



Ref: 21001

19<sup>th</sup> January 2021

Kaipara District Council  
[Rmaconsents@kaipara.govt.nz](mailto:Rmaconsents@kaipara.govt.nz)

Attention: Dwayne Daly

**RE: LANDSCAPE ASSESSMENT COMMENT – RM 200153– 13 WOOD STREET – MANGAWHAI HEADS**

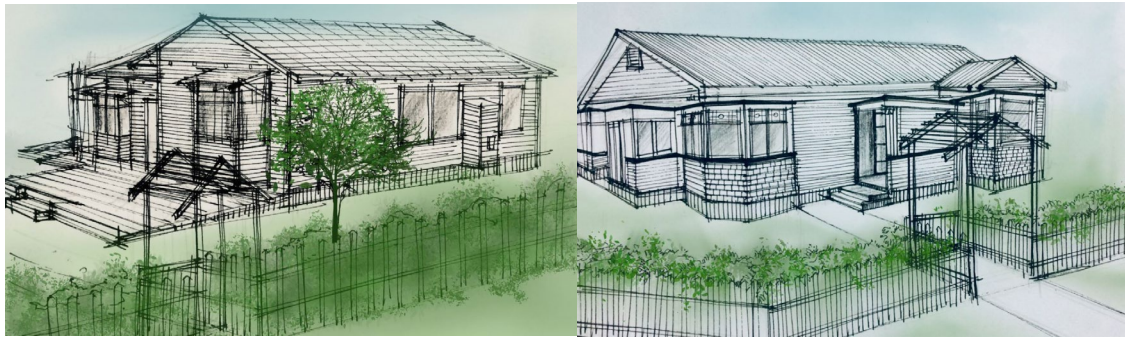
I have been requested by the Kaipara District Council (Senior Planner Dwayne Daly) provide expert opinion with respect potential adverse effects on amenity and character in regard to the proposed application for a two-lot subdivision situated at 13 Wood Street, Mangawhai Heads to create two allotments. The site contains one relocated Bungalow and it is proposed to relocate a further Bungalow (detail provided for within the consent application).

This peer review has been prepared in accordance with the New Zealand Institute of Landscape Architects (NZILA) Landscape Assessment and Management Best Practice Note (2010) and the NZILA Code of Conduct and is in accordance with Quality Planning Landscape Assessment Guidance Note. I am also a registered member of the NZILA.

No supporting landscape and visual assessment or urban design report was prepared as part of the application and no landscape plan has been provided, however as subsequent information, the applicant has outlined the following:

*While both the proposed dwellings are removal homes they have been very carefully selected in terms of their appearance, quality and layout to fit in with the corner location and the Mangawhai beach environment. They are both circa 1920's weatherboard bungalows and will be painted in light colours to fit in with the Mangawhai casual beach aesthetic. The road front will be improved with a broadly spaced picket fence with an inviting cedar gatehouse over each of the pedestrian entries. Behind the white picket fence is a row of grizelenia plants with a broad shiny waxy green leaf to contract the white pickets. Between lots one and two and along the eastern boundary there will be an 1800mm tongue and groove style timber fence. The timber gatehouse for lot one is being custom built in Hamilton and should be completed in the next month.*

Artists impression of the above were provided:



The Bungalow to be relocated is shown below:



I have visited the site and surrounding residential context, site photos shown below:



View from Margaret Street



View from the corner of Margaret Street and Wood Street





Vacant Lot



Wood Street where two dwellings on one site or small lots are evident.

### **Subject Site and Landscape context**

The subject site has a total site area of 994m<sup>2</sup> and is a corner site with road frontage to both Wood Street and Margaret Street. The site is within close proximity to Wood Street Commercial Precinct.

The site is generally void of vegetation aside from a few trees planted recently adjacent to the existing relocated Bungalow and Margaret Street. The character of Wood Street and Margaret Street residential area consists of a number of bach type dwellings, newer dwellings and mature streetscape trees.

The surrounding residential density pattern predominantly consists of sites within the 1000m<sup>2</sup> range, with a few smaller sites / sites with second dwellings.

Whilst there are a number of smaller Lots or Lots with second dwellings within Wood Street (predominantly between Albert Street and Robert Street on the southern side of Wood Street), these sites are elongated with one site or dwelling with road frontage and the second dwelling or Lot located at the rear of the site. Generally these sites / second dwellings have a larger dwelling and smaller minor household unit, rather than two substantial dwellings. The sites also appear to have one historical bach with one new dwelling or minor household unit and generally includes existing mature vegetation.

Bungalows, whilst common in Auckland, are not common in Mangawhai.



- Road frontage and streetscape;

Whilst the MSP is a high-level document, it is referenced within the District Plan and is still considered an appropriate document. Further comment is filtered down within comment under Mangawhai Design Guidelines.

### **The Kaipara District Plan (Operative November 2013) Mangawhai Design Guidelines**

The Mangawhai Design Guidelines have been derived from the MSP and focus on ensuring that residential amenity is maintained and achieved in terms of good urban design outcomes.

The MDG also provide guidance with respect to ensuring that dwellings have a strong relationship with the street and maintain an open front yard to maintain the relationship between private and public space.

It is my opinion that the proposed development with limited design guidance with respect to boundary treatment between the private and public realm and streetscape interface will not achieve the Mangawhai Design Guidelines.

### **The Kaipara District Plan (Operative November 2013) Residential – Chapter 13**

The objectives and policies of Chapters 13 (Residential) and Chapter 4 (Harbour Overlay) place particular emphasis on the need to ensure that subdivision and development occurs in a manner that is sympathetic to the amenity and character of the receiving environment, the need to protect and enhance features that contribute to the amenity and character of the surrounding environment. Whilst providing for more intensive development when offset by environmental benefit.

Objectives and policies of relevance are outlined in italic below:

#### Residential Objectives

*13.5.1 To maintain and where appropriate enhance the amenity values of the residential environment.*

*13.5.4 By managing the effects of those activities which have the potential to adversely affect residential amenity (e.g. building location, earthworks and vegetation clearance).*

#### Residential Policies

*13.6.1 By requiring subdivision and development to avoid adverse effects on the outlook and privacy of adjoining properties, while being compatible with the character and amenity of the surrounding environment.*

*13.6.9 By requiring site and building development to demonstrate how adverse visual amenity affects will be addressed over the duration of the development.*

### **The Kaipara District Plan (Operative November 2013) Harbour Overlay – Chapter 4**

Harbour Overlay

## Objectives

*4.4.2 To enable subdivision, land use and development in Overlays, where it recognises and provides for:*

- The protection of natural character and;*
- Maintenance or enhancement of the water quality of receiving environment and*
- Maintenance or enhancement of amenity values and*
- Any other specific values identified in an Overlay.*

*4.4.12 To recognise and where appropriate protect cultural, heritage and amenity values including the special sense of place of land within the Mangawhai Harbour Overlay.*

## Policies

*4.5.17 By managing the scale location and design of activities in the Mangawhai Harbour Overlay.*

## **Amenity Values / Residential Character / Visual Effects Discussion**

### **Amenity Values**

The proposal does not provide a landscape plan, does not provide any design guidance (aside from above) with respect to streetscape treatment (planting and fencing typology) or any mitigation provided from adjacent neighbours, as far as I am aware no specific colours of the dwellings have been provided, treatment of infrastructure which may be visible from the road, duration to undertake improvements to the relocatable bungalows.


As outlined above, the policy framework within the District Plan place particular emphasis on the need to ensure that subdivision and development occurs in a manner that is sympathetic to the amenity and character of the receiving environment, the need to protect and enhance features that contribute to the amenity and character of the surrounding environment. Whilst providing for more intensive development when offset by environmental benefit.

It is my opinion that due to the sites location (streetscape frontage to both Margaret and Wood Street), void of existing vegetation, dwelling typology, density together with limited mitigation measures proposed that the proposed development will not maintain or enhance the amenity values of the site and is not compatible with the existing character of the surrounding residential environment.

Therefore, it is my opinion that the proposed development with limited design guidance has the potential for future development to create potential adverse effects on the residential character and amenity values within the site and surrounds.

Should you have any queries please do not hesitate to contact the author.

Yours faithfully



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