

MANGONUI DESIGN GUIDELINES

July 2009



Far North
District Council

Mangonui

Design Guidelines



Far North
District Council

Published by

Far North District Council

Far North City Council would be pleased to receive any comments on the contents and the value of the guide, and especially any suggestions as to how it could be improved.

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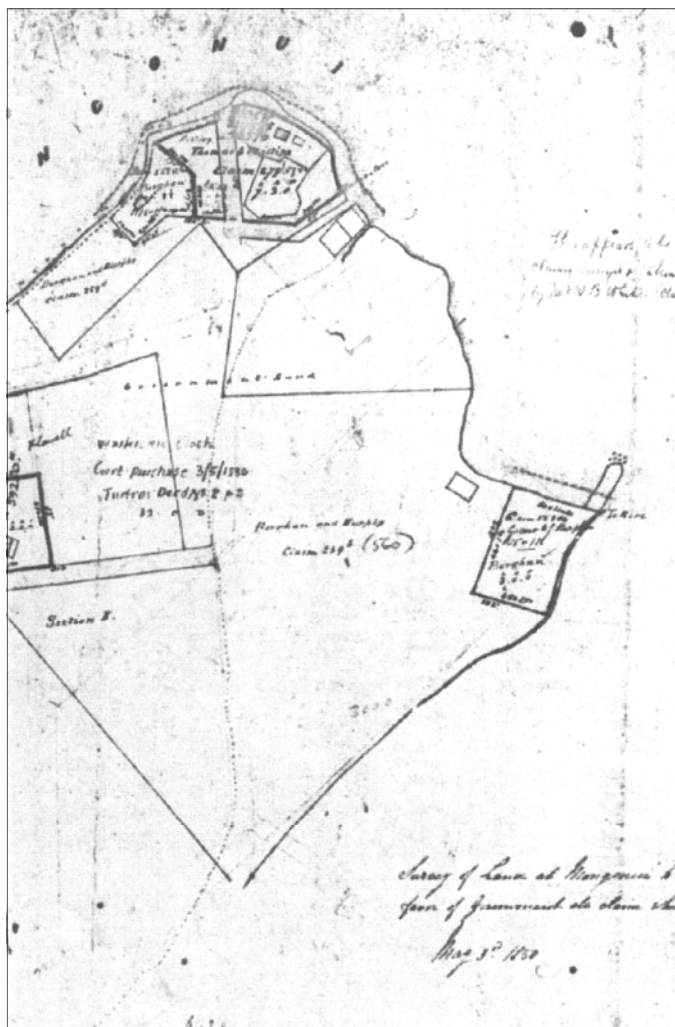
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Map of Mangonui

Contents

Introduction	1
Existing Heritage Provisions	1
How the Guide Works	2
Part 1 : The Character & Architectural Styles of Mangonui	3
Historical Background	4
The Character of Mangonui	5
Architectural Styles of Mangonui	7
Keeping the Character	9
Part 2 : Design Guidelines for Alterations and Additions to Existing Buildings	11
Restoration of Older Buildings	12
Additions and Alterations	13
Part 3 : New Buildings in the Mangonui Heritage Precinct	15
New Buildings in the Mangonui Heritage Precinct	16
Applying the Guidelines	18
Appendix	21
Bibliography	22
Image Credits	23



Introduction

This Design Guide for Mangonui has been prepared to provide a set of principles that can be referred to when changes are proposed to the area or to individual properties. The Guide has not, however, been formulated to provide definitive answers, nor does it seek to provide a strict and narrow set of rules.

Rather the guidelines are intended to encourage an approach whereby changes are carried out in a manner that respects and responds to the environs. Alterations and additions should respect the existing buildings. New buildings should co-exist harmoniously with their older neighbours and take cues from them.

Whenever changes are proposed, the surrounding area and the immediate environs should be studied to determine those elements that contribute to its character. This includes natural elements such as land-forms, hills, valleys, harbours, rivers and natural plantings. It should also include an investigation as to how man has modified the natural environment with elements such as wharves, seawalls, roading patterns, plantings, kerbing and the like.

Existing Heritage Provisions

The Far North District Council declared the Far North District Plan operative in September 2007. Part 3 of the District Plan contains provisions for the protection of historic heritage under Sections 12.5 Heritage and 12.5A Heritage Precincts.

Heritage resources in the far north are scheduled in the appendices in Part 4 of the District Plan. They include Notable Trees (Appendix 1D); Historic Sites, Buildings and Objects (Appendix 1E); Sites of Cultural Significance to Maori (Appendix 1F) and Archaeological Sites (Rule 12.5.6.1.3 and Appendix 1G). There are also currently nine Heritage Precincts listed in Section 12.5A including Mangonui and one Heritage Area described in Section 12.5B. The extent of the Mangonui Heritage Precinct is defined in Part 5 Maps of the District Plan.

The Rules governing activities to scheduled items and Heritage Precincts are found in Sections 12.5.6 and 12.5A.6 respectively. For further information a Council planner should be consulted.

How the Guide Works

This Design Guide is provided to assist property owners in considering options for altering or extending existing buildings or constructing new buildings in the Mangonui Heritage Precinct.

The Far North District Plan includes rules governing activities to scheduled items and Heritage Precincts. The scope of this guide extends beyond the matters controlled by the District Plan and demonstrates how change can be sensitive to the distinctive character of the area.

The guide is split into four sections as follows:

Part 1 – Architectural Character of Mangonui

This section provides background information on the history and character of Mangonui and provides an outline of architectural styles found in the town. It also answers the question as to why the distinctive character of the town should be preserved.

Part 2 – Guidelines for Alterations and Additions to Existing Buildings

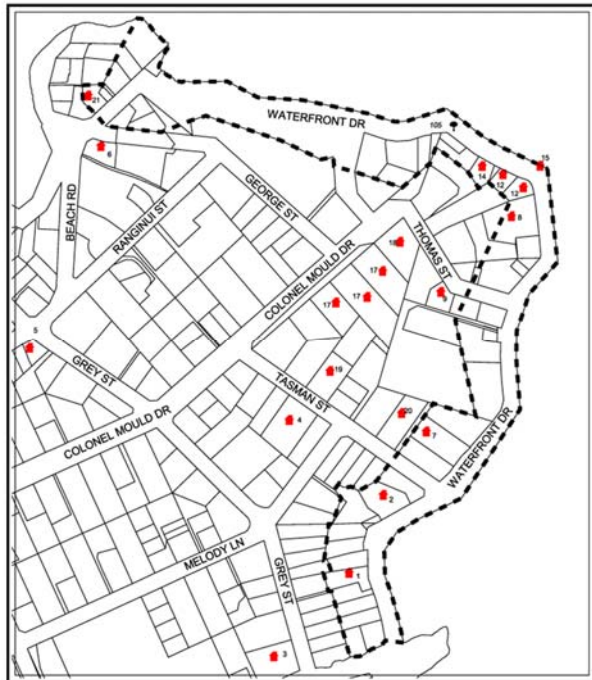
This section includes guidelines covering the restoration of buildings and also outlines the various ways in which additions and alterations to existing buildings can be undertaken. It generally recommends that changes should be sympathetic but recognisable as such.

Part 3 – New Buildings in the Mangonui Heritage Precinct

The question as to how new buildings should be integrated into the heritage precinct is covered in this section. It generally recommends that new buildings should be sympathetic in terms of scale and proportion to the older buildings.

Appendix

The appendix contains a bibliography and photograph and design credits.



Map of Mangonui Heritage Precinct. Coloured squares are scheduled buildings (FNDC District Plan).

Part 1

The Character & Architectural Styles of Mangonui

Historical Background

The Far North of New Zealand lays claim to being the birthplace of the country by both virtue of Maori legend and the beginnings of European settlement. According to some Maori legends, the great Polynesian explorer and navigator, Kupe, sailed from Hawaiiki in his canoe, named Matahourua and landed at Taipa Bay. Others believe that he landed in the Hokianga Harbour around AD 900.

Centuries after Kupe's landing his descendants, the chiefs Te Parata and Tu moana were said to have brought the ancestors of the Ngatikahu tribe to the Mangonui area around AD 1350, returning on the same canoe. Legend has it that they found insufficient fresh water at Otengi Bay and travelled up to the mouth of the Taipa River to land. There they settled and married into the local tribes.

Another canoe led by Moehuri is said to have been guided by a large shark into the Mangonui Harbour to a landing spot opposite the old post office. He made the shark Tapu and called the harbour Mangonui, meaning 'Big Shark.' Moehuri settled in Mangonui and married into the local people- remnants of the Ngati Awa and branch tribes of the Ngati Whatua. Pa were located all around the area, including one at Mill Bay, called Rangikapiti by Moehuri. Taumarumarua pa was located on the headland between Mangonui and Coopers Beach while at the western end of Coopers Beach was Ohumuhumu pa, surrounded at one time by a large village.

The first European visitors appeared in 1769. Jean De Surville and his crew aboard *St Jean Baptiste* landed at what he named Lauriston Bay to get fresh vegetables to combat scurvy. Captain James Cook had sailed by eight days earlier and believed the area to be an enclosed body of water, commenting that it was 'doubtless a bay' and so the name Doubtless Bay came about. Around twenty years later, whalers and sealers from all over the western world were the next to arrive and the name Coopers Beach is thought to have come from the coopers on the whaling boats. When Hone Heke destroyed Kororareka (Russell), the evacuation saw 40 to 50 ships in the Mangonui Harbour. The town assumed new importance and was considered the country's second capital. The last whaling ship visited Mangonui in 1885.



The first European settler is considered to be James David Berghan from Ireland who arrived in Mangonui in 1831. By the later half of the 19th century, flax and timber industries were flourishing in the area. Other settlers developed farms and businesses in the area while some married into the native population. The dynamic mix of settlers coming from various parts of Europe, combined with the Maori population provided Mangonui with a rich heritage.

The Character of Mangonui

The Setting

The town of Mangonui is located on a promontory which extends out into the Mangonui Harbour. The harbour then drains into Doubtless Bay. The Mangonui Heritage Precinct begins at Maori Point to the south of the town, close to the site of a flax mill operated by local Maori in the 1860s. From there, the road becomes Waterfront Drive and extends north along the edge of the harbour into Mangonui. Stone seawalls protect the road from the actions of the sea.

Waterfront Drive Zone

Along the waterfront are three distinct groups of buildings. The first group of buildings encountered includes the former Feist Bakery, originally a saddlery which dates from the 1900s and the Old Oak Inn built in 1861. A short distance past the Old Oak Inn, Tasman Street climbs steeply to the top of the peninsula. Although outside the heritage precinct, Tasman Street has a number of houses of historic interest.

Waterfront Drive continues past a tree covered bluff which includes a prominent puriri tree. Past the bluff are a second group of buildings which include a block of shops which may date from the 1950s, a complex built by Gustav Leser in the 1900s includes a two storied house and the former Bank of Australasia, constructed in 1911. Immediately past the Leser buildings is another steep street known as Thomas Street where the Methodist Church was located prior to its demolition.

Further along the waterfront is another bluff on which is a collection of trees including *Cordyline australis* (Cabbage trees), Norfolk pines, manuka and puriri. Beyond the bluff is the main commercial area of Mangonui. Buildings in this area include the Mangonui Hotel, built 1905, the former post office (1904), the former courthouse (1892), the Wharf Store (oldest section built around 1890) and the Mangonui Hall which dates from 1894. Opposite the former post office is the Mangonui Store which is supported on piles over the water. Immediately past the store is a group of mature Pohutakawa trees which are included in the District Plan as Notable Trees. Just beyond the row of trees is the war memorial and the Mangonui fishing wharf.



Further along Waterfront Drive are a new apartment development and the Mangonui fish and chip shop. The road then continues along the foreshore at the foot of a tree-covered slope to another bluff which separates Mangonui itself from Mill Bay. The road rises up over the cliff and becomes Beach Road. Near this point is a group of three historic cottages known as the McGillicuddy/Penney, Barrett and Wrathall Cottages. The Barrett and Wrathall Cottages are within the Heritage Precinct, the McGillicuddy/Penney Cottage just outside.

Colonel Mould Drive

From Beach Road, Mary Hassett Street climbs to the ridge of the premonitory where it meets Colonel Mould Drive which runs along its length. Although outside the heritage precinct, a number of historic buildings can be found along Colonel Mould Drive including the old Mangonui School and St Andrew's Anglican Church. From the end of Colonel Mould Drive a view can be had of the mountain Whakaangi, the home of the Ngati Kahu. Various other pa sites are located around the Mangonui Harbour.

From Colonel Mould Drive two walking tracks lead down the hill. One called Thomas Track heads south where it joins Thomas Street while St Andrew's Track heads northwest to join Beach Road near the point where it becomes Waterfront Drive. From the track an excellent view can be had of three pa sites at the harbour entrance. These are Rangikapiti, Rangitoto and Moehuri. St Andrew's track is located within the Heritage Precinct.

Architectural Styles of Mangonui

The buildings in Mangonui date from different periods and are designed in a variety of architectural styles. One of the oldest buildings in Mangonui is St Andrew's Church built in 1860 and designed in the Gothic style. There are three groups of buildings that reflect their different functions and needs of the area. These are:

- Commercial Buildings such as hotels and pubs.
- Public Buildings such as the courthouse and post office
- Residential Dwellings.

Commercial Buildings

The oldest commercial building is the old Oak Inn which dates from 1861. Although the verandah has been added, the original form of the building with its hipped roof and multi-pane window sashes can be clearly seen. The style of the old Oak Inn and the somewhat later Mangonui Hotel (1905) had its origins in Georgian England. Buildings in the Georgian style often had a hipped roof and were usually symmetrical with a centrally located entrance and windows to either side. The two storied house built by Gustav Leser around 1900 has similar characteristics.



Gustav Lesers' house



Oak Inn



Mangonui Hotel

Public Buildings

Other notable public structures in Mangonui include buildings such as the former courthouse, constructed in 1892 and the former post office which dates from 1904. The two buildings have similarities such as steeply pitched roofs and multipane upper sashes. They are designed in a style that has become known as the Edwardian Free Style which took classical elements and reinterpreted them in an informal manner.



Former Post Office



Former Courthouse

Residential Dwellings

The houses in Mangonui also have a variety of architectural styles. A group of cottages at the western end of Mangonui include some of the earliest dwellings. The Windermere Homestead in Thomas Street and Wrathall Cottage before the verandah was enclosed have Georgian influences while the Doctor's villa in Thomas Street is an excellent example of a typical Edwardian return verandah bay villa. A good example of a double bay villa can be found at the corner of Grey Street East and Karamea Road.



Catterall House



Wrathall House



Hawthorn House



Doctors' villa

Keeping the Character

Mangonui is located on a promontory that extends out into the Mangonui Harbour. Its location and its relationship to the water as well as its heritage buildings are important generators of the town's character.

As a result of the topography, the commercial centre of Mangonui has developed in a linear manner. The buildings extend along the base of the hill with Waterfront Drive separating them from the harbour. This pattern of development is an important aspect of the town's character and should be preserved. The historic buildings in this area also make a significant contribution to the character of Mangonui. Notable buildings that should be preserved include the old Oak Inn, the Mangonui Hotel, the former courthouse and the former post office. These are all protected under the District Plan.

Other buildings, although not scheduled, contribute to Mangonui's heritage values and should be preserved. These include a bay villa next the old bakery, the Leser Buildings, the group of 1950s shops and the former Bank of Australasia. Structures that reinforce the connection between the town and the harbour, particularly those built over the water, should also be retained. These include the Mangonui Store – also protected under the District Plan - the Mangonui fish and chip shop and the fishing wharf.

In later years, buildings have continued to be constructed along Waterfront Drive and some of these, such as the petrol station, have been detrimental to Mangonui's character. In time, consideration could be given to replacing these with buildings in a more sympathetic style.

While the commercial centre has developed along the base of the hill, the residential sections and other activities, such as the school and the churches, were generally located along the ridge. Houses were constructed along the streets that sloped steeply down from both sides of the ridge.

Various landscape elements should also be preserved. These include the rock sea walls that extend the length of Waterfront Drive and the war memorial. The tree covered bluffs along Waterfront Drive that separate the various groups of buildings should be retained as should the hillside to the west of the town above Waterfront Drive. Individual mature specimen trees in Mangonui, including pohutakawa, Norfolk pines and puriri should be retained, as should groups of trees that contribute to the area's character.

A few individual historic dwellings are located within the Heritage Precinct. The larger part of the residential area of Mangonui, along with the church and the school, is not included. Every effort should be made to retain the historic housing stock and other heritage buildings.

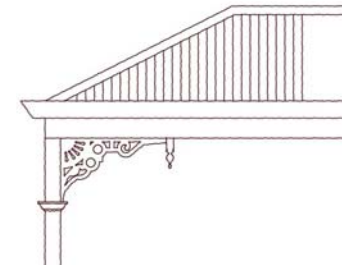
Part 2

Design Guidelines for Alterations and Additions to Existing Buildings

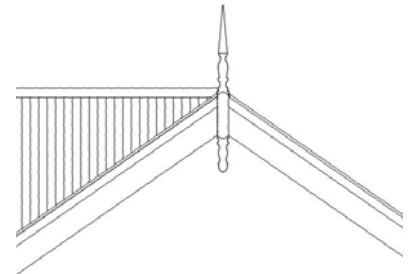
Restoration of Older Buildings

The restoration of an older building often involves returning it to an earlier form and is a way of ensuring it survives for the future. The following guidelines are provided to guide restoration work:

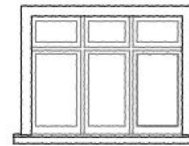
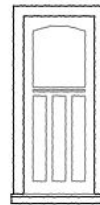
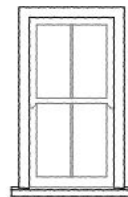
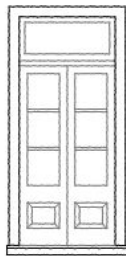
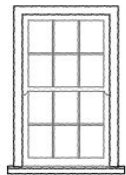
- Historic fabric such as wall claddings and original elements such as joinery and trim should be retained.
- Restoration work should be based on historic records such as old photographs or information gained from the building itself, such as the outline of an old verandah on a wall.
- Missing elements should be reconstructed. The style of the building should be determined to ensure the character is maintained. Replacement elements such windows and doors should be in the original style.
- Restoration can also involve the removal of accretions such as unsympathetic additions. Non-original windows and doors should be replaced with joinery in the original pattern.
- Repair work to joinery should involve replacing defective material with new of a similar nature. Profiles of elements such as weatherboards and trim should also match the original. Synthetic materials such as metal tiles or imitation brick should be avoided.
- Restored houses should generally be painted in their original colours as determined by scraping through the various layers of paint. Otherwise, weatherboards should be in a lighter colour with darker colours used for joinery facings and sills.
- Site elements such as fences, paths and the like should be restored. Historic plantings should be preserved and new plantings should not obscure the building from the road.



Restore Fretwork



Restore Finials



1860s
Colonial Joinery

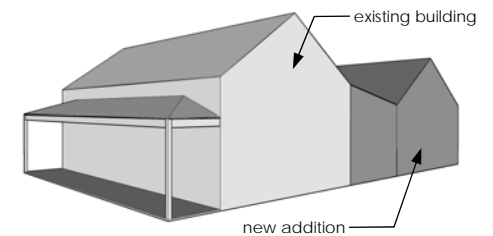
1880s
Victorian Villa Joinery

1920s
Bungalow Joinery

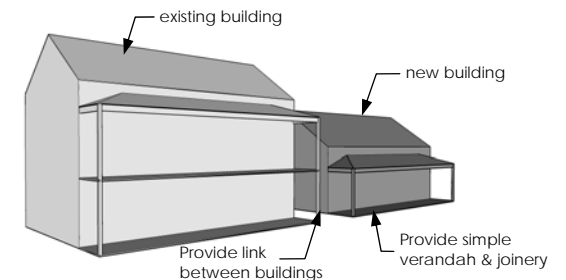
Additions and Alterations

Historic buildings sometimes need to be adapted or increased in size to meet the needs of their owners. Changes should be managed in a way that respects the building. The following guidelines are provided for work involving additions and alterations.

- The front, sides and roofscape of a heritage building should not be altered and original details should be retained. Verandahs should not be closed in and roof lines should remain unchanged except possibly for the provision of a small dormer.
- Changes should generally occur to the rear of the building away from the public view. Although the original character of the building should be respected, new joinery such as French doors may be added to make use of the sun.
- If extra space is required, traditional methods of extending buildings such as lean-to additions should be considered. Another option may be to provide a new building that is separate but linked to the original structure. Additions should never dominate or overshadow the original building.
- New work should be a simplified version of the original as a way of differentiating between the two. Fretwork should not be provided to new verandahs and gable ends should not be finished with finials. Joinery should also be simplified. Sashes divided into small pane sashes should be avoided.
- A line of demarcation between old and new work should be maintained to show the extent of the original building. New work should have slightly different detailing to enable it to be “read” as not being original.
- Materials used for additions should generally match the original. Wall cladding and roofing material should have a similar profile to that originally used. Aluminium joinery and synthetic materials such as metal tiles should never be used in additions to heritage buildings.
- Garages and carports should be confined to the rear of the property. If this cannot be achieved, a simple carport on the side of the building may be acceptable.
- Historic site elements such as stone walls, fences and paths and historic plantings such as phoenix palms and Norfolk pines should be preserved. New plantings and high fences that obscure the building when viewed from the road should be avoided.
- The existing spaces around buildings including front and side yards and the distances between adjacent buildings should be respected.



Provide additions using traditional forms



Provide additional space in a separate structure

Design Summary Checklist

Additions and alterations:

Is the detailing and form of the addition in keeping with the original style?

Has developing the roof area been considered if additional space is required?

Has an addition to the rear been considered rather than extending the building to the front?

Does the addition retain as much of the original fabric as possible?

Does the addition maintain the scale of the original building?

Does the addition use appropriate materials?

Have existing site elements and open spaces been retained?

Part 3

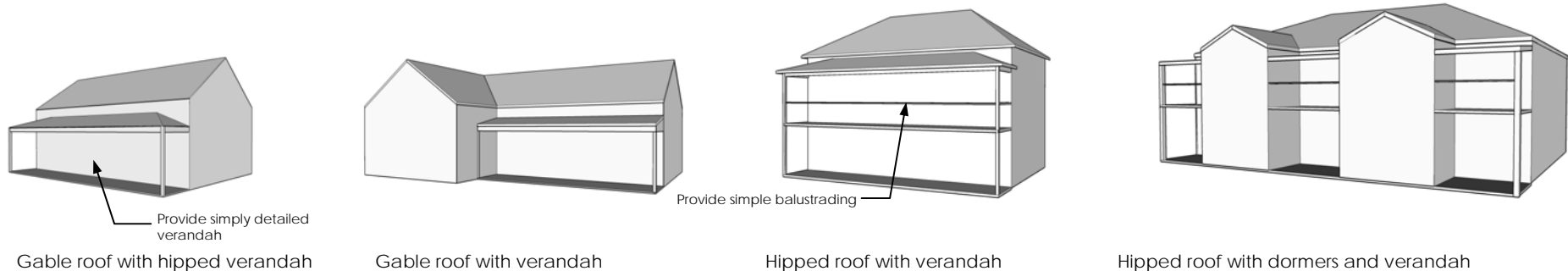
New Buildings in the Mangonui Heritage Precinct

New Buildings in the Mangonui Heritage Precinct

Designing new buildings for historic areas can be a difficult task and is one that is seldom done well. So often, new buildings are completely out of character and detract from the nearby historic buildings. Three approaches are possible when a new building is proposed in a historic area.

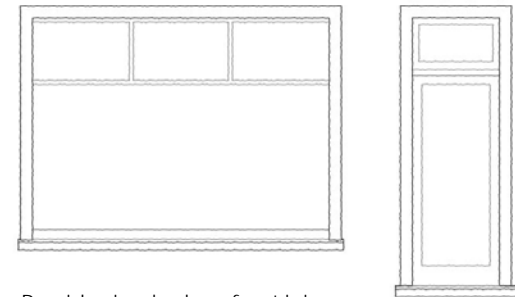
- Provide a replica or a close imitation of an historic building. This approach is not encouraged as it can lead to confusion as to what is genuine heritage and what is not. This can result in the dilution of an area's heritage values.
- Construct a modern yet sympathetic interpretation of an historic building using, for example, similar pitched roof forms and similar fenestration. However, while this approach can produce a building that contributes positively to an historic area, it can also result in a poor imitation, particularly if inappropriate materials are used.
- Provide a more contemporary solution. Such a building, if sensitively designed, can provide an exciting addition to an historic town such as Mangonui. The urge to create an architectural statement in the current idiom should be resisted.

There is usually no single answer to the question as to what is appropriate and there will be occasions when different approaches may be used. New buildings should always respond to their environment and respect their neighbours. The advice of a heritage architect or planner should also be sought when planning a new building in a heritage area. The following general guidelines are provided regarding new buildings in Mangonui.

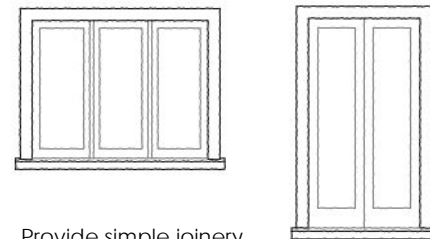


Possible New Building Forms

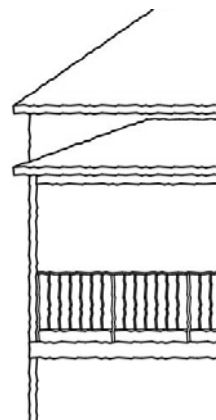
- A new building should be “off its time” and there should be no confusion as to whether or not it might be an historic building.
- A new building should maintain the scale and proportions of their older neighbours. Older towns had a fine “grained” human scale that contributed to their particular character. New buildings that are larger than the existing buildings should have their roofline and facades articulated to break up their apparent scale.
- A new building should not overshadow its neighbours or be dominant in its environs. It should co-exist harmoniously with existing buildings and fit comfortably within the fabric of the area.
- A new building that is designed in a sympathetic style should have a simplified form. For example, while it may have a verandah, historic details such as fretwork, finials, turned balustrading or double hung windows are not appropriate. Joinery should be simple and small pane sashes should be avoided.
- Materials used should be appropriate for the style of the building. Modern materials such as metal tile roofs, aluminium joinery or proprietary weatherboards should not be used on traditional forms, nor is it appropriate to use material not commonly found in the district. For example, bricks were traditionally used in Mangonui for chimneys and should not be used as wall cladding.
- The proportion of openings to solid wall surfaces found on older buildings should be respected. Commercial buildings often had shop front joinery at ground floor level and smaller vertical windows above. New buildings should take cues from existing fenestration patterns.
- A more contemporary approach may sometimes be appropriate. Contemporary buildings should still relate to their older neighbours by way of their form, scale, rhythm, massing, proportions and materials used. Consideration could be given to using traditional materials such as corrugated steel in a contemporary manner. Modern materials such as aluminium joinery may be appropriate for more contemporary buildings.
- New buildings should not be more than two storied in height. Additional accommodation may be able to be provided within roof spaces.



Provide simple shop front joinery for new commercial buildings



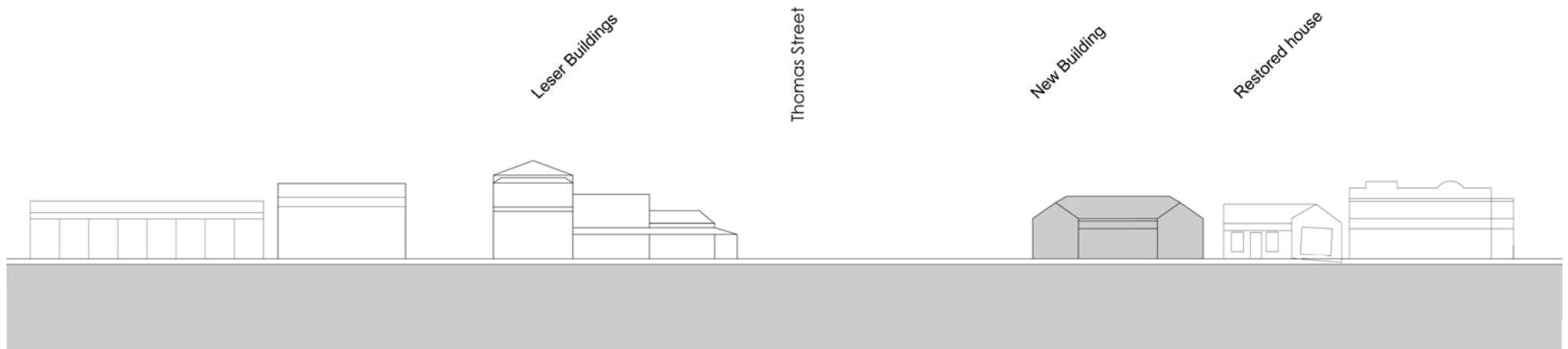
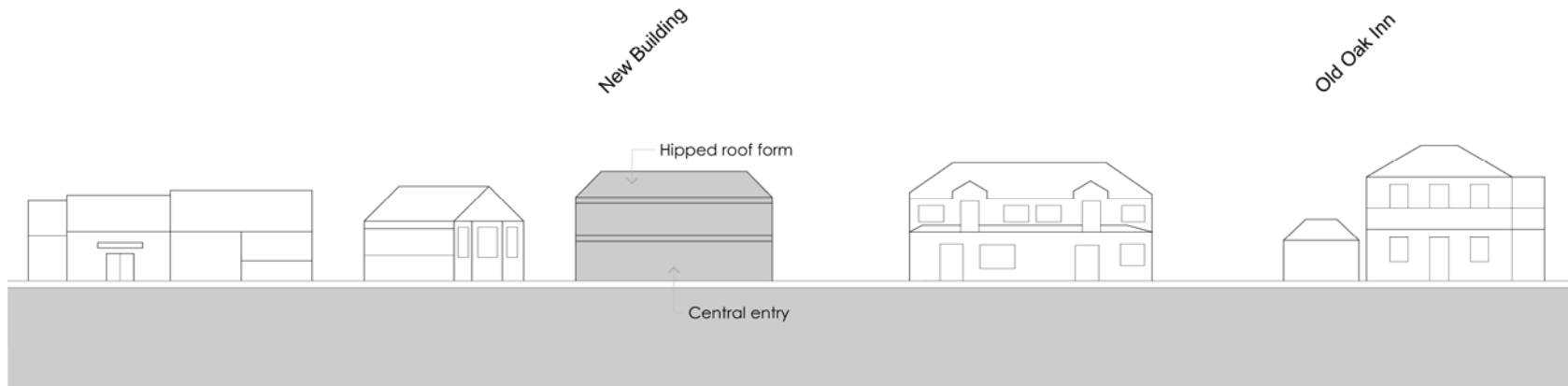
Provide simple joinery for new buildings



Simple verandah. Avoid turned balusters and fret work.

Applying the Guidelines

The diagram below shows how new buildings (shaded) could be incorporated into the Heritage Precinct. It is not intended to describe actual building forms.



Waterfront Drive : Street Scape

Design Summary Checklist

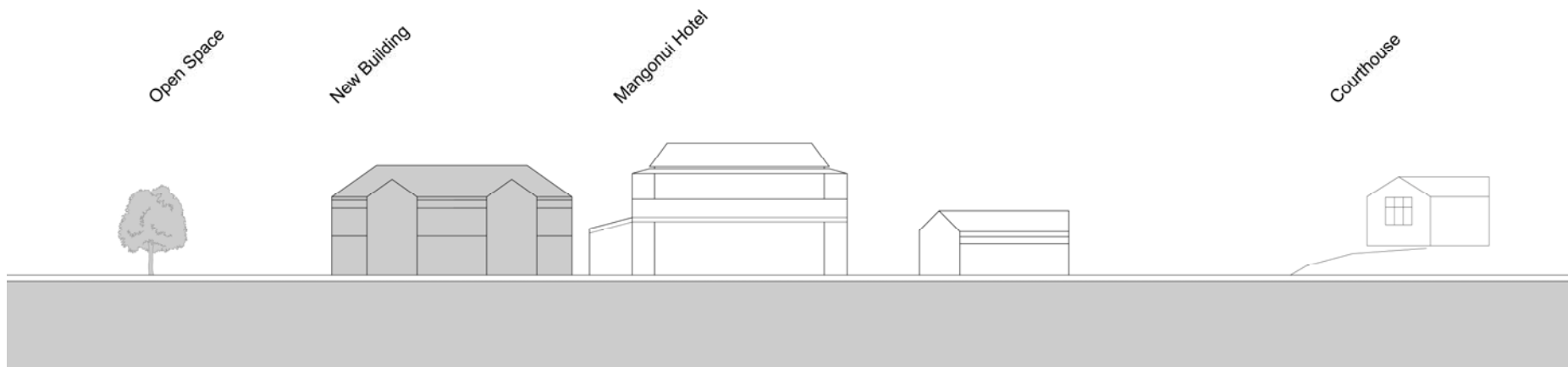
New buildings

Is the building “of its time” and distinguishable from historic buildings?

Does the building fit with its surroundings in terms of its scale and proportions?

Does the building respect its older neighbours?

Does the building utilize appropriate detailing and materials?



Appendix

Bibliography
Image Credits

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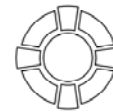
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Image Credits

Cover Page	Mangonui Old Oak Inn sketch Dave Pearson Architects Limited
Contents Page	Map of Mangonui Clarke McKenna, N. 2004. <i>Mangonui. Gateway to the Far North</i> . Top Print Ltd, Kaitaia. piv.
Page 0	Flax mill in Mangonui early 1900s Ibid. p5. Kauri mill, Mill Bay Ibid p7. Mangonui waterfront Ibid pviii. The first Mangonui Hotel (The Old Oak) approximately 1900 Ibid p69.
Page 4	Water Colour by John Kinder Auckland Art Gallery
Page 7, 8	Contemporary Colour Photographs Dave Pearson Architects Limited
Pages 12-19	Diagrammatic Sketches Dave Pearson Architects Limited



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