decking materials, made from a blend of wood fibres and plastics, are resistant to rot, moisture, and salt exposure.



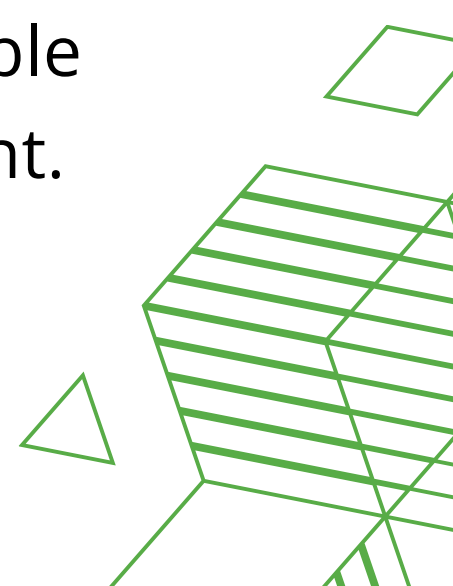
## Innovative Construction Techniques for Coastal Environments

Adapting to the challenges of coastal building requires not only the right materials but also innovative construction techniques.

- **Elevated Foundations:** To mitigate flood risk, especially in areas prone to storm surges, homes can be built on elevated foundations or pilings. This technique also allows for better views and ventilation.
- **Wind Bracing:** Implementing wind bracing techniques in the structure's design can help withstand high winds. This can include shear walls, hurricane straps, and tie-down systems that secure the roof and walls to the foundation.
- **Waterproofing and Drainage:** Advanced waterproofing measures and efficient drainage systems protect against water intrusion and manage rainwater, preventing erosion and water damage to the property.

## Sustainability in Coastal Construction

Sustainable construction practices are particularly important in coastal environments, which are often sensitive and subject to stricter regulations.

- **Passive Solar Design:** Orienting the home to take advantage of natural light and heat reduces energy consumption. Incorporating overhangs, shading devices, and thermal mass can help regulate indoor temperatures naturally.
  - **Rainwater Harvesting:** Installing systems to collect and reuse rainwater for irrigation and non-potable water uses reduces demand on local water resources and manages stormwater runoff.
  - **Green Roofing and Walls:** These living systems provide insulation, reduce runoff, and integrate the structure into the natural landscape. They also offer habitats for local flora and fauna, contributing to biodiversity.
  - **Energy Efficiency:** High-efficiency windows, insulation, and HVAC systems minimize energy use. Solar panels and other renewable energy sources can further reduce the home's carbon footprint.
- 



# BESTNEST

BUILDING COMPANY

Constructing a coastal home requires a balance between resilience against the harsh marine environment and harmony with the stunning natural surroundings. By choosing the right materials, employing innovative construction techniques, and prioritising sustainability, your coastal home can stand the test of time while minimising its environmental impact. The next chapter will delve into designing for resilience, ensuring your home is prepared to face the specific challenges of coastal living head-on.

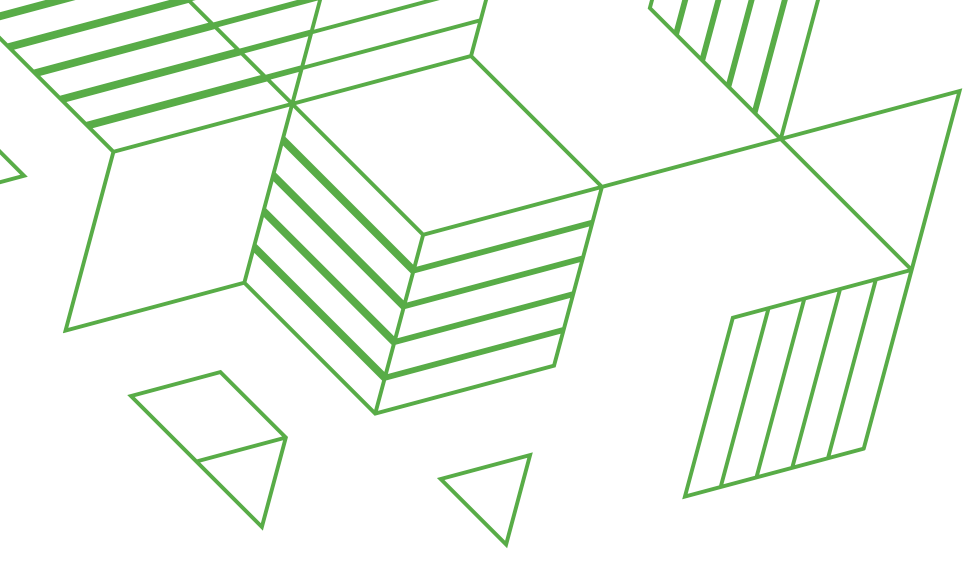


BESTNEST  
BUILDING COMPANY

# CHAPTER FIVE



DESIGNING FOR RESILIENCE

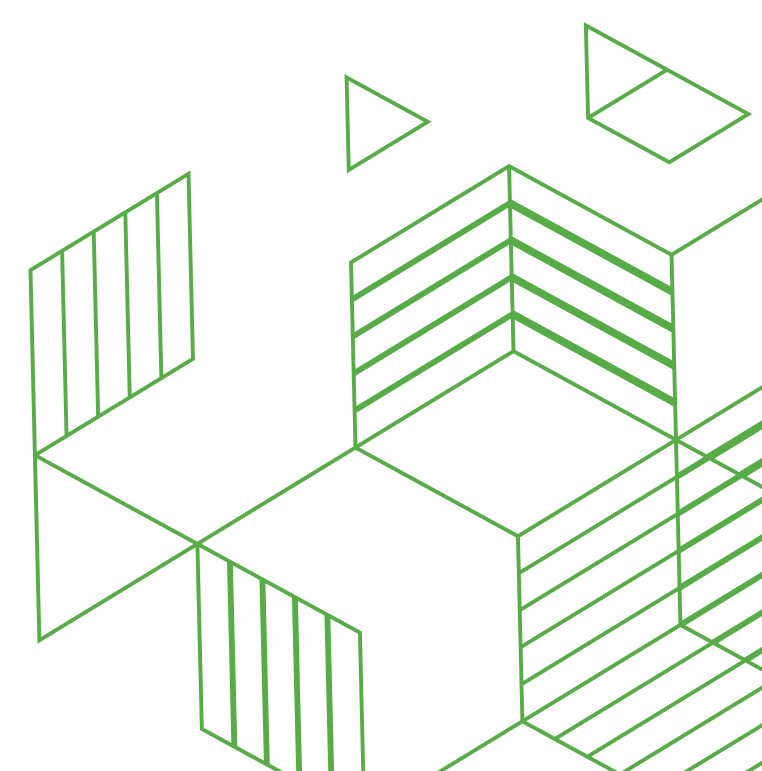


Constructing a home near the West Coast beaches requires a thoughtful approach to resilience. The beauty of coastal living comes with its share of natural challenges, including high winds, storms, erosion, and flooding. This chapter focuses on strategies for wind and stormproofing, managing erosion and flood risks, and employing landscaping techniques that enhance resilience and integrate your home into its coastal surroundings.

## Wind and Storm Proofing Your Home

The design and construction of your coastal home must prioritize resistance to the high winds and storms common to these areas. Several strategies can significantly enhance your home's resilience:

- **High-Impact Windows and Doors:** Installing windows and doors designed to withstand high winds and flying debris can prevent significant damage during storms.
- **Reinforced Roofing:** Opt for roofing materials and installation methods designed for high wind resistance. Techniques such as using hurricane straps can secure the roof to the home's structure, preventing uplift during extreme weather.
- **Aerodynamic Design Features:** Incorporating aerodynamic design principles can help reduce wind pressure on your home. Features like rounded edges and minimal projections can help deflect wind around and over the building, reducing the risk of damage.





## Erosion and Flood Risk Management

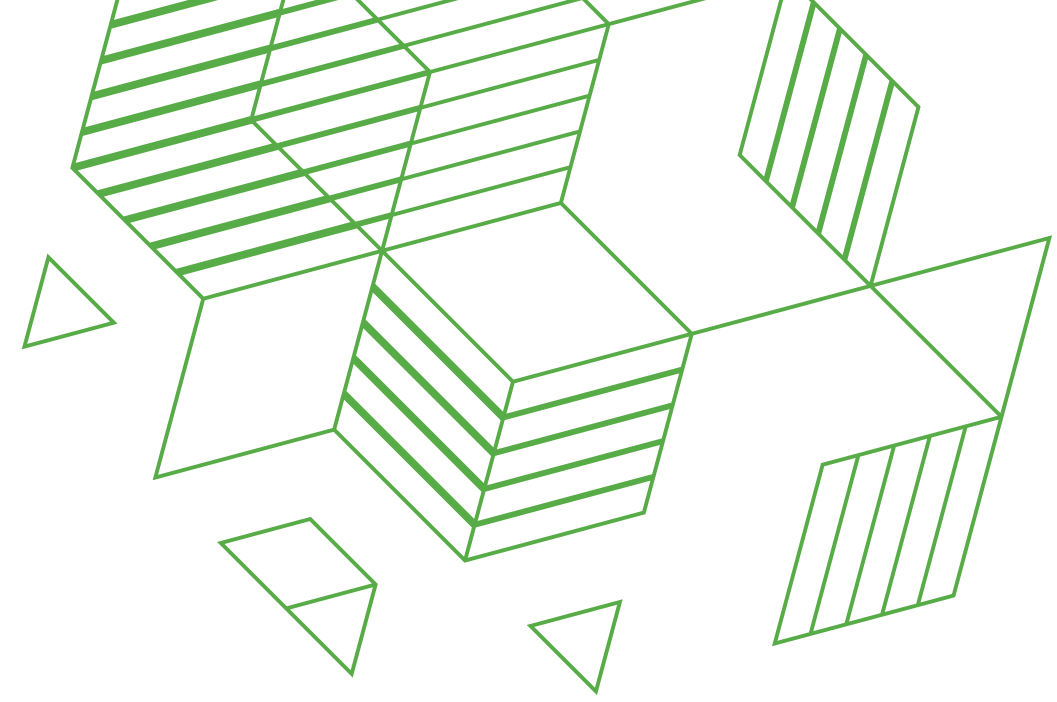
Coastal homes are particularly vulnerable to erosion and flooding. Integrating risk management strategies into your home's design and site planning is essential:

- **Elevated Structures:** Building your home on stilts or piers can protect it from flooding while minimizing disruption to the natural flow of water and sediment, which can help prevent erosion.
- **Natural and Engineered Barriers:** Employing both natural (such as vegetation) and engineered (such as retaining walls) barriers can help protect your property from erosion. These barriers can also absorb wave energy, reducing the impact on your home.
- **Smart Landscaping:** Strategic landscaping can significantly reduce erosion and flooding risks. Native plants with deep root systems can stabilise the soil, while swales and rain gardens can manage stormwater runoff effectively.

## Landscaping for Coastal Conditions

Landscaping in coastal areas serves dual purposes: enhancing the beauty of your property and providing a natural defence against the elements. Thoughtful landscaping can mitigate erosion, improve drainage, and offer shelter from winds:

- **Use of Native Plants:** Native species are adapted to local conditions, requiring less water and maintenance. They're more likely to survive extreme weather and can provide habitat for local wildlife.
- **Windbreaks:** Trees and shrubs planted strategically can act as windbreaks, reducing wind speed and protecting your home and outdoor living spaces. Choose species that are salt-tolerant and can withstand the local climate.
- **Dune Restoration:** Where applicable, restoring or preserving natural dunes is a powerful tool for erosion control. Dunes protect inland areas from flooding and erosion as natural barriers against storms and high waves.



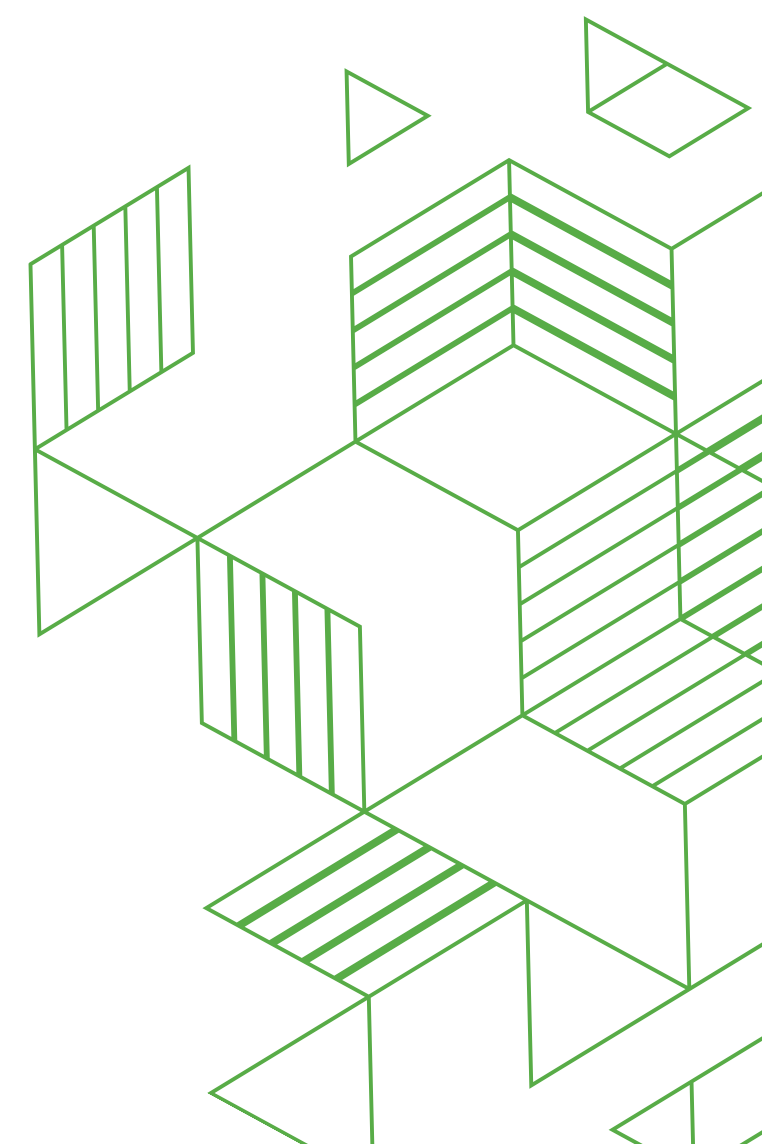
# BESTNEST

BUILDING COMPANY

Designing for resilience ensures that your coastal home is not only a beautiful retreat but also a safe and sustainable structure capable of withstanding the unique challenges of its environment. By incorporating wind and stormproofing measures, managing erosion and flood risks, and employing smart landscaping strategies, you can enjoy the beauty of coastal living with peace of mind, knowing your home is built to last.

The next chapters will explore the aesthetic considerations of coastal homes, detailing how to maximize views, choose durable finishes, and design indoor-outdoor spaces that enhance your connection to the stunning coastal landscape.

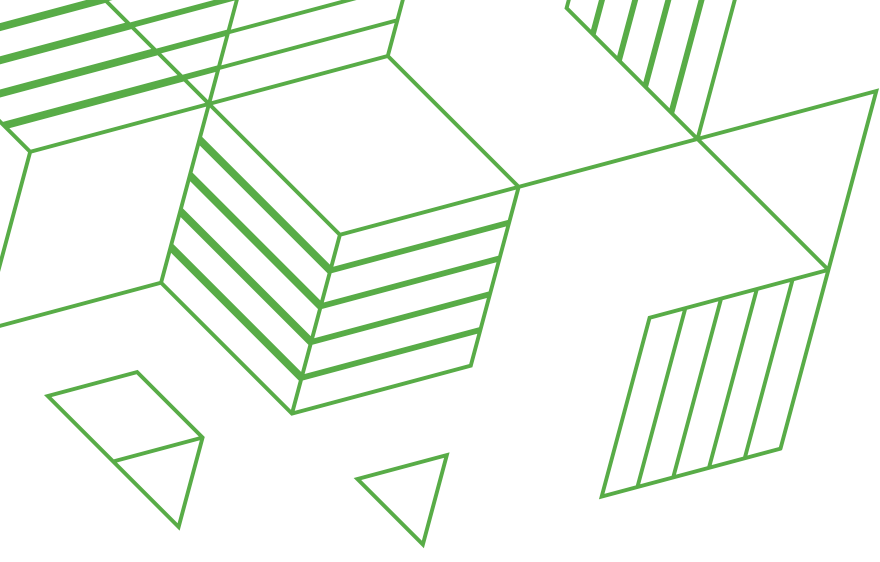
[www.bestnestbuilding.co.nz](http://www.bestnestbuilding.co.nz)



BESTNEST  
BUILDING COMPANY

## CHAPTER SIX

INTERIOR AND EXTERIOR  
AESTHETICS

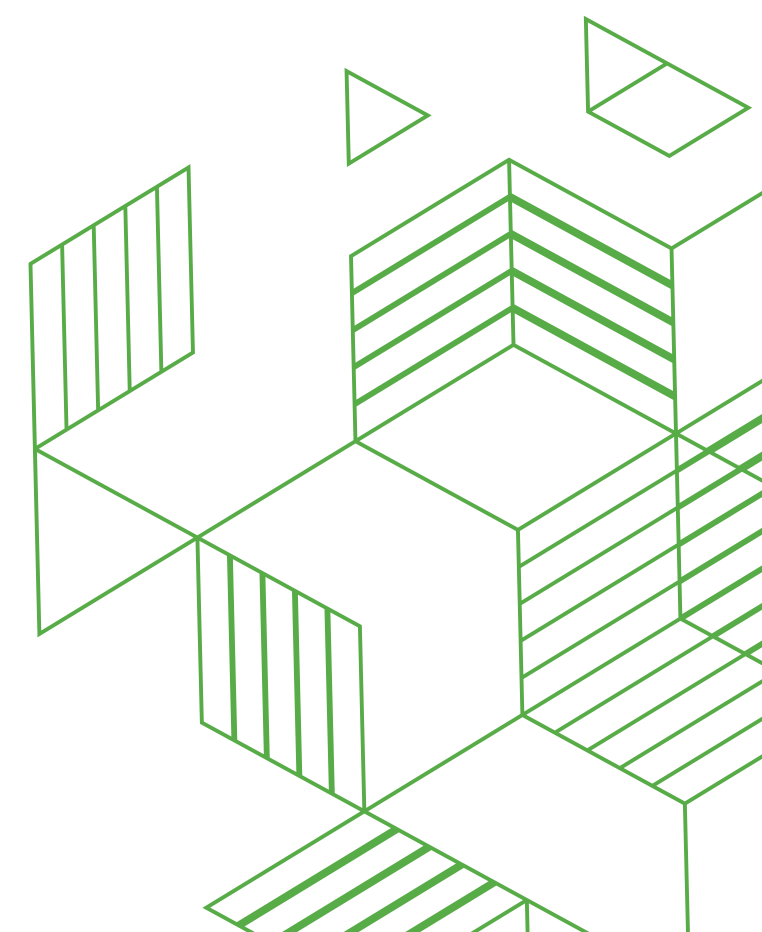


The allure of building a home near West Coast beaches isn't just in the unique challenges it presents but in the opportunity to craft spaces that reflect the beauty and serenity of the coastal environment. This chapter delves into the aesthetics of coastal homes, focusing on maximizing views and natural light, creating inviting outdoor living spaces, and selecting finishes that combine durability with style.

## **Maximizing Views and Natural Light**

The strategic placement of windows and the thoughtful orientation of living spaces can capture breathtaking coastal vistas and harness the abundance of natural light unique to seaside settings.

- **Floor-to-Ceiling Windows:** Incorporate large, floor-to-ceiling windows facing the coast to create a seamless connection between indoor and outdoor spaces, ensuring the view can be enjoyed from every angle.
- **Open Plan Living Areas:** Design open-plan living spaces with minimal obstructions to allow light to permeate throughout the home, enhancing the sense of space and connection to the outdoors.
- **Skylights and Transom Windows:** Utilize skylights and transom windows in areas where side windows may not be feasible. These can brighten central spaces and corridors, bringing daylight into every part of the home.






## Outdoor Living Spaces and Decks

Embracing the coastal lifestyle means blurring the lines between indoor and outdoor living. Decks, patios, and other outdoor living areas become extensions of the home, offering peaceful retreats or vibrant spaces for entertainment.

- **Seamless Transitions:** Design transitions between indoor and outdoor spaces to be as seamless as possible, using large sliding or folding doors that allow spaces to be easily combined.
- **Durable Decking Materials:** Choose materials for decks and patios that can withstand the coastal environment, such as composite decking or treated wood, which offer longevity and require minimal maintenance.
- **Sheltered Spaces:** Incorporate sheltered areas such as covered porches or pergolas to provide protection from the sun and wind, ensuring these spaces are comfortable year-round.

## Choosing Finishes for Durability and Style

Selecting the right finishes is crucial in a coastal home, not just for aesthetic appeal but also for durability in the face of harsh seaside conditions.

- **Salt and Moisture-Resistant Paints:** Use high-quality exterior paints and finishes designed to resist salt spray and moisture, ensuring your home's exterior maintains its appearance over time.
  - **Rust-Resistant Fixtures:** Choose fixtures and hardware made from materials that resist corrosion, such as stainless steel or powder-coated metals, for both interior and exterior applications.
  - **Natural and Synthetic Materials:** Inside, opt for a mix of natural materials like stone and wood, which add warmth and character, and high-performance synthetic materials in areas exposed to more wear and tear. This blend can create a stylish yet practical interior aesthetic.
- 



# BESTNEST

BUILDING COMPANY

Incorporating these aesthetic considerations into the design of your coastal home not only enhances its beauty and functionality but also ensures that it remains a lasting sanctuary against the backdrop of the ever-changing sea. By focusing on maximizing views, embracing outdoor living, and selecting durable yet stylish finishes, your home can reflect the unique charm and resilience of coastal living.

The following chapters will further explore the practical aspects of coastal home ownership, including utilities, maintenance, and landscaping, to provide a comprehensive guide to achieving a harmonious and sustainable life by the sea.

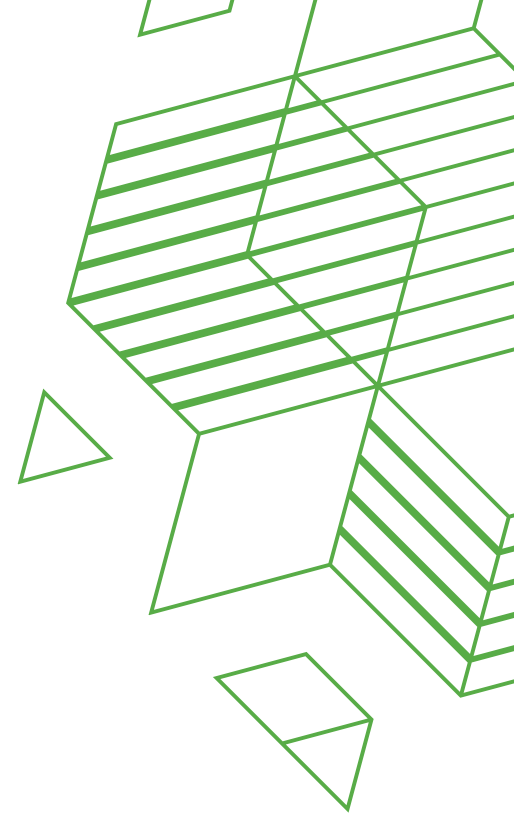


BESTNEST  
BUILDING COMPANY

# CHAPTER SEVEN



UTILITIES AND SERVICES



Building or renovating a home on the West Coast requires careful consideration of utilities and services to ensure comfort, sustainability, and connectivity. This chapter explores essential utilities for coastal homes, focusing on innovative solutions for water supply and waste management, the integration of solar and alternative energy sources, and maintaining reliable internet and telecommunications in remote locations.

## Water Supply and Waste Management in Remote Locations

Access to clean water and efficient waste management systems are crucial for coastal homes, especially those situated in more secluded areas.

- **Rainwater Harvesting Systems:** Installing a rainwater harvesting system can provide a sustainable source of water for non-potable uses such as irrigation, toilet flushing, and laundry. This system reduces reliance on local water sources and helps manage stormwater runoff.
- **Water Filtration and Purification:** For homes where rainwater serves as the primary water source, incorporating advanced filtration and purification systems is essential to ensure the water is safe for all household uses, including drinking.
- **Septic Systems and Composting Toilets:** In areas without access to municipal sewer services, septic systems or composting toilets offer effective solutions for waste management. Modern systems are designed to minimize environmental impact and can even contribute to landscaping needs.



## Solar and Alternative Energy Sources

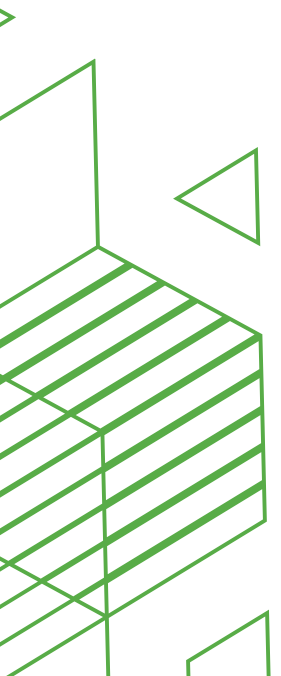


Embracing renewable energy sources not only reduces the environmental footprint of your coastal home but can also provide independence from the grid, an important consideration in remote locations.

- **Solar Panel Systems:** Solar panels are a popular choice for coastal homes due to the abundance of sunlight. They can be used to power your entire home, with excess energy stored in batteries or sold back to the grid.
- **Wind Turbines:** In windy coastal areas, small residential wind turbines can supplement solar power, providing an additional renewable energy source that's especially useful during overcast days.
- **Geothermal Heating and Cooling:** Geothermal systems use the stable temperature of the earth to provide efficient heating and cooling for your home. While the initial installation can be costly, the long-term savings and environmental benefits are significant.

## Internet and Telecommunications

Staying connected is essential, even in the most idyllic coastal retreat. Advances in technology have made it easier to ensure reliable internet and telecommunications, no matter how remote your location.

- **Satellite Internet:** For homes beyond the reach of traditional broadband services, satellite internet offers a viable solution. Recent advancements have significantly improved speeds and reliability, making it suitable for both work and entertainment.
  - **Cellular Boosters and Mesh Networks:** Installing a cellular signal booster can enhance mobile reception in areas with weak signals. Additionally, creating a mesh network for your home Wi-Fi can ensure consistent internet coverage across your property.
  - **Emergency Communications:** In remote coastal areas, having a plan for emergency communications is crucial. Satellite phones or emergency radio transmitters can provide a lifeline in case of natural disasters or other emergencies.
- 

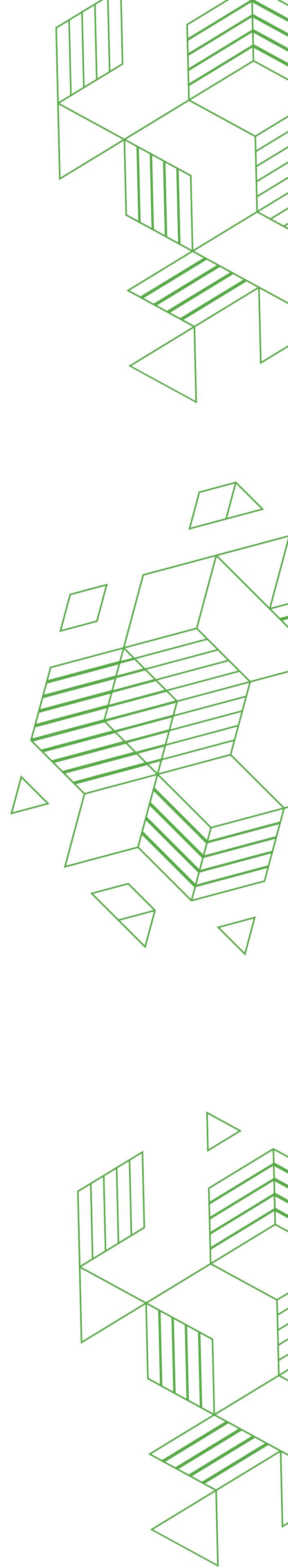
# BESTNEST

BUILDING COMPANY

By thoughtfully integrating these utilities and services into your coastal home, you can enjoy modern comforts and connectivity while respecting the natural beauty and sustainability of your seaside environment.

The next chapters will delve into maintenance and upkeep strategies, ensuring your coastal home remains a resilient and welcoming sanctuary for years to come.

[www.bestnestbuilding.co.nz](http://www.bestnestbuilding.co.nz)



BESTNEST  
BUILDING COMPANY

CONCLUSION



# BESTNEST

BUILDING COMPANY

## **Recap and Final Thoughts**

Building or renovating a home near West Coast beaches is a journey that balances the challenge of facing nature's elements and the opportunity to create a sanctuary that reflects resilience, sustainability, and harmony with the environment. Throughout this guide, we've explored the vital aspects of constructing a coastal home, from selecting materials that stand up to the harsh seaside climate to designing spaces that maximize the beauty of your surroundings. We delved into innovative construction techniques that ensure your home is not just a structure but a haven, capable of withstanding storms, erosion, and the test of time.

We highlighted the importance of incorporating sustainable practices and renewable energy sources, reflecting a commitment to preserving the natural beauty and resources of our coastal environments. The integration of advanced utilities and services ensures that even the most remote coastal homes can enjoy modern comforts and connectivity, enhancing the quality of life for their inhabitants.

## Turning Challenges into Opportunities

Each challenge presented by coastal building offers an opportunity to innovate and excel. The constraints of dealing with salt, wind, and moisture push us toward discovering durable materials and construction methods that extend the lifespan of our homes and reduce maintenance needs. The necessity for sustainable living on the coast drives the adoption of renewable energy, water conservation, and eco-friendly waste management, setting a standard for responsible residential development.

Moreover, the unique conditions of coastal living inspire architectural and design innovations that not only address practical concerns but also elevate the aesthetic and experiential qualities of our homes. From maximizing views and natural light to creating seamless indoor-outdoor living spaces, these design principles enhance our connection to the coastal landscape and the dynamic interplay between nature and architecture.

In the end, the process of building near West Coast beaches is a testament to the human spirit's resilience and creativity. It's about more than just constructing a home; it's about crafting a lifestyle that is in tune with the environment, respectful of the challenges it presents, and mindful of the legacy we leave behind.

This guide is meant to serve as your compass in navigating the complexities of coastal construction, armed with knowledge and inspired by the possibilities. Whether you're embarking on a new build or undertaking a renovation, the journey toward creating your coastal haven is filled with potential for innovation, sustainability, and personal fulfilment. Embrace the challenges as opportunities to create something truly remarkable—a home that stands as a beacon of resilience, comfort, and beauty on the West Coast.



BEST NEST  
BUILDING COMPANY

CHECKLIST FOR  
BUILDING NEAR  
WEST COAST  
BEACHES



# Checklist for Building Near West Coast Beaches



Building near West Coast beaches requires careful planning and consideration of several key factors to ensure the success and longevity of your coastal home. This checklist provides a comprehensive overview of the essential steps and considerations for your building project.

## Initial Planning and Site Selection

- Assess the environmental impact of the proposed construction.
- Conduct a thorough site evaluation for stability, drainage, and environmental sensitivity.
- Verify zoning laws and building restrictions specific to coastal areas.
- Choose a plot with optimal orientation for views, sunlight, and protection from prevailing winds.

## Design and Permits

- Engage with an architect experienced in coastal construction.
- Design for resilience against wind, storms, and potential flooding.
- Incorporate sustainable and energy-efficient features from the outset.
- Apply for and secure all necessary building permits, including those related to coastal management.

## Construction Materials and Techniques

- Select materials resistant to corrosion, moisture, and salt damage.
- Use construction techniques suited for combating erosion and withstanding severe weather.
- Plan for elevated foundations or pilings where necessary to mitigate flood risks.
- Ensure waterproofing and effective drainage systems are in place.

## Utilities and Services

- Install a rainwater harvesting system for landscaping and non-potable water use.
- Consider solar panels or other renewable energy sources for electricity.
- Plan for septic systems or other waste management solutions if not connected to municipal services.
- Ensure reliable internet and telecommunications, considering satellite or boosted cellular options if necessary.

## Landscaping and Outdoor Areas

- Use native plants for landscaping to support local ecosystems and reduce water usage.
- Implement erosion control measures, such as retaining walls or natural barriers.
- Design outdoor living spaces that offer protection from the elements and enhance the indoor-outdoor connection.

## Interior and Exterior Finishes

- Choose interior finishes that are durable and resistant to humidity and salt.
- Opt for exterior finishes and paints designed for marine environments.
- Install high-impact windows and corrosion-resistant fixtures and hardware.

## Maintenance Planning

- Create a routine maintenance schedule to address corrosion, wear, and tear.
- Plan for off-season home care, especially if the property will be unoccupied for extended periods.
- Regularly inspect and maintain septic systems, drainage, and erosion control measures.

## Community and Lifestyle

- Engage with the local community to understand and integrate into the coastal lifestyle.
- Consider the impact of your construction on the local environment and community, aiming for minimal disruption.
- Plan for evacuation routes and emergency preparedness specific to coastal risks.

This checklist is a starting point for planning your coastal construction project. Each item underscores the importance of thoughtful consideration and preparation in building a home that is sustainable, resilient, and harmonious with the stunning West Coast environment.

**BESTNEST**  
BUILDING COMPANY

