

Submission on Proposed Private Plan Change 85 – Mangawhai East

Clause 6 of Schedule 1, Resource Management Act 1991

To: Kaipara District Council
planchanges@kaipara.govt.nz

Submitter: New Zealand Steel Limited

This is a submission on the following change proposed to the following plan (the proposal):

Proposed Private Plan Change 85: Mangawhai East to the Operative Kaipara District Plan 2013.

New Zealand Steel Limited (NZ Steel) could not gain an advantage in trade competition through this submission.

Introduction

The applicants (Cabra Mangawhai Limited and Pro Land Matters Company Limited) request to change the zoning of the Plan Change area (approximately 94 hectares) from Rural Zone to a mix of Rural Lifestyle, Large Lot Residential, Low Density Residential, Medium Density Residential, Neighbourhood Centre and Mixed-Use zones.

NZ Steel's products make a significant contribution towards the health and safety of New Zealand's communities, infrastructure as well as industrial and commercial activities. NZ Steel's building products currently include well established New Zealand brands; ZINCALUME® (a zinc alloy coated product), COLORSTEEL® (pre-painted product on a ZINCALUME® substrate) and GALVSTEEL® (galvanised steel). Relevant to the proposal, these products are used for the exterior finishes of buildings in areas such as the proposed Residential Large Lot Zone.

The specific provisions of the proposal that NZ Steel's submission relates to are:

DEV X-LU-S11 which is a Land Use Standard for exterior finishes within the Residential Large Lot Zone, as set out in the Development Area Provisions.¹

NZ Steel's submission is:

The Development Area Provisions include a number of Land Use Standards, including a standard for exterior finishes for the Residential Large Lot Zone (DEV X-LU-S11). The land use standard relating to the reflectance value of roof colour in DEV X-LU-S11(1)(b) could be misinterpreted as relating to Total Solar Reflectance (TSR) rather than Light Reflectance Values (LRVs). A TSR value of no greater than 20 % would significantly limit colour choice for roofs.

NZ Steel seeks the following decision:

NZ Steel requests that standard DEV X-LU-S11(1)(b) be amended as follows (change shown bold and underlined):

DEV X-LU-S11 Exterior Finish

¹ Appendix 3 to Private Plan Change Request report, prepared by The Planning Collective, dated July 2025

1. *In the Residential Large Lot zone all building, accessory building or structure exteriors shall:*

...

b. Include at least 70% of the total painted or galvanised external surface of buildings (excluding windows) with a colour reflectance value of no greater than 35% and with a roof colour with a colour reflectance value no greater than 20%.

The amendment as set out above clarifies that both requirements refer to Light Reflectance Values (LRVs) instead of Total Solar Reflectance (TSR).

Hearing

NZ Steel does not wish to be heard in support of this submission.

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