10 December 2025

Tulloch Limited Private Plan Change
C/O Caroline Hutchison
Caroline Hutchison <Caroline@bonisch.nz>
Bonisch

Dear Caroline

Request for Further Information under s23 of the RMA
[MIC202532 – Tulloch Limited – 805, 815 & 819 North Road, Invercargill]

Thank you for your request for a private plan change (PPC number MIC202532) to zone 805, 815 and 819 to light Industrial, under the Invercargill City District Plan.

This letter is a request for further information that will help me better understand your proposal, including its effect on the environment and the ways any adverse effects might be mitigated. As previously noted, some of these aspects are not strictly required for the purpose of a clause 25 assessment, however as this is the applicants last chance to amend the proposal prior to notification you may want to consider the points raised.

Pursuant to clause 23 of Part 2 of Schedule 1 of the Resource Management Act 1991 (the RMA or Act), the following information is requested so that we can better understand:

- the nature of the request in respect of the effect it will have on the environment, including taking into account the provisions of Schedule 4;
- the ways in which any adverse effect may be mitigated;
- the benefits and costs, the efficiency and effectiveness, and any possible alternatives to the request;
- the nature of any consultation undertaken or required to be undertaken.

Requested information

The application has been reviewed by ICCs engineering team with assistance from Matt Bayliss. Concerns have been raised in regard to the waste water and stormwater capacity as follows:

Wastewater Servicing

- The preliminary modelling indicates that the existing Council network in this area may have limited capacity to accommodate additional flows from the proposed development. Further modelling is required to confirm if and where a connection to the network would be feasible.

  Please confirm:

1. The proposed additional wastewater flows from your development.
2. Whether you are willing to cover the costs associated with the required modelling work to determine network capacity and connection options.

- Note: Initial indications suggest that the network is already surcharged near the Moore Road FSPS due to pumping capacity constraints. If modelling confirms insufficient capacity, upgrading pumps may be necessary, and developer contributions toward these upgrades would be required.

Development Details:

Please provide details on:

3. The proposed minimum lot size and/or maximum number of lots for the development. This information is critical for assessing servicing options.

- Note: Alternative Servicing Options - If network capacity limits the ability to connect, onsite wastewater disposal may need to be considered. This would depend on lot sizes and site suitability.

Stormwater Servicing

- Note: As the proposed stormwater infrastructure is outside the current and future stormwater rating boundary and not connected to the Council network, Council's preference is for this infrastructure to remain privately owned.

Please confirm:

4. Whether the internal road is proposed to be vested in Council ownership. If so, note that privately owned stormwater infrastructure within a Council-owned road reserve would not be desirable.

Policy Framework:

It is acknowledged that additional rules have been proposed to help align the proposed plan change within the Light Industrial Zone. However, no corresponding objectives or policies have been included to provide the necessary policy framework to support these rules.

5. Please provide suggested wording for any new objectives andpolicies , or amendments to existing objectives and policies, to ensure the proposed rules are appropriately supported.

National Policy Statement for Highlight Productive Land

As per clause 3.6(5) of the NPS-HPL:

(5) Territorial authorities must take measures to ensure that the spatial extent of any urban zone covering highly productive land is the minimum necessary to provide the required development capacity while achieving a well-functioning urban environment.

6. Please demonstrate (inline with the above request) that the spatial extent of the urban zone is the minimum necessary to provide the required development capacity.

As per Clause 3.9(g) of the NPS-HPL, the AEE indicates that the balance area is subject to significant constraints for long-term primary production. However, the Land and Water Science assessment concludes that the soil quality is adequate to support the current land use of low-intensity pastoral grazing.

7. Please provide further discussion on this point to establish a clear pathway through Clause 3.9(g). While Table 2 of the AEE offers some assistance, it would be helpful to expand on the conclusion that "the size of the site would not make the activity sustainable or economic." For example, evidence demonstrating that pastoral grazing within the remaining productive land is not economically viable would strengthen the assessment. This could include analysis of the scale required for viable grazing operations compared to the available area, or any relevant economic benchmarks.

Consultation:

8. Section 5 of the AEE mentions that NZTA have agreed to the access location. Please provide written approval from NZTA that they are supportive of the proposed plan change and associated demand on SH6, and that the location of the proposed access is sufficient for the proposed plan change.

9. Please provide evidence of consultation with Te Ao Mārama Incorporated (TAMI).

Demand:

10. The proposal sets out the current land available for development within IND1Z land, however does not provide any evidence that there is demand for further light industrial development beyond the current capacity. While it is acknowledged that demand related to Tulloch Ltd has been stated, please provide evidence that an increase in IND1Z land is required for this demand to be met, with reasoning as to why this demand cannot be met by the current IND1Z land.

Next Steps

Please provide the above information so we have sufficient information to assess your request . If you would prefer to meet and discuss these matters before responding, please let us know.

Legislative requirements

There is no statutory time limit to the provision of this further information. Further, Clause 23 of Part 2 of Schedule 1 provides that the person who made the request:

(a) May decline, in writing, to provide the further or additional information or to agree to the commissioning of a report; and
(b) May require the local authority to proceed with considering the request.

Please advise how you wish to proceed.

If you have any queries, please contact me via mbanhidi@propertygroup.co.nz, or if in relation to servicing matters Matt Bayliss <matt.bayliss@icc.govt.nz>and quote the application number above.

Yours faithfully

Mishka Banhidi

