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New Zealand
www.nzta.govt.nz

NZ Transport Agency Waka Kotahi Reference: 2026 -1329

28 October 2026

Invercargill City Council
C/- Mishka Banhidi
Consultant Planner

Via email: MBanhidi@propertygroup.co.nz

Dear Mishka,

Submission on Proposed Private Plan Change 3 - Rezoning of 805, 815 and 819 North Road Invercargill.

Attached is the NZ Transport Agency Waka Kotahi (NZTA) submission on the proposed private plan change 3.

We welcome the opportunity to discuss the contents of our submission with the relevant council officers if required.

If you have any questions, please contact me.

Yours sincerely

Kate Bonifacio

Kate Bonifacio
Environmental Planner – Poutiaki Taiao / Environmental Planning
System Design, Transport Services

Phone: 021 431 326
Email: Kate.Bonifacio@nzta.govt.nz

FORM 5, CLAUSE 6 OF SCHEDULE 1, RESOURCE MANAGEMENT ACT 1991

Submission on Proposed Private Plan Change 3 - Rezoning of 805, 815 and 819 North Road Invercargill.

To: Invercargill City Council
C/- Mishka Banhidi
Consultant Planner

Via email: MBanhidi@propertygroup.co.nz

From: NZ Transport Agency Waka Kotahi
Level 1, BNZ Centre,
120 Hereford Street
PO Box 1479, Christchurch 8022

1. **This is a submission on the following:**

   Proposed Private Plan Change 3 which seeks to amend the Invercargill City District Plan by rezoning the application site from Rural Zone to Industrial 1 (Light) Zone (IND1Z). It is proposed to adopt the operative IND1Z provisions for the application site, with the following amendments to the Invercargill City District Plan sought:

   - Planning Maps: Rezoning 805, 815 & 819 North Road from Rural to IND1Z;
   - Appendices and Maps - Appendix 5: Addition of APP5--8: Concept Plan (North Road);
   - Zone (IND1Z): inclusion of Proposed Rules ensuring landscape, visual amenity, transport access and servicing outcomes are complied with in general accordance with the Concept Plan (North Road);
   - Consequential renumbering of Industrial 1 Rules; and
   - Non-compliance default to a Concept Plan is proposed as a Restricted Discretionary Activity with Matters of Discretion around visual amenity, safe and efficient access and stormwater management.

2. **NZ Transport Agency Waka Kotahi (NZTA) could not gain an advantage in trade competition through this submission.**

3. **Role of NZTA**

   NZTA is a Crown entity with its functions, powers and responsibilities set out in the Land Transport Management Act 2003 (LTMA) and the Government Roading Powers Act 1989. The primary objective of NZTA under Section 94 of the LTMA is to contribute to an effective, efficient, and safe land transport system in the public interest.

   NZTA takes an integrated approach to transport planning, funding and delivery. This includes investment in public transport, walking and cycling, local roads and the construction and operation of state highways.

4. **State highway environment and context**

   State highways are physical resources of local and national importance and as such, compromising the safe, effective and efficient operation would be contrary to several District Plan Objectives and Policies.

This plan change seeks to amend the Invercargill City District Plan by rezoning the application site from Rural Zone to Industrial 1 (Light) Zone (IND1Z).

5. The submission of NZTA is:

5.1 NZTA is neutral on Proposed Private Plan Change 3 which seeks to amend the Invercargill City District Plan by rezoning the application site from Rural Zone to Industrial 1 (Light) Zone (IND1Z) to the extent outlined in this submission to the extent outlined in this submission.

5.2 Having reviewed the consenting package for Private Plan Change 3, specifically the Integrated Transport Assessment (ITA) (Stantec 29 November 2025), NZTA makes the following comments:

- The land currently zoned as Rural Zone to Industrial 1 (Light) Zone (IND1Z).
- The proposal provides for a new local road and intersection at the SH6 frontage, with a minimum separation of 115 metres from the nearest driveway on the western side of SH6. A right-turn bay will be marked on SH6 at the new intersection. A secondary private road, with a 16-metre reserve width, will run parallel to SH6 along the frontage of the existing wool-store warehouse.
- The new intersection will replace the existing northern entry driveway to 815 North Road and the two-way driveway to 819 North Road.
- The existing access to 819 North Road will be closed. The existing southern exit-only driveway at 815 North Road will be retained as a private, one-way exit to assist with the management of southbound truck movements from the warehouse.
- This existing southern exit-only driveway at 815 North Road will be retained as a private, one-way exit to assist with the management of southbound truck movements from the warehouse. NZTA has agrees that it will accept retention of the southern crossing, provided it is modified to allow left-turn-out movements only. The required controls will include regulatory left-turn-only signage, no-entry signage facing the highway, and physical works such as kerbing or raised islands to prevent right-turn-out movements.

5.4 Compliance with the access location and design will be secured through the concept plan proposed for inclusion in the Invercargill City District Plan. NZTA acknowledges the applicant's extensive consultation with NZTA since 2020 and appreciates the final outcome of this communication.

5.5 Accordingly, NZTA considers that any previous concerns related to the state highway have been suitably addressed. Therefore, NZTA has a position of support and does not wish to be heard at a hearing.

6. NZTA seeks the following decision from the local authority:

(i) That the commissioner considers NZTA's submission and approves the private plan change as lodged and subject to the roading improvements as agreed with NZTA and discussed in the ITA.

(ii) NZTA does not wish to be heard in support of this submission.

7. NZTA is willing to work with the applicant and Invercargill City Council in advance of a hearing should it be required.

Signature:



Alan Catchpole
Principal Planner – Poutiaki Taiao / Environmental Planning
System Design, Transport Services
Pursuant to an authority delegated by NZ Transport Agency Waka Kotahi

Date: 28 October 2026

Address for service:	NZ Transport Agency Waka Kotahi Level 1, BNZ Centre, 120 Hereford Street PO Box 1479, Christchurch 8022
Contact Person:	Kate Bonifacio
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