

Started on 7 October 2025 at 4:22pm | Completed on 7 October 2025 at 4:27pm

Form 6

Further submission on Private Plan Change 85 - Mangawhai East

Clause 8 of Schedule 1, Resource Management Act 1991

This is a further submission that is either **in support of** or **in opposition to** a submission already received by Kaipara District Council on Private Plan Change 85 - Mangawhai East.

No new submission points can be made.



- **PRIVACY ACT NOTE:** Please note that all information provided in your further submission is considered public under the Local Government Official Information and Meetings Act 1987 and may be published to progress the process for the Proposed Kaipara District Plan and may be made publicly available.

- I understand that all information provided in my further submission may be published. *

☒ Yes

☐ No

- **NOTE: you can make a further submission on more than one original submission and/or submission points using this form.**

- Further submitter details *

2A

Your first and last name

Paul Brown

Your postal address (including Post Code)

47-51 Clyde Road, Browns Bay, Auckland, 0630

Contact phone

0275430233

Your email address

paul@riversideholidaypark.co.nz

- Do you have an agent who is acting on your behalf?

2B

☒ Yes

☐ No

- Enter the email address of your Agent

2C

mark@planned.co.nz

- Please select your preferred method of contact *

2D

☒ Email

☐ Postal

- Correspondence is to be sent to: (select only one option) *

2E

☐ Submitter (you)

☐ Agent

☒ Both

- I am (select one of the following options): *

2F

☐ a person representing a relevant aspect of the public interest

☒ a person who has an interest in the proposal that is greater than the interest the general public has

☐ the local authority for the relevant area

- You must specify the grounds for saying that you come within this category (see examples below if you need assistance): *

2G

Owner of 41 Black Swamp Road, being a site affected by the Plan Change

- *For example: Any person representing a relevant aspect of the public interest would likely include public interest environmental groups*

OR

Any person that has an interest in the proposed policy statement or plan greater than the interest that the general public has is likely to include owners of land and users of resources directly affected by plan provisions. It is also likely to include iwi and hapu where their interests are directly affected

- *

2H

Attendance and wish to be heard at the hearing

I wish to be heard in support of my further submission

- ☒ Yes
☐ No

- If others make a similar further submission, I will consider presenting a joint case with them at
2I the hearing *

- ☒ Yes
☐ No

- Council planners have prepared a Summary of the original submissions on PPC85 Mangawhai East. This is the easiest way to find an original submission. Links to documents are provided below, the links will open on a separate page to this Further Submission.

NOTE: Each original submission has a unique reference number (known as the Submitter Number), - a number of original submitters have lodged multiple submissions - ensure you carefully select the correct submission details when you get to Question 3A!.

- Access the PPC85 Summary of Submissions here: [Summary of Submissions](#)
- Access all Original Submissions here (click on the link then scroll down to "Submissions"): [PPC85 Mangawhai East Original Submissions](#)
- Original submitter contact details can be found here: [Submitter Contact Details](#)

- Click in the box below and select the name of the original submission that are you providing a
3A further submission on (NOTE: you will have the opportunity to add more further submissions once you have completed questions 3B-3E) *

- ☐ Abigail and Francis Meagher
☐ AJ & MJ Eaves Family Trust
☐ Alan Rogers
☐ Alex Flavell-Johnson
☐ Angela Bridson
☐ Angela Cook
☐ Arthur and Jocelyn Rutherford
☐ Black Swamp Limited
☐ Bronwyn Fanshawe
☐ Bryce Taylor
☐ Charlotte Boonen
☐ Clive Boonen
☐ Craig and Deidre Payne
☐ Darren and Kim Hughes
☐ Dave and Ann Hurley

- ☐ David and Glenys Mather
- ☐ David Medland-Slater
- ☐ Department of Conservation
- ☐ Derek Smyth
- ☐ Derek Westwood, T Ormerod, D & F Collins, T Kus, S Hoskin, L Nicholson and K & S Growden
- ☐ Douglas Lloyd
- ☐ Eve Bornhauser
- ☐ Ed Smyth
- ☐ Elizabeth Nichols-Gill
- ☐ Fire and Emergency New Zealand
- ☐ Gareth & Sue Jones
- ☐ Gareth Jones
- ☐ Gavin Brannigan
- ☐ Gayle Forster
- ☐ Grant Douglas
- ☐ Hayden Hoyle
- ☐ Hamish Wright
- ☐ Hayden Poole
- ☐ Heath Riley
- ☐ Heather and Colin Young
- ☐ Heather Rogan and Dianne Piesse on behalf of New Zealand Fairy Tern Trust
- ☐ Heritage New Zealand Pouhere Taonga
- ☐ Hugh Benn
- ☐ Irene Sanson and Gavan Riley
- ☐ Isabelle McDell
- ☐ Janet Hooper
- ☐ Jason McQuarrie
- ☐ Jennifer and Mark Readman
- ☐ Jennifer Budelmann
- ☐ Jes Magill
- ☒ [John Bornhauser]
- ☐ John Seward
- ☐ Joshua Membrey and Dorothy Nacewa
- ☐ Juan Hamber
- ☐ Julie Riley
- ☐ Karen Staples
- ☐ Kathleen McInerney
- ☐ Kerry Desmond
- ☐ Kristi Burns
- ☐ Kristina Kahn
- ☐ Krystal Hebden
- ☐ Lance Vale
- ☐ Lena Nelson
- ☐ Marc Kaemper
- ☐ Margaret Brookes
- ☐ Mark and Jacqui Scheib
- ☐ Mark Kemp
- ☐ Martina Tschirky

- ☐ Melanie Scott
- ☐ New Zealand Steel Limited
- ☐ Nick Smith
- ☐ Northland Regional Council
- ☐ Pamala and Allen Collenge
- ☐ Patrick Fontein
- ☐ Paul Humphries
- ☐ Paul Wilkes
- ☐ Peter and Barbara Lambert
- ☐ Peter Kemp
- ☐ Peter Nicholas
- ☐ Raewyn and Neil Cullen
- ☐ Richard Poole
- ☐ Riverside Holiday Park 2007 Limited
- ☐ Rosemarie Dunning
- ☐ Samuel Wilson
- ☐ Sue Fitzgerald
- ☐ Sue McKay
- ☐ Tern Point Recreation and Conservation Society Inc
- ☐ Timothy Scott
- ☐ Vicky and Timothy Andrew
- ☐ Wild Property Group

- Enter the **Submission Point Number** (not the Submission Number) of the Original Submission **3B** that you are providing a further submission on: *

64.7

- I support/oppose (tick applicable) the original submission of the submitter: * **3C**
 - ☒ I support this original submission point of the submitter named above
 - ☐ I oppose this original submission point of the submitter named above

- Please summarise the nature of your further submission below: * **3D**

Clearly explain whether you support or oppose the proposal and provide your reasons.

You can write up to 4000 characters in this section.

If you prefer to upload a separate document instead, type **"refer to attachment"** in the box below then continue to Question 3E to upload your file.

**The reasons for my
support/opposition are:**

The submitter is concerned that sites zoned as rural and remaining as rural will receive complaints about these uses from future urban uses within the proposed plan change areas. An objective and policy to address reverse sensitivity to avoid complaints from neighbours about adjacent farming is requested. This is supported by Riverside and their position that a no-complaints covenant via zone standards will be required to protect the on-going operation of Riverside Holiday Park from adjoining sites, including the proposed 'Rural Lifestyle Zone'.

- Do you have any attachments that relate directly to your Further Submission that you would like to upload? *
3E
 - ☐ Yes
 - ☒ No
- Do you have another further submission to make? *
3G
 - ☒ Yes
 - ☐ No
- - Access the PPC85 Summary of Submissions here: [Summary of Submissions](#)
 - Access all Original Submissions here (click on the link then scroll down to "Submissions"): [PPC85 Mangawhai East Original Submissions](#)
 - Original submitter contact details can be found here: [Submitter Contact Details](#)
- Click in the box below and select the name of the original submission that are you providing a further submission on (NOTE: you will have the opportunity to add more further submissions once you have completed questions 4B-4E) *
4A
 - ☐ Abigail and Francis Meagher
 - ☐ AJ & MJ Eaves Family Trust
 - ☐ Alan Rogers
 - ☐ Alex Flavell-Johnson
 - ☐ Angela Bridson
 - ☐ Angela Cook
 - ☐ Arthur and Jocelyn Rutherford
 - ☐ Black Swamp Limited
 - ☐ Bronwyn Fanshawe
 - ☐ Bryce Taylor
 - ☐ Charlotte Boonen
 - ☐ Clive Boonen
 - ☐ Craig and Deidre Payne
 - ☐ Darren and Kim Hughes
 - ☐ Dave and Ann Hurley
 - ☐ David and Glenys Mather
 - ☐ David Medland-Slater
 - ☐ Department of Conservation
 - ☐ Derek Smyth
 - ☐ Derek Westwood, T Ormerod, D & F Collins, T Kus, S Hoskin, L Nicholson and K & S Growden
 - ☐ Douglas Lloyd
 - ☐ Eve Bornhauser

- ☐ Ed Smyth
- ☐ Elizabeth Nichols-Gill
- ☐ Fire and Emergency New Zealand
- ☐ Gareth & Sue Jones
- ☐ Gareth Jones
- ☐ Gavin Brannigan
- ☐ Gayle Forster
- ☐ Grant Douglas
- ☐ Hayden Hoyle
- ☐ Hamish Wright
- ☐ Hayden Poole
- ☐ Heath Riley
- ☐ Heather and Colin Young
- ☐ Heather Rogan and Dianne Piesse on behalf of New Zealand Fairy Tern Trust
- ☐ Heritage New Zealand Pouhere Taonga
- ☐ Hugh Benn
- ☐ Irene Sanson and Gavan Riley
- ☐ Isabelle McDell
- ☐ Janet Hooper
- ☐ Jason McQuarrie
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- ☐ Kristina Kahn
- ☐ Krystal Hebden
- ☐ Lance Vale
- ☐ Lena Nelson
- ☐ Marc Kaemper
- ☐ Margaret Brookes
- ☐ Mark and Jacqui Scheib
- ☐ Mark Kemp
- ☐ Martina Tschirky
- ☐ Melanie Scott
- ☐ New Zealand Steel Limited
- ☐ Nick Smith
- ☐ Northland Regional Council
- ☐ Pamala and Allen Collenge
- ☐ Patrick Fontein
- ☐ Paul Humphries

- ☐ Paul Wilkes
- ☐ Peter and Barbara Lambert
- ☐ Peter Kemp
- ☐ Peter Nicholas
- ☒ Raewyn and Neil Cullen
- ☐ Richard Poole
- ☐ Riverside Holiday Park 2007 Limited
- ☐ Rosemarie Dunning
- ☐ Samuel Wilson
- ☐ Sue Fitzgerald
- ☐ Sue McKay
- ☐ Tern Point Recreation and Conservation Society Inc
- ☐ Timothy Scott
- ☐ Vicky and Timothy Andrew
- ☐ Wild Property Group

- Enter the **Submission Point Number** (not the Submission Number) of the Original Submission that you are providing a further submission on: *

70.7

- I support/oppose (tick applicable) the original submission of the submitter: *

4C

- ☒ I support this original submission point of the submitter named above
- ☐ I oppose this original submission point of the submitter named above

- Please summarise the nature of your further submission below: *

4D

Clearly explain whether you support or oppose the proposal and provide your reasons.

You can write up to 4000 characters in this section.

If you prefer to upload a separate document instead, type **"refer to attachment"** in the box below then continue to Question 4E to upload your file.

The reasons for my support/opposition are:

The submitter is concerned that sites zoned as rural and remaining as rural will receive complaints about these uses from future urban uses within the proposed plan change areas. An objective and policy to address reverse sensitivity to avoid complaints from neighbours about adjacent farming is requested. This is supported by Riverside and their position that a no-complaints covenant via zone standards will be required to protect the on-going operation of Riverside Holiday Park from adjoining sites, including the proposed 'Rural Lifestyle Zone'.

- Do you have any attachments that relate directly to your Further Submission that you would like to upload? *

4E

- ☐ Yes
- ☒ No

- Do you have another further submission to make? *

4G

☒ Yes

☐ No

- - Access the PPC85 Summary of Submissions here: [Summary of Submissions](#)
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 - Original submitter contact details can be found here: [Submitter Contact Details](#)
- Click in the box below and select the name of the original submission that are you providing a further submission on (*NOTE: you will have the opportunity to add more further submissions once you have completed questions 5B-5E*) *

5A

☒ Abigail and Francis Meagher]

☐ AJ & MJ Eaves Family Trust

☐ Alan Rogers

☐ Alex Flavell-Johnson

☐ Angela Bridson

☐ Angela Cook

☐ Arthur and Jocelyn Rutherford

☐ Black Swamp Limited

☐ Bronwyn Fanshawe

☐ Bryce Taylor

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☐ Clive Boonen

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☐ Darren and Kim Hughes

☐ Dave and Ann Hurley

☐ David and Glenys Mather

☐ David Medland-Slater

☐ Department of Conservation

☐ Derek Smyth

☐ Derek Westwood, T Ormerod, D & F Collins, T Kus, S Hoskin, L Nicholson and K & S Growden

☐ Douglas Lloyd

☐ Eve Bornhauser

☐ Ed Smyth

☐ Elizabeth Nichols-Gill

☐ Fire and Emergency New Zealand

☐ Gareth & Sue Jones

☐ Gareth Jones

☐ Gavin Brannigan

☐ Gayle Forster

☐ Grant Douglas

☐ Hayden Hoyle

☐ Hamish Wright

☐ Hayden Poole

☐ Heath Riley

☐ Heather and Colin Young

☐ Heather Rogan and Dianne Piesse on behalf of New Zealand Fairy Tern Trust

☐ Heritage New Zealand Pouhere Taonga

- ☐ Hugh Benn
- ☐ Irene Sanson and Gavan Riley
- ☐ Isabelle McDell
- ☐ Janet Hooper
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- ☐ Marc Kaemper
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- ☐ Sue McKay
- ☐ Tern Point Recreation and Conservation Society Inc
- ☐ Timothy Scott
- ☐ Vicky and Timothy Andrew
- ☐ Wild Property Group

- Enter the **Submission Point Number** (not the Submission Number) of the Original Submission **5B** that you are providing a further submission on: *

71.7

- I support/oppose (tick applicable) the original submission of the submitter: *

5C

- ☒ I support this original submission point of the submitter named above
- ☐ I oppose this original submission point of the submitter named above

- Please summarise the nature of your further submission below: *

5D

Clearly explain whether you support or oppose the proposal and provide your reasons.

You can write up to 4000 characters in this section.

If you prefer to upload a separate document instead, type **"refer to attachment"** in the box below then continue to Question 5E to upload your file.

The reasons for my support/opposition are:

The submitter is concerned that sites zoned as rural and remaining as rural will receive complaints about these uses from future urban uses within the proposed plan change areas. An objective and policy to address reverse sensitivity to avoid complaints from neighbours about adjacent farming is requested. This is supported by Riverside and their position that a no-complaints covenant via zone standards will be required to protect the on-going operation of Riverside Holiday Park from adjoining sites, including the proposed 'Rural Lifestyle Zone'.

- Do you have any attachments that relate directly to your Further Submission that you would like to upload? *

5E

- ☐ Yes
- ☒ No

- Do you have another further submission to make? *

5G

- ☒ Yes
- ☐ No

- Access the PPC85 Summary of Submissions here: [Summary of Submissions](#)
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- Original submitter contact details can be found here: [Submitter Contact Details](#)

- Click in the box below and select the name of the original submission that are you providing a further submission on (*NOTE: you will have the opportunity to add more further submissions once you have completed questions 6B-6E*) *

6A

- ☐ Abigail and Francis Meagher
- ☐ AJ & MJ Eaves Family Trust
- ☐ Alan Rogers
- ☐ Alex Flavell-Johnson
- ☐ Angela Bridson

- ☐ Angela Cook
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- ☐ David Medland-Slater
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- ☐ Richard Poole
- ☐ Riverside Holiday Park 2007 Limited
- ☐ Rosemarie Dunning
- ☐ Samuel Wilson
- ☐ Sue Fitzgerald
- ☐ Sue McKay
- ☐ Tern Point Recreation and Conservation Society Inc
- ☐ Timothy Scott
- ☐ Vicky and Timothy Andrew
- ☐ Wild Property Group

- Enter the **Submission Point Number** (not the Submission Number) of the Original Submission that you are providing a further submission on: *

79.7

- I support/oppose (tick applicable) the original submission of the submitter: *

6C

- ☒ I support this original submission point of the submitter named above
- ☐ I oppose this original submission point of the submitter named above

- Please summarise the nature of your further submission below: *

6D

Clearly explain whether you support or oppose the proposal and provide your reasons.

You can write up to 4000 characters in this section.

If you prefer to upload a separate document instead, type "**refer to attachment**" in the box below then continue to Question 6E to upload your file.

The reasons for my support/opposition are:

The submitter is concerned that sites zoned as rural and remaining as rural will receive complaints about these uses from future urban uses within the proposed plan change areas. An objective and policy to address reverse sensitivity to avoid complaints from neighbours about adjacent farming is requested. This is supported by Riverside and their position that a no-complaints covenant via zone standards will be required to protect the on-going operation of Riverside Holiday Park from adjoining sites, including the proposed 'Rural Lifestyle Zone'.

- Do you have any attachments that relate directly to your Further Submission that you would like to upload? *
6E
 - ☐ Yes
 - ☒ No
- Do you have another further submission to make? *
6G
 - ☒ Yes
 - ☐ No
- - Access the PPC85 Summary of Submissions here: [Summary of Submissions](#)
 - Access all Original Submissions here (click on the link then scroll down to "Submissions"): [PPC85 Mangawhai East Original Submissions](#)
 - Original submitter contact details can be found here: [Submitter Contact Details](#)
- Click in the box below and select the name of the original submission that are you providing a further submission on (*NOTE: you will have the opportunity to add more further submissions once you have completed questions 7B-7E*) *
7A
 - ☐ Abigail and Francis Meagher
 - ☐ AJ & MJ Eaves Family Trust
 - ☐ Alan Rogers
 - ☐ Alex Flavell-Johnson
 - ☐ Angela Bridson
 - ☐ Angela Cook
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 - ☐ David and Glenys Mather
 - ☐ David Medland-Slater
 - ☐ Department of Conservation
 - ☐ Derek Smyth

- ☐ Derek Westwood, T Ormerod, D & F Collins, T Kus, S Hoskin, L Nicholson and K & S Growden
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- ☐ Riverside Holiday Park 2007 Limited
- ☐ Rosemarie Dunning
- ☐ Samuel Wilson
- ☐ Sue Fitzgerald

☒ Sue McKay]

- ☐ Tern Point Recreation and Conservation Society Inc
- ☐ Timothy Scott
- ☐ Vicky and Timothy Andrew
- ☐ Wild Property Group

- Enter the **Submission Point Number** (not the Submission Number) of the Original Submission that you are providing a further submission on: *

80.4

- I support/oppose (tick applicable) the original submission of the submitter: *

7C

- ☒ I support this original submission point of the submitter named above
- ☐ I oppose this original submission point of the submitter named above

- Please summarise the nature of your further submission below: *

7D

Clearly explain whether you support or oppose the proposal and provide your reasons.

You can write up to 4000 characters in this section.

If you prefer to upload a separate document instead, type **"refer to attachment"** in the box below then continue to Question 7E to upload your file.

The reasons for my support/opposition are:

The submitter is concerned that sites zoned as rural and remaining as rural will receive complaints about these uses from future urban uses within the proposed plan change areas. An objective and policy to address reverse sensitivity to avoid complaints from neighbours about adjacent farming is requested. This is supported by Riverside and their position that a no-complaints covenant via zone standards will be required to protect the on-going operation of Riverside Holiday Park from adjoining sites, including the proposed 'Rural Lifestyle Zone'.

- Do you have any attachments that relate directly to your Further Submission that you would like to upload? *

☐ Yes

☒ No

- **Further submissions**

If you have any further submissions to make, please submit this form and start a new one.

Thank you.

- Thank you for your further submission.

This is confirmation that your further submission has been received by the Kaipara District Council and it will be forwarded to the District Planning Team for analysis.

IMPORTANT:

- A copy of your further submission on PPC85 Mangawhai East must be served on the original submitter within five (5) working days after it is served on the Kaipara District Council.
- **It is your responsibility to send a copy of your further submission to the original submitter within 5 days of completing this Further Submission.**
- Download Submitter Contact Details here: [Submitter Contact Details](#)
- A signature is not required if you make your submission by electronic means.

A copy of your responses will be emailed to you shortly so that you can save a copy for your files and also serve a copy of your further submission to the original submitter/s. If you do not receive an email within a few minutes, please check your spam/junk/updates folders as your server may not accept our email into your Inbox.

• [PublicVoice](#)