RESOURCE MANAGEMENT ACT 1991

INVERCARGILL CITY DISTRICT PLAN

PUBLIC NOTICE OF THE PROPOSED PRIVATE PLAN CHANGE (PLAN CHANGE 3)

The Invercargill City Council (the Council) has accepted for processing a private plan change request to the Invercargill City District Plan from Tulloch Limited under schedule 1 of the Resource Management Act 1991.

Proposed Private Plan Change 3 seeks to rezone 9.7 hectares at 805, 815 and 819 North Road from Rural Zone to Industrial 1 (Light) Zone (IND1Z). It is proposed to adopt the operative IND1Z provisions for 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 Concept Plan is proposed as a Restricted Discretionary Activity with Matters of Discretion around visual amenity, safe and efficient access and stormwater management.

For more information:

All information relating to the Plan Change, including submission forms, is available at: https://letstalk.icc.govt.nz/plan-change-3 . A paper copy of the proposed Plan Change, associated information, and submission forms are available to view during office opening hours at Te Hīnaki - Civic Building, Ground Floor, 101 Esk Street, Invercargill.

Submissions:

Any person may make a submission on the proposed Plan Change. Where a person can gain advantage in trade competition through a submission, then the person may only do so if the person is directly affected by an effect of the Plan Change that adversely affects the environment; and does not relate to trade competition or the effects of trade competition.

Submissions must be in the format prescribed by Form 5 and must state whether or not you wish to be heard on your submission.

Submission may be made via:

- Email to: planning@icc.govt.nz or
- Deliver to: Planning Team, Invercargill City Council, 101 Esk Street, Invercargill
- Send to: Planning Team, Invercargill City Council, Private Bag 90104 Invercargill 9840.

Submissions close on Monday 2 November 2026.

Once the closing date for submissions has passed:

- A summary of the submissions will be prepared. This will be publicly notified.
- Further submissions may be made. Any person representing the public interest or who is affected more than the general public may lodge a further submission provided it is limited to a matter in support or opposition to any original submission.
- The Council will hold a public hearing to enable submitters and further submitters who indicated they wish to be heard to present their submissions.
- Following deliberations, decisions will be issued.

- Any person who made a submission has the right to appeal that decision to the Environment Court if, in relation to a provision or matter that is the subject of the appeal, the person referred to the provision or matter in the person's submission on the proposal.

Enquiries regarding this proposed Plan Change should be made to Council's consultant planner, Mishka Banhidi, at MBanhidi@propertygroup.co.nz

Michael Day, Chief Executive Officer
On behalf of Invercargill City Council