

Submission Form (Form 5)

Submission on Proposed Kaipara District Plan

Form 5: Submissions on a Publicly Notified Proposed District Plan under Clause 6 of Schedule 1 of the Resource Management Act 1991

Return your signed submission by Monday 30 June 2025 via:

Email: districtplanreview@kaipara.govt.nz (subject line: Proposed District Plan Submission)

Post: District Planning Team, Kaipara District Council, Private Bag 1001, Dargaville, 0340

In person: Kaipara District Council, 32 Hokianga Road, Dargaville; or
Kaipara District Council, 6 Molesworth Drive, Mangawhai

If you would prefer to complete your submission online, from 28 April 2025 please visit:

www.kaipara.govt.nz/kaipara-district-plan-review/proposed-district-plan

All sections of this form need to be completed for your submission to be accepted. Your submission will be checked for completeness, and you may be contacted to fill in any missing information.

Full name:

Phone:

Organisation:

*(*the organisation that this submission is made on behalf of)*

Email:

Postal address:

Postcode:

Address for service: name, email and postal address *(if different from above):*

Trade Competition

Pursuant to Schedule 1 of the Resource Management Act 1991, a person who could gain an advantage in trade competition through the submission may make a submission only if directly affected by an effect of the proposed policy statement or plan that:

- a) adversely affects the environment; and
- b) does not relate to trade competition or the effects of trade competition.

Please tick the sentence that applies to you:

I could not gain an advantage in trade competition through this submission; or

I **could** gain an advantage in trade competition through this submission.

If you have ticked this box please select one of the following:

I am directly affected by an effect of the subject matter of the submission

I **am not** directly affected by an effect of the subject matter of the submission

Signature:



Date:

(Signature of person making submission or person authorised to sign on behalf of person making the submission.)

Please note: all information contained in a submission under the Resource Management Act 1991, including names and addresses for service, becomes public information.

I **do not** wish to be heard in support of my submission; or

I do wish to be heard in support of my submission; and if so,

I would be prepared to consider presenting my submission in a joint case with others making a similar submission at any hearing


(1) The specific provisions of the Proposed Plan that my submission relates to are:		(2) My submission is that: <i>(include whether you support or oppose the specific provisions or wish to have them amended and the reasons for your views)</i>		(3) I seek the following decisions from Kaipara District Council. <i>(Please give precise details for each provision. The more specific you can be the easier it will be for the Council to understand your concerns.)</i>
Chapter/Appendix/ Schedule/Maps	objective/policy/rule/ standard/overlay	Oppose/support (in part or full)	Reasons	

Add further pages as required – please initial any additional pages

Submission of David & Sherry Reynolds re Cottage (Birtley) 59 Church Road Matakōhe. HH-MAT-06. Current District Plan listing H61: 25 June 2025

Draft Proposed Plan: Part & provision number HH-MAT-06	Support or Oppose	Reasons for submission	Change sought Inserts in <i>italica</i>
Heritage item name	Support	Incorrect name	Name changed from Pheasant Cottage to <i>Birtley</i>
Date of construction	Support	Incorrect date of construction 'c. 1877'	Changed to c.1872, based on information from Pheasant family.
Architect/designer/ builder	Support	S.B.F. Cooksey	The builder of the house is known to be carpenter, <i>Samuel Brett Farmer Cooksey, rather than SBF Cooksey. [Cooksey is also the designer.]</i>
Style	Support	Colonial vernacular	-
Physical description	Support in part	Description needs clarification X to 'criss-cross' braced Veranda: Changed to "south, east and westsides	One-and-a-half-storey building with rectangular footprint and saltbox roof. Principal, south-facing elevation has gabled dormer above veranda with straight roof sheltering main entry flanked by windows. Veranda returns on south , east and west sides with decorative brackets and criss-cross -braced <i>diagonal cross</i> balustrading. <i>12- light</i> double-hung sash below with <i>6-light</i> casement <i>attic</i> windows; corbelled chimney.
Materials Structure	Support		
Additions/alterations	Support	Revised	Restored 1974 onwards with guidance from Lilla Pheasant.
Setting	Support in part	Description of setting should include significant shelter trees and avenue plantings which are Pheasant-family plantings.	The cottage is located on a sloping site on the east side of Church Road, towards its southern terminus. The house is set back from the roadway and screened from view by mature trees planted by Frank and Eliza Pheasant. Parterre garden plantings follow Eliza's design. Two mature Norfolk pines and a row of English Oaks trace the route of the former avenue to the former stables. The former Matakōhe Public Hall site is to the north and the wider setting is rural, with views to the south and the east towards the Arapaoa River and across the land formerly owned by the Pheasant family and now held by the current owner. The extent of the setting is the land parcel on which the building is located.
History	Support		
Historic and social Significance	Support in part	Change name to Birtley. Change rating to High, acknowledging community involvement particularly of the Pheasant family	Birtley The former Pheasant cottage has high historic and social significance for its association with Edwin and Eliza Pheasant, their family and contribution to the local community growth, sport, recreation and education in the wider area and with their son, pioneer butter producer Frank Pheasant, credited with establishing the first butter factory in the district in 1898, and who also promoted the district's first Telephone Club and erected its poles. The house also has associations with the Nonconformist Albertland Special Settlement Association which brought Edwin Pheasant to the district in 1862 along with others whose churches operated outside the established Church of England. Edwin Pheasant occupied key roles in the Paparua Methodist Church.

Cultural and Spiritual Significance	Support in part	Change name to Birtley Amplify potential	Birtley the former Pheasant cottage has cultural value as a demonstration of its ability to demonstrate and interpret the way of life of its past and present residents
Architectural and Aesthetic Significance	Support in part	Change name to Birtley Add builder and designer information. Correct designation of Matakoho Chapel.	Birtley the former Pheasant cottage has architectural significance as a mid-Victorian cottage that retains a high level of authenticity. The designer of the house is Sam Cooksey, builder of the Matakoho Chapel, 1868 and Ruatuna, 1877. Birtley is a good example of his residential work and remains largely unaltered.
Technological and Craftsmanship Significance	Support in part	Name of builder Pheasant family confident Cooksey was builder, as was Merv Sterling.	Birtley , the former Pheasant cottage has high technological and craftsmanship value for the quality of its timber construction and detailing; the builder is Samuel Cooksey.
Contextual Significance	Support in part	Change name to Birtley, revise 'on the outskirts of Matakoho'. Revise text: The cottage is not on the outskirts of Matakoho as is clear from an examination of the 1864 SO 720 map, it is in the centre, on what was then the main street.	Birtley , the former Pheasant cottage has contextual value as a key historic feature in the historic centre of the Village of Matakoho, being the oldest surviving domestic building in the original township, and its site may have potential archaeological value relating to the property's historic use and development.
Archaeological and Scientific Significance	Support		As the cottage pre-dates 1900, its site has potential archaeological value relating to its historic use and development.
Summary of Heritage Significance	Support in part	Change name to <i>Birtley</i> Revise details of significance in bold Note centre rather than outskirts	Summary Of Heritage Significance Birtley has high overall heritage significance to Matakoho and the Kaipara district. The dwelling has historic and social significance for its association with Albertlanders Edwin and Eliza Pheasant, along with their son, pioneer butter producer Frank Pheasant , their family and their significant contribution to the district. Birtley has cultural value as a demonstration of the way of life of its past and present residents. Birtley also has important associations with the Nonconformist Albertland Special Settlement Association. Birtley has architectural significance as a colonial cottage that retains a high level of authenticity and technological and craftsmanship value for the quality of its kauri timber construction and detailing by Samuel Cooksey, builder of Matakoho's Chapel, and Ruatuna. Birtley has contextual value as a local historic feature and for its original surviving plantings, in the historic centre of Matakoho. The house site has potential archaeological significance given the age of the building and the property's history.
Heritage Ranking	Oppose	Rated as Cat B	Rate as A to acknowledge: 1. The state of preservation of Birtley. 2. Its significance as an outstanding survivor of the original settlement and an exemplar of settler housing. 3. Its strong association with the Albertland Special Settlement Association.

			<p>4. the significance of the Pheasant family's contribution to the Matakohē Village community and to the wider Otamatea community.</p> <p>5. Frank Pheasant's contribution to the establishment of the local and regional butter industry at Ararua.</p>
Extent of Scheduling map	Support in part	Inaccurate map	See revised map below. Red outline shows actual area of Lot 1 DP71330 which contains all of the immediate curtilage of the cottage.
			 <p>Extent of Scheduling Birtley 59 Church Road, Matakohē. The red line shows the actual area covered by Lot 1 DP 71330</p>

Draft Kaipara District Plan. Part 4 – Schedules and Appendixes Schedules SCHED 1 - Historic Heritage Resource

Submission of David & Sherry Reynolds re the Matakohe Congregational Church / Pioneer Church Hall 11 Church Road Matakohe.

25 June 2025

Draft Proposed Plan: Part & provision number HH-MAT-05	Support or Oppose	Reasons for submission	Change sought
Heritage item name	Oppose	<p>Incorrect name: '<i>Former Matakohe Congregational Church / Pioneer Church Hall</i>'</p> <p>There is no evidence for its being the 'Matakohe Congregational Church' in any enduring manner, or with any exclusivity. This reference relates to a newspaper report of a service by a Congregational minister on Christmas Day 1869 the chapel's first birthday.</p> <p>When built, the chapel was used by several denominations but as was customary at the time, a church would only be called such if it had a <i>permanent</i> parish and an associated priest or minister serving it.</p> <p>The name <i>Matakohe Chapel</i> is recorded in newspaper references to its origins from 1878 onwards. Over time improvement in transport, roading and the building of larger Methodist and Anglican churches in Paparoa in 1867 and 1881 made it possible for Matakohe congregations to attend church more regularly.</p> <p>Its enduring religious use was as a shared chapel for the Methodist and Anglican churches.</p>	Change name to <i>Matakohe Chapel (former)</i> as it was originally known in the community.
Date of construction	Support	1868	
Architect/designer/ builder	Support in part	Builder's forenames are unnecessarily contracted as 'SBF' even though he is named as Samuel on page 2 of the record form.	<i>Samuel Brett Farmer Cooksey</i> , designer/builder
Style	Support	Colonial Gothic Revival	

Draft Proposed Plan: Part & provision number HH-MAT-05	Support or Oppose	Reasons for submission	Change sought
Physical description	Support in part	Chapel has no sanctuary as such. Edward Cooksey's 1884 plan of the Matakohē Cemetery includes the chapel on its original site and its spaces are indicated (N to S) as "Vestry" "Chapel" and "Porch" . In most churches the space for the congregation is given as the "nave" . The vestry contained two large cupboards, removed during restoration.	Single-storey building with rectangular footprint and gabled roof forms. The gabled entrance porch on south side and gabled vestry at north end have lower roofs. Finials atop gable apexes; double-hung sash windows with coloured glass margins.
Materials / Structure	Support		
Additions/alterations	Support		-
Setting	Support		-
History	Support in part	<p>Revise definition. This building started and finished its regular use prior to the opening of the Coates Memorial, as a <i>chapel</i>.</p> <p>Hosted '<i>ministers and preachers</i>' seems to ignore Anglican priests, who after all, turned out to be the most regular users of the chapel along with Methodist Ministers. There's no evidence of regular use by preachers. Clergy would be more inclusive.</p> <p>Ownership of the former chapel is not clearly stated.</p> <p>The former chapel is on Crown Land which is managed by the Matakohē Cemetery Trust. It is not part of the Kauri Museum's collection of historic buildings.</p>	<p>"Undenominational" simply means <i>not denominational</i> rather than being the name of a church. It does not need a capital.</p> <p>"Matakohē's first chapel opened on Christmas Day in 1868; it was built as an undenominational chapel and thus hosted clergy from a number of different church groups; principally Anglican and Methodist."</p> <p>The former chapel is one of the resources on the cemetery managed by the Matakohē Cemetery Trust. Day to day management is currently undertaken by the Kauri Museum the chapel is available for hire.</p>

Draft Proposed Plan: Part & provision number HH-MAT-05	Support or Oppose	Reasons for submission	Change sought
Historic and social Significance	Support in part	<ul style="list-style-type: none"> • Name consistency needed • Should reference the Albertland Special Settlement Scheme, a central force in local churchgoing. <p>It is not a particularly notable or early example, in 1950, of the relocation of an historic building. The area has many examples of buildings moved by bullock teams and floated on barges, particularly churches. It was not unusual in 1950 to remove buildings from site to site and there are many recorded examples of churches and houses being moved by barge, bullock teams or traction engines around the Kaipara from the 1920s on.</p>	<i>“The former Matakoho Chapel has high historic and social significance for its association with the early colonial history of Matakoho, the Albertland Special Settlement Scheme and principally the activity of both the Anglican and Methodist churches in Northland in the late 19th century.”</i>
Cultural and Spiritual Significance	Support in part	Name consistency needed Pioneer Church Hall. “Former Matakoho Chapel” best refers to its original purpose	<i>“The former Matakoho Chapel has cultural and spiritual significance as a place of Christian worship and communion and as a site of community identity and esteem.”</i>
Architectural and Aesthetic Significance	Support in part	Name consistency “former Matakoho Chapel” best refers to its original purpose, and its majority usage by Methodist and Anglican churches.	<i>“The former Matakoho Chapel has architectural significance as a mid-Victorian Colonial Gothic Revival style building that conveys, in a direct and economical manner, the principles of 19th century ecclesiastical architecture. The designer</i>

Draft Proposed Plan: Part & provision number HH-MAT-05	Support or Oppose	Reasons for submission	Change sought
		Add Birtley as a further comparative.	of the church was also its builder, Samuel Cooksey, who also designed and built 'Birtley', and 'Ruatuna', the Coates farmhouse, in 1877."
Technological and Craftsmanship Significance	Support in part	<p>Name consistency needed "former Matakoho Chapel"</p> <p>Samuel <i>Brett</i> Farmer Cooksey is the builder/designer's name.</p> <p>Delete 'Britt' which is a typographical error perpetuated in the Marsden Electoral Roll 1870 – 79. He is listed as Samuel <i>Brett</i> Farmer Cooksey on his death certificate: 1925/5108 Cooksey Samuel Brett Farmer.</p>	<p>Amend to:</p> <p><i>"The former Matakoho Chapel has technological and craftsmanship value for the quality of its kauri timber construction and detailing. Samuel Brett Farmer Cooksey (1841-1925) was an Albertland settler who arrived in New Zealand in October 1862 and settled at Matakoho where he worked as a carpenter and joiner."</i></p>
Contextual Significance	Support in part	<p>Name consistency "former Matakoho Chapel"</p>	<p><i>"The former Matakoho Chapel has contextual significance as a local historic feature and for its relationship with Matakoho Cemetery, the Coates Memorial Church (1948-49) and the historic buildings and heritage work of Matakoho Museum."</i></p>
Archaeological and Scientific Significance	Support		
Summary of Heritage Significance	Support in part	<p>Incorrect title.</p> <p>The fact that the Matakoho Congregational Church is recorded once only in <i>Papers Past</i> as having had a 'birthday' service in the chapel on Christmas Day 1869 does not justify it having partial naming rights to the chapel.</p>	<p><i>"The Matakoho Congregational Church/Pioneer Church Hall..."</i></p> <p>Drop "Matakoho Congregational Church" reference in this paragraph.</p> <p>Change name to <i>"former Matakoho Chapel"</i> throughout the paragraph.</p>

Draft Proposed Plan: Part & provision number HH-MAT-05	Support or Oppose	Reasons for submission	Change sought
	Support	Additional information	The Chapel is Listed as "Matakohe Chapel (Former)" by Heritage New Zealand as an Historic Place Category 2, List Number 3905. Listed 6th September 1984.
Heritage Ranking	Support		
Extent of Scheduling map	Support		