



Kaipara te Orangahui • Two Oceans Two Harbours

## Submission Form (Form 5)

## Submission on

## Proposed Kaipara District Plan

FOR OFFICE USE ONLY

Date received:

Submitter ID:

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](mailto: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](http://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: CLIFF MATCHETT Phone: 0210744166

Organisation\*:

\* the organisation that this submission is made on behalf of

Email: cliffmatchett@gmail.com

Postal Address: 621 TARA RD MANGAWHAI

Postcode: 0573

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

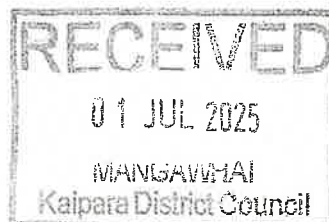
Signature: [Signature]

Date: 30/7/2025

(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	
MAP/PLAN included -		Oppose	included - attached.	I seek a decision allowing specific subdivision of affected land parcel. proposal on diagram incl.
2 HISTORIC BUILDINGS				
Heritage items.				
Heritage schedule				
621 TARA ED -				
LOT 1				
DP 470 898 -				
VAL NO -				
0122002500.				
DIST PLAN NO				
- H 35.				
- H 39 -				
- HPT 3904.				
- HPT 3907				

Add further pages as required – please initial any additional pages.

2) <sup>B</sup> cont - cliff matchett sub.

If this work is not undertaken in the near future, the timbers throughout the house will turn to dust. All Kauri floors must be lifted and all bearers, joists and foundation timbers replaced with H S Treated timbers. A major undertaking requiring restoration specialist builders. Additional work required included, possible new roof repainting inside + out, rot in windows + leaking fixed. The stone dairy also requires repairs and restoration and maintenance. Approximate costs for all work required is close to \$200,000.00. Plus, the ongoing costs of maintaining both buildings and keeping them in good condition, which I intend to keep on doing, as I have shown, for the rest of my life, as I intend to remain here until then. My ~~the~~ Family have vowed to live here and continue maintaining this intergenerational legacy property. Without this request being granted, the opposite effect of the provision will occur... The preservation and restoration work required by me will not be able to proceed (Not eligible for a loan) hence the building affected will become a historic ruin.

Comprehensive building report, detailing work required will be available soon.

Cliff Matchett

cm



2) SUBMISSION — cliff matchett —

A) I oppose the provisions in plan and wish to have them amended. I accept and agree in principal that the two historic buildings concerned are to be kept on one title / not subdivided. Always my intention. The fact KDC requires ~~the~~ almost Five hectares of land parcel included to be unsubdivided off appears excessive and manifestly unjust. My intention is to be able to subdivide Two hectares from said parcel, a previously permitted activity. This will not affect the historic status of the buildings, it will enhance it.

- INSIGHT: I've lived <sup>here</sup>, owed and paid rates for forty years planted over ten thousand trees, personally, and spent many years and hundreds of thousands of dollars repairing restoring, conserving and maintaining both buildings which were in extremely poor condition and leaking when I purchased the property in 1985. No assistance or funding was available to me, all self funded. Now I am a superannuant of limited finances, and subdivision and sale of part of the parcel of land is required to fund the substantial costs of the urgent restoration work required for the ongoing survival of Bowmar house, inspections in recent years have revealed extensive DRY ROT contamination throughout the Kauri foundation timbers of the house requiring major remedial work.

COM





Proposed  
Subdivision  
LOT 1  
4.95ha  
approx 2HA's

LOT 2  
2.01ha

LOT 3  
2.53ha

LOT 4  
2.79ha

HISTORIC  
BUILDING

Approximate Boundaries

P.T.O. - PLATS of BUILDINGS





Organic Farm

Old Stone House



BOWMAR HOUSE -

