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FOR OFFICE USE ONLY

Date received:

Submitter ID:



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: HAMID KASMI

Phone: 022 070 1260

Organisation:

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

Email: R McGUCK@hotmail.com

Postal address: 17 RIVER ROAD DARGAVILLE

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 | |
| HH-DAR-26 | Historic Heritage | oppose | | I bought this property 4 years ago and it did not state that it was Heritage if so. I will not be bought it - plus it will affect my insurance rate etc. |
| | | | | I won't be able to renovate or fix anything in this property without authorisation of the Council. |
| | | | | It will be hard for me to sell it if I want in the future. |
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KAIPARA DISTRICT COUNCIL
HISTORIC HERITAGE ITEM RECORD FORM

HERITAGE ITEM NAME

former Jones/Dutch cottage

ADDRESS

17 River Road, Mangawhare, Dargaville

PHOTOGRAPH



(19 April 2022)

DISTRICT PLAN ITEM No.

HH-DAR-26

HNZ LIST No. & CATEGORY

7002 / historic area

LEGAL DESCRIPTION

Pt Mangawhare Blk

PARCEL ID

5014879

DATE OF CONSTRUCTION

c.1905

**ARCHITECT/DESIGNER/
BUILDER**

FA Jones, designer/builder

STYLE

Square-plan cottage

PHYSICAL DESCRIPTION

Single-storey building with rectangular footprint and hipped roof. Principal, east-facing elevation has veranda with flared roof set below eaves and central entry flanked by windows. Double-hung sash and casement windows; main entrance door has fanlight. Rear lean-to and corbelled chimney. Veranda has picket balustrading and decorative valance and brackets.

MATERIALS/STRUCTURE

Timber framing and rusticated weatherboard cladding, corrugated metal roofing.

ADDITIONS/ALTERATIONS

Unknown, if any.

SETTING

The property is located on the west side of River Road, north of Kings Court Avenue. To the north are four other cottages that were built by Jones, as well as his former home at #23. The town centre of Dargaville is further to the north over the Kaihu River bridge; there are a number of scheduled heritage items further south on River Road. The extent of setting is the land parcel on which the building is located.

HISTORY

The cottage appears to have been built by Francis Augustine Jones (c.1869-1941) for rental purposes. FA Jones was born in Arapohue, learnt his trade as a builder at Kihikihi in the Waikato, and then set up in business in Hunterville in 1895; the same year in which he married Sarah Cassidy, formerly of Hamilton. In 1898 the Jones's relocated to Arapohue and then, after a few years, to Mangawhare, where they built a villa and five rental cottages. FA Jones first entered local body politics in 1912; he then served as Dargaville's Mayor from 1923 until 1936. Francis and Sarah Jones were active members of the Catholic church and involved in a large number of civic projects and community organisations. The cottages were held by Jones at the time of his death; subsequently titles were issued and the individual cottages were sold by his estate. The house at #17 was sold by Francis and Sarah Jones's son William to John Dutch, the local harbourmaster, in 1946 and was owned by Malcolm Dutch, a Mt Wesley farmer, by the later 1960s; it has since passed through a number of hands and remains in private residential use.

HISTORIC AND SOCIAL SIGNIFICANCE

The former Jones/Dutch cottage has historic and social significance for its association with Francis Jones, his tenants and the later owners of the property.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The former Jones/Dutch cottage has cultural value as a demonstration of the way of life of its past and present residents.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The former Jones/Dutch cottage has architectural significance as an Edwardian square-plan cottage that retains a good level of authenticity; it was most likely designed by FA Jones.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The former Jones/Dutch cottage has technological and craftsmanship value for the quality of its timber construction and detailing by FA Jones.

CONTEXTUAL SIGNIFICANCE

The former Jones/Dutch cottage has contextual significance for the contribution it makes to the historic character of River Road and in relation to the Jones house and rental cottages located at 23, 9, 11, 13, and 15 River Road. It is noted that while the cottage at 7 River Road is similar to AJ Jones' rental cottages the property was not owned by Jones and appears to have been developed by [?] Beaven in c.1910.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Although the cottage post-dates 1900, its site may have potential archaeological value relating to its historic use and development, if any.

SUMMARY OF HERITAGE SIGNIFICANCE

The former Jones/Dutch cottage has overall heritage significance to Mangawhare, Dargaville and the Kaipara district. The dwelling has historic and social significance for its association with Francis Jones and its tenants and later owners and cultural value as a demonstration of the way of life of its past and present residents. The former Jones/Dutch cottage has architectural significance as an Edwardian square-plan cottage that retains a good level of authenticity and technological and craftsmanship value for the quality of its timber construction and detailing by FA Jones. The former Jones/Dutch cottage has contextual significance as a historic feature on River Road and for its relationship with FA Jones's own

home at 23 River Road and the four other rental cottages he built to the north of his house. The property may have potential archaeological value relating to the land's historic use and development

HERITAGE RANKING

B

REFERENCES

- *Auckland Star* 18 August 1941, p. 2.
- *NZ Herald* 2 May 1903, p. 1; 10 August 1904, p. 3 (supplement); 1 October 1938, p. 16; 19 August 1941, p. 9.
- *Northern Advocate* 23 March 1937, p. 6; 23 February 1938, p. 7; 18 August 1941, p. 2.
- *Wairoa Bell* 23 July 1909, p. 3.
- *Evening Post* 23 March 1937, p. 12.
- <https://www.heritage.org.nz/the-list/details/7002>

REPORT COMPLETED

9 May 2022

AUTHOR

Dr Ann McEwan / Heritage Consultancy Services



Extent of scheduling, former Jones/Dutch cottage, 17 River Road, Dargaville.



The former Jones/Dutch cottage, below blue roofed dwelling, in the context of the River Road historic cluster (#s 9-17 + 23).