

INTER INTERPRETATION

DEF DEFINITIONS

Term	Definition
Code of Practice for Land Development and Subdivision Infrastructure	~~Means the Invercargill City Council Bylaw 2016/1 Code of Practice for Land Development and Subdivision Infrastructure adopted by the Invercargill City Council on 1 July 2016.~~
Medium Density Housing	Means ~~comprehensive housing developments including four or more dwellings with density of less than 350m² per unit. It can include stand-alone dwellings, semi-detached (or duplex) dwellings, terraced housing or apartments within a building of two storeys or less. These can be located on either single or aggregated sites, or as part of larger master planned developments~~ detached, semi-detached, terraced housing, and low-rise apartment on allotments, sites or areas of less than 350m ² per residence.

DISTRICT WIDE MATTERS

ENERGY, INFRASTRUCTURE AND TRANSPORTATION

INFRASTRUCTURE

Overview

The infrastructure of the Invercargill City District is an important physical resource. Infrastructure includes a range of facilities, services and installations that enable a community to function including:

1. Utilities such as street lighting, electricity, water supply, stormwater drainage, sewerage and roading.
2. Facilities of public benefit including navigation aids, meteorological facilities, lighting in public places, data recording and monitoring systems.
3. Installations for the receiving and sending of communications.
4. Transport networks including rail, port and airport facilities and installations.

The provision of infrastructure is essential for meeting the economic, social, and health and safety needs of individuals and the community locally, regionally and nationally and it is appropriate for the District Plan to recognise these benefits. It is also appropriate for the District Plan to provide for these activities and their development, operation, upgrading, maintenance and replacement.

Where infrastructure is already in existence and has capacity, using existing infrastructure is preferable to building anew. Invercargill has substantial excess capacity in many areas already reticulated. Restricting extensions of infrastructure keeps the City compact and promotes efficient use of existing infrastructure. The potential adverse effects, as well as the benefits of the development of infrastructure, need to be carefully considered.

Under the Resource Management Act 1991 the providers of infrastructure for public works and network utilities are able to use procedures to designate land for such activities. Any request for such a designation will be assessed having regard to the provisions of the Resource Management Act 1991 applicable to the designation process, including having regard to the route, site and method selection, environmental effects of the proposal, the benefits to the local, regional and national communities and any locational, technical and operational requirements of the activity and associated works.

Not all infrastructure and its component parts can be undertaken by way of designation. As a result, the District Plan must recognise and provide for appropriate infrastructure services and to avoid, remedy or mitigate any adverse environmental effects. Where subdivision and/or land use is undertaken, the provisions of infrastructure can be considered as part of that process.

The presence of infrastructure can influence the quality of the environment surrounding it, which is reflected in the need for specific port and airport related zones, and for the recognition of network corridors around infrastructure such as roads, the railway and

the National Grid. Care needs to be taken locating activities that may affect the efficient and effective operation and development of such infrastructure in order to avoid reverse sensitivity effects.

Where subdivision and/or land use is undertaken, the provision of infrastructure, and/or any requirement to expand or upgrade existing infrastructure is considered as part of the consenting process. The Council has also developed ~~the Invercargill City Council Bylaw 2016/1 Code of Practice for Land Development and Subdivision Infrastructure a~~ Code of Practice for Subdivision, Land Use, and Development which aims to ensure that infrastructural works undertaken as part of a subdivision or land use development are done to an acceptable means of compliance with Acts and Council requirements ~~and assist developers when preparing resource consent applications, to understand the required level of service for matters relating to their development and whether these are acceptable to the Council. This document is not incorporated by reference into the District Plan, but where conditions are placed on consents, such conditions may reference documents, including any relevant Invercargill City Council Code of Practice for Subdivision, Land Use, and Development. This bylaw sits outside the District Plan but will assist in achieving some of the desired outcomes.~~

Transportation infrastructure is also considered under the Transportation provisions within the District Plan. Infrastructure associated with the airport and seaport is also provided for in the Transportation and Zone Specific provisions within the District Plan.

SUBDIVISION

SUB SUBDIVISION

Overview

Subdivision is the legal process of creating new titles to parcels of land as a result of the division of allotments.

The District Plan recognises a fundamental relationship between subdivision and subsequent land use and a need to ensure that the subdivision of land creates allotments suitable for their intended use. Although subdivisions are not land use activities, the use of land and the subdivision of land are linked in terms of potential effects and cannot be easily separated.

Subdivision determines patterns of land use. Therefore, subdivision has a transformative influence on land use and the effects of land use on the environment. For this reason the District Plan controls subdivision in order to influence land use decisions so that adverse effects can be avoided, remedied or mitigated.

Note: The Invercargill City Council ~~Bylaw-2016/4~~ Code of Practice for Subdivision, Land Use, and Development ~~Land Development and Subdivision Infrastructure controls establishes~~ the standards to which works and infrastructure to be vested in Council or connect to public assets are to be constructed in new development.

Issues

The significant resource management issues for subdivision:

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|---------------|--|
| SUB-I1 | Subdivision determines the subsequent pattern of land use and can lead to expectations that may not be sustainable. |
| SUB-I2 | Subdivision and subsequent development of subdivided allotments can reduce the overall productivity of rural land. |
| SUB-I3 | Subdivision and development can result in demands for the extension of infrastructure which are unsustainable long term. |
| SUB-I4 | Subdivision can lead to poor urban design outcomes. |
| SUB-I5 | Appropriately located subdivision can provide opportunities for community growth and can improve character, amenity and well-being. |
| SUB-I6 | Subdivision and subsequent development can affect heritage, including archaeological sites and sites of cultural significance to iwi. |
| SUB-I7 | Subdivision and development of subdivided allotments can result in increasing amenity conflicts between new and established land uses. |
| SUB-I8 | Subdivision and development can have adverse effects on landscapes and natural features and can result in the loss and degradation of biodiversity. |
| SUB-I9 | Subdivision and development can have adverse effects, including reverse sensitivity effects, on existing infrastructure, which can result in restricting the operation, upgrading and development of infrastructure. |

Objectives

- SUB-01** Subdivision and development is integrated with existing communities, infrastructure and public spaces.
- SUB-02** Subdivision and development maintains and enhances the character and amenity of Invercargill.
- SUB-03** Subdivision and development preserves the productive capability of rural land and high value soils.
- SUB-04** Subdivision and development protects indigenous biodiversity and the cultural heritage of iwi; retains heritage; and preserves and enhances landscapes and the natural character of Southland.
- SUB-05** Subdivision and development is managed so that it avoids, remedies or mitigates adverse effects on the safe, efficient and effective operation, maintenance, upgrading and development of infrastructure.
- SUB-06** A precautionary approach is adopted to subdivision and development located in areas subject to natural hazards.
- SUB-07** The intensity of development along strategic arterial roads is managed to reduce the cumulative adverse effects on the safe and efficient functioning of such links.
- SUB-08** The subdivision of land is undertaken in accordance with the Objectives for zones and resources of the City recognising that because subdivision sets the long-term pattern of development, subdivision is a major determinant of how land is used and therefore of the environmental effects of land use.
- SUB-09** The process of creating allotments through subdivision is integrated with planning for the relevant utilities and services and infrastructure to which it is anticipated the allotments will be connected.
- SUB-010** Subdivision will result in good urban design outcomes.
- SUB-011** Public access to and along the coast and along the margins of streams and rivers is retained and enhanced.

Policies

SUB-P1 **Adverse Effects:**

To ensure in the creation of new allotments any adverse effects on the environment are avoided, remedied or mitigated.

Explanation:

In order to avoid the adverse effects of subdivision and subsequent development, it is necessary to develop assessment criteria to ensure that the lot is appropriate for the intended use. For example, if new lots are unable to dispose of waste water effectively, subdivision and development should not be located in that position.

SUB-P2 **Zoning:**

To ensure subdivision design gives effect to the District Plan's Objectives and Policies for the zone and enables uses permitted in the zone.

Explanation:

The subdivision and the resultant size and shape of allotments determines the future use of the property and this can influence the amenities of the zone.

SUB-P3 Urban Design:

To include urban design considerations in preparing applications for subdivision consent.

Explanation:

Subdivision is a prime determinant of land use and strongly influences the quality of the urban design outcomes. [Urban design guidance from Council is available to help inform applications for medium density developments.](#)

SUB-P4 Transportation Networks:

To avoid ribbon development and the adverse effects that such subdivision can have on existing communities while promoting connectivity to the existing transportation network.

Explanation:

Subdivision along the Invercargill City District's State Highways and other strategic arterial roads needs to be carefully controlled to ensure that the consequent development does not adversely affect the safe and efficient use of the roading network, not only in terms of site specific matters, such as the safety of proposed access points and the effects of traffic generation, but also the cumulative effects of ribbon development brought about by ongoing development along key routes.

SUB-P5 Reticulated Services:

To avoid the adverse effects that subdivision and subsequent development can have on the physical and economic sustainability of reticulated services.

Explanation:

Subdivision and development can adversely affect the sustainability of reticulated services. The full cost associated with the connection to, and any upgrading of, existing reticulated services which is brought about by subdivision and subsequent development, shall be met by the developer.

SUB-P6 Natural Hazards:

To restrict subdivision in hazard-prone areas and ensure that each new allotment contains a hazard free building site, particularly where new buildings and structures are likely to be constructed.

Explanation:

Natural hazards are a constraint that should be identified and considered primarily at the subdivision stage, as well as the land use consent and building consent stages. It is considered appropriate to forewarn prospective purchasers through notice on the title at the subdivision stage, rather than being left to the point in time when buildings or changes in land use are proposed.

SUB-P7 Landscapes and Heritage:

To protect outstanding natural features and landscapes and heritage values from the adverse effects of inappropriate subdivision and associated development.

Explanation:

Throughout Invercargill, there are areas that are significant because of the natural features, landscapes, heritage and other significant features. Sites of significant landscape, known heritage sites and sites of cultural significance should be protected where possible to maintain the specific elements which determine their significance.

All subdivisions should be appropriately located so that any future use of the site brought about by the subdivision avoids, remedies and mitigates the adverse effects on significant features.

SUB-P8 Iwi:

To ensure that subdivision design considers the relationship between Māori and their ancestral lands, sites, wāhi tapu and other taonga.

Explanation:

Subdivisions which have an inappropriate design can fragment and segregate the connection between Māori and their ancestral lands, sites, wāhi tapu and other taonga. Any subdivision proposal which adjoins, or is adjacent to, any land which is owned or managed by iwi, or contains sites or values of cultural significance, shall avoid, remedy and mitigate the adverse effect which the development could have on the relationship between Māori and the respective land.

SUB-P9 Infrastructure:

To recognise the operational, maintenance, upgrading and development requirements and manage the reverse sensitivity issues associated with infrastructure including the National Grid, electricity lines, State Highways, railways and the airport.

Explanation:

Subdivision and development activities can have adverse effects on the operation, maintenance, upgrading and development of nearby infrastructure. Potential reverse sensitivity issues resulting from new subdivisions need to be managed to allow the infrastructure to continue to operate.

SUB-P10 Contaminated Land:

To have regard to any history of site contamination as part of the subdivision process.

Explanation:

This is standard practice under the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health 2011.

SUB-P11 Public Access:

To maintain and enhance through the subdivision process, public access to and along the coastline, waterways and public space of Invercargill.

Explanation:

Recognition and provision for the enhancement of public access to and along the coastal marine area and rivers and lakes is a requirement of the Resource Management Act 1991. Improved access to the coast, rivers, lakes, conservation estate and other public spaces can be achieved at the time of subdivision through a range of mechanisms.

Methods of Implementation

SUB-M1 Rules requiring a resource consent application for subdivision.

SUB-M2 Production and dissemination of design guidelines on subdivision.

SUB-M3 Initiate environmental advocacy for:

1. Promotion of the principles of Crime Prevention Through Environmental Design (CPTED)

2. Promotion of qualities of good urban design
3. Connectivity – connections between places.

SUB-M4 Consult with landowners and occupiers, iwi, other councils, central government and other organisations, internal Council departments and local community and business groups.

SUB-M5 ~~Recognise and enforce the Invercargill City Council Bylaw 2016/1 Code of Practice for Land Development and Subdivision Infrastructure for the development, operation, upgrading and replacement of infrastructure carried out as part of a subdivision.~~
Require the development, operation, upgrading and replacement of any infrastructure to be vested in Council or connect to Council assets as part of a subdivision to be undertaken in accordance with any relevant Code of Practice prepared by Invercargill City Council.

AREA SPECIFIC MATTERS

RESIDENTIAL ZONES

RES RESIDENTIAL OVERVIEW

Overview

Population projections indicate that growth in population numbers will at best be slow. The ageing of the population and associated demographic trends will continue to create a very modest demand for increases in dwelling numbers. Infill development and redevelopment are likely to comprise the majority of residential development over the next 10 – 20 years. There is no need for extensive 'greenfield' residential development which would create increased demand for urban services that an ageing population may find difficult to sustain. A significant proportion of the dwellings in Invercargill and Bluff were built prior to 1930. The long term maintenance and upgrading of these older dwellings and their replacement when they reach the end of their service life needs to be encouraged.

Maintenance of critical mass in residential areas is the most important overall issue in enabling the Invercargill community to provide for its future well-being. In residential areas this means ongoing maintenance, development and redevelopment of existing residential land whilst avoiding unnecessary extensions of urban services into rural land and encouraging redevelopment in priority areas.

Invercargill residents enjoy a high standard of residential amenity, and ~~retaining the main qualities of this~~ continuing to provide amenity is important for well-functioning urban environments and the ~~future~~ health and well-being of Invercargill people.

Residential zoning will enable and encourage ongoing development and redevelopment in the urban area of Invercargill, in Bluff and in the coastal settlement of Ōmaui.

Within an area of urban Invercargill which is very conveniently located with respect to City amenities and where redevelopment is seen as a priority, provision has been made for medium density housing.

Five residential zones have been identified to reflect the differing needs and built form outcomes for residential development in Invercargill.

- 1. Residential 1 Zone:**
This zone covers the greater part of the residential area of urban Invercargill and provides for residential development and redevelopment within it.
- 2. Residential 1A Zone:**
The Residential 1A Zone is located in an area of Invercargill within the Residential 1 Zone where residential redevelopment is a priority. It makes provision for medium density housing as a redevelopment option. This area is within practicable walking distance of the Central Business District, the South City Suburban Shopping Centre, and institutions such as the Southland Institute of Technology.
- 3. Residential 1B Zone:**
This zone is located within the Te Puawai Outline Development Plan area and provides for medium density residential development around the neighbourhood shopping zone. The zone is intended to allow affordable housing options with a high standard of amenity.

4. **Residential 2 Zone:**
The Residential 2 Zone makes provision for development and redevelopment in the residential area of Bluff, and in the coastal settlement of Ōmaui, which is the one area of the coastal environment identified in the Plan where residential development is seen as appropriate.
5. **Residential 3 Zone:**
The Residential 3 Zone meets the demand for large lot residential properties that offer some of the experience of country living, in particular large dwellings, space between dwellings, and larger gardens.
6. **Residential 4 Zone:**
The Residential 4 Zone is a deferred zone that, once limited services are in place, will meet a demand for low density, large lot residential properties at the interface with the rural environment, with few urban service expectations.

Issues

The significant resource management issues for residential development:

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|---------------|---|
| RES-I1 | Lack of ongoing maintenance, development and redevelopment in existing residential areas can lead to neighbourhoods ageing and decaying, resulting ultimately in problems associated with old and substandard housing and inefficient use of existing infrastructure. |
| RES-I2 | A lack of clearly defined boundaries to land zoned for residential development can lead to peripheral expansion creating a demand for uneconomic extensions to urban services. |
| RES-I3 | Inadequate identification and protection of amenity values can lead to long term loss of residential amenity. |

Objectives

- | | |
|---------------|---|
| RES-O1 | <u>Invercargill City District has a well-functioning residential environment, where critical mass is maintained, and medium density housing is enabled,</u> within the defined residential areas. |
| RES-O2 | A range of housing types <u>and built forms are</u> available, meeting the housing needs of a population that is growing ~~only~~ slowly and ageing. |
| RES-O3 | ~~A high standard of~~ Residential amenity is <u>provided maintained, in accordance with the anticipated outcomes and character of the zone.</u> |
| RES-O4 | Unplanned peripheral expansion of the built-up area resulting in increased demand for urban services is avoided. |

Policies

RES-P1 Existing Residential Areas:

To encourage infill development, use of vacant allotments and upgrading/redevelopment of existing houses in the Invercargill and Bluff urban areas.

Explanation:

Much of the housing stock of the Invercargill City District is old. The majority pre-dates 1970 and significant areas were built prior to World War II. Newer development has often taken the form of infill, involving subdivision of previously large allotments, or extensions/modification to update existing homes. This trend seems likely to continue.

The street layout and infrastructure provision in the Invercargill City District are such that this trend results in a compact and economical urban form offering a high level of amenity.

RES-P2 Residential Density:

To provide for a range of housing densities and built forms, from large lot residential to medium density, in recognition of the changing demographics and housing needs of the Invercargill population.

Explanation:

Needs for housing change as the population ages and average household size becomes smaller. For some, the single family home with generous outdoor and garden space are the desired housing type. Others desire smaller sections involving less maintenance, with convenient access to shops and facilities.

RES-P3 Ōmaui:

To enable housing development in the coastal environment at Ōmaui.

Explanation:

Ōmaui is the one area in the coastal environment, outside the existing built-up areas, where housing is seen as appropriate.

RES-P4 Residential Amenity:

To require a high standard of residential amenity in new development, particularly with respect to space for outdoor living, to be in accordance with the anticipated outcomes and character of the zone.

Explanation:

The opportunity for outdoor living is generally accepted as an important dimension to residential amenity.

RES-P5 Greenfield Development:

To discourage residential development outside residentially zoned areas.

Explanation:

The Invercargill City District has an ageing population that is growing ~~only~~ slowly and population projections indicate a decline in population to be a distinct possibility. The Council does not wish to burden an ageing and possibly declining population with costs of maintaining expanded service networks if this expansion can be avoided.

RES-P6 Non-residential Activities:

To enable non-residential activities when it can be demonstrated that they:

1. Are in keeping with the character anticipated in a residential area; and
2. Will not compromise the health, safety and amenity values enjoyed by residents; and
3. Cannot be practically located in other zones where such activities are anticipated.

Explanation:

Whilst the primary purpose of residential zones revolves around residential activities, it is recognised that there will be some non-residential activities that need to be located within parts of the residential zones. Examples may include education activities and visitor accommodation. In instances where it is accepted that a location in a residential zone is appropriate for a non-residential land use, the activity will need to be designed in a manner which minimises adverse effects and where possible contributes to

residential amenity. Some activities, such as new industrial activities, are very unlikely to be appropriate in any part of the residential zones. The Council intends to support the vitality of the business zones, including the Central Business District. Commercial activities are therefore not anticipated to locate within the residential zones.

RES-P7

Residential Amenity:

To advocate for and encourage the site layout and design of residential buildings so as to provide as far as practical sunlight access and opportunity for solar gain.

Explanation:

Maximising sunlight access/solar gain is a practical way to achieve warmer and healthier homes while minimising heating costs. Sunlight also enhances internal illumination of buildings.

RES1 RESIDENTIAL 1 ZONE

Overview

The Invercargill urban area has a strong urban character based on its flat terrain, its grid street pattern and its compact urban form. These characteristics, together with the tradition of one or two storey single family housing on generous sized sections, offer a high level of residential amenity together with convenience, accessibility and short travel times.

Invercargill's geographic position and climate mean that incidence of sun to residential dwellings, for outdoor living and for indoor solar gain, is a very important dimension to residential amenity.

Overall, residential amenity is best maintained by controlling or excluding non-residential activities, by limiting the scale of home occupations, and by requiring compliance with the environmental standards.

Redevelopment of existing residential properties, and infill development, is likely to constitute the majority of new residential building in Invercargill over the planning period. In such cases, section size, building coverage, incidence of sun and daylight, and provision for outdoor living space and car parking are the main components of residential amenity.

Issues

The significant resource management issues for the Residential 1 Zone:

- RES1Z-I1** The quality of the City's housing stock depends on an ongoing process of maintenance, development and redevelopment.
- RES1Z-I2** Poor urban design can affect the advantages of Invercargill in terms of convenience, accessibility and short travel times.
- RES1Z-I3** Increasing residential densities can have adverse effects on residential amenity. This 'amenity' includes, in particular, adequate provision for density and coverage, for outdoor living and for incidence of sun.
- RES1Z-I4** Residential amenity can be affected by non-residential activities within or adjoining the Residential 1 Zone.

Objectives

- RES1Z-O1** The maintenance and ongoing development of the zoned areas as residential neighbourhoods offering a high degree of amenity to their inhabitants is provided for and encouraged.
- RES1Z-O2** Adverse effects of urban development on the environment are avoided, remedied or mitigated.
- RES1Z-O3** Opportunities for urban intensification and redevelopment are encouraged within Invercargill's existing urban areas.
- RES1Z-O4** Provision is made for good accessibility to service and retail activities, educational establishments, and to places of employment.
- RES1Z-O5** ~~High-quality~~ Good urban design is incorporated into new development and redevelopment.

- RES1Z-O6** Housing choice, both in terms of type and lot sizes, is provided for within urban areas.
- RES1Z-O7** Urban growth and development is managed in ways that:
1. Support existing urban areas
 2. Promote development of existing urban areas ahead of greenfield development
 3. Promote urban growth and development within areas that have existing infrastructure capacity
 4. Plan ahead for the expansion of urban areas
 5. Promote compact urban form.
- RES1Z-O8** The amenity values of the Residential 1 Zone are maintained and enhanced.

Policies

RES1Z-P1 Residential 1 Zone:

To provide for suburban residential development by zoning within the existing urban area for dwellings on lots 400m² in size or larger.

Explanation:

The following considerations favour minimising peripheral expansion of the built-up area:

1. *As a compact City originally planned on a grid street system, Invercargill enjoys the advantages of convenience, accessibility and short travel times. This could be compromised by sporadic peripheral expansion.*
2. *The current housing stock contains a significant proportion of dwellings built prior to 1930, particularly south of Tay Street. Many are obsolete in terms of current health standards and expectations and the best option in many cases is renewal and infill development. Renewal may be delayed or not occur if there are more convenient development opportunities elsewhere.*
3. *To the north of the current built up area are highly versatile soils which in the long term should not be alienated from their potential to grow food. The ability to grow food locally may well be an important dimension to long term sustainability.*
4. *Population projections indicate that the rate of growth will at best be slow, and at worst population decline is a possibility. The age distribution inevitably will become older. Keeping the infrastructure of the City affordable is an issue. Unnecessary extensions to services that are expensive long term to maintain should be avoided.*
5. *Lots 400m² and larger can offer the desired level of amenity for general residential living in Invercargill. Housing on smaller lots needs to be designed comprehensively to achieve satisfactory levels of amenity.*

RES1Z-P2 Connectivity:

To require that provision is made for safe, logical, and direct access by the variety of transportation modes in common use (pedestrian, cycle, mobility scooter, motor vehicle, public transport) from dwellings to service and retail activities, educational establishments, and places of employment.

Explanation:

The historical grid pattern of Invercargill has resulted in a city form that is logical, easily accessible and convenient. This is a valued amenity of the City today and is likely to be increasingly important if 'peak oil' or other factors change transport fuel economics and availability. Some recent subdivisions have not complemented the City's historical grid street system, resulting in developments that are difficult and inconvenient to access and that generate undesirable levels of traffic down some residential streets. Long cul-de-sacs with single points of access can create social isolation and also constitute a threat to personal safety, in that people can be more easily trapped than if there are multiple connections.

RES1Z-P3

Urban Design:

To ~~provide for~~ **encourage** good urban design in terms of:

~~1. Context~~

~~2. Character~~

~~3. Choice~~

~~4. Connections~~

~~5. Creativity~~

~~6. Custodianship~~

~~7. Collaboration~~

1. Neighbourhood context

2. Site layout

3. Building design, including consideration of universal design

4. Entries to buildings

5. Visual and acoustic privacy

6. Outdoor living space

7. Access and parking

8. Landscape treatment

9. Site facilities

Explanation:

Promoting good urban design in the suburban areas of the City is an important part of reinforcing their function as the City's day to day living spaces. Urban design guidance from Council is available to help inform applications for medium density developments. ~~There are seven essential design qualities:~~

~~1. Context:~~

~~Seeing that buildings, places and spaces are part of the whole town or City.~~

~~2. Character:~~

~~Reflecting and enhancing the distinctive character, heritage and identity of our urban environment.~~

3. ~~Choice:~~

~~Ensuring diversity and choice for people.~~

4. ~~Connections:~~

~~Enhancing how different networks link together for people.~~

5. ~~Creativity:~~

~~Encouraging innovative and imaginative solutions.~~

6. ~~Custodianship:~~

~~Ensuring design is environmentally sustainable, safe and healthy.~~

7. ~~Collaboration:~~

~~Communicating and sharing knowledge across sectors, professions and with communities.~~

RES1Z-P4 Stormwater Runoff:

To require site and building development to incorporate methods to:

1. Minimise loadings on stormwater runoff networks and reticulation systems caused by rainfall events; and
2. Improve the water quality of stormwater flows.

Explanation:

Climate change is likely to mean that rainfall in Invercargill may become higher on average but, more significantly, there is likely to be increased incidence of extreme climatic events. Currently, Invercargill's stormwater systems are designed for immediate runoff to the stormwater system of 55% of design rainfall, with the remaining 45% being retained within permeable surfaces such as lawns and gardens. Increasing areas of impermeable surfaces can compromise stormwater capacity. Lessening the immediate effect of peak stormwater flows on stormwater systems will reduce the risk of localised surface flooding.

There is also increasing concern about the condition of Southland's waterways. Urban stormwater can contain pollutants and organic matter.

Design to mitigate stormwater effects needs to encompass the whole of the area under development, including roads and open spaces as well as housing lots. Best practical means are necessary to minimise pollution of waterways by urban stormwater.

RES1Z-P5 Choice:

To enable the development of a range of housing types by:

1. Allowing, as of right, development on sections exceeding 400m².
2. Allowing development on sections between 350m² and 400m² when buildings are well designed to give effect to other relevant Objectives and Policies of the Residential 1 Zone.
3. Encouraging ~~comprehensively designed~~ medium density ~~housing development~~ within ~~specified parts of the Residential 1 Zone by way of resource consent in~~ the Residential 1A Zone, and ~~by way of performance standards in~~ the Residential 1B Zone where performance standards can be met.

Explanation:

Invercargill's ageing population, decreasing average household size and the evolving settlement pattern of the District and region all mean that provision needs to be made for a variety of housing types. Single-family housing in Invercargill is typically on sites 650 - 1,000m² in size. Market-driven redevelopment in Invercargill often takes the form

of subdivision of existing, larger sites and erection of new residential units on the newly subdivided sites. Single unit residential development can be designed to provide good levels of amenity on sites down to 400m². When sites are smaller than 400m², amenity for both the subject property and its neighbours tends to suffer if poorly designed, and development of residential units on smaller sites needs to be comprehensively designed. Well-designed detached, semi-detached, terraced housing and low-rise apartments are encouraged where they provide a high-quality living environment for residents.

RES1Z-P6 Outdoor Living:

To require the provision of practical outdoor private open space as an important dimension of amenity.

Explanation:

Private open space is desirable on residential lots to provide:

1. Outlook – a pleasant outlook from inside the living areas of the dwelling
2. Ventilation of indoor spaces on to a sheltered outdoor space
3. Outdoor living (e.g. sitting in the sun with a cup of coffee)
4. Outdoor household activities (such as barbecues)
5. Children to play outdoors
6. Provision of biodiversity (gardens), and a beneficial microclimate (shelter and sun).

To be capable of being used for these purposes, the open space needs to have a minimum dimension. Several lines of reasoning draw to a conclusion that this minimum dimension should be at least five metres in the Residential 1 Zone and three metres in the Residential 1A Zone.

Where the living areas of a dwelling are mostly at first floor level or above, a balcony is an appropriate design response to the need for outdoor living space.

RES1Z-P7 Space Around Buildings:

To maintain the residential scale and amenity of space around and between buildings.

Explanation:

The proportion of the site covered by buildings is an important determinant of residential amenity. This can reduce significantly on the property and on adjoining properties if more than around 40% or 45% (in the Residential 1A Zone) of the site is covered in buildings. Excessive building coverage has other undesirable effects, such as overloading the City's stormwater reticulation system.

RES1Z-P8 Ambient Noise:

To maintain low daytime ambient noise levels and lower night time ambient noise levels consistent with residential use of the area.

Explanation:

The residential areas of the City have the lowest tolerance to noise of any of the City environments. 'Peace and tranquility' are important dimensions to residential amenity for most people. Excess noise, especially if it occurs repeatedly, can engender a reaction of increased intolerance. Noise is the most common issue in neighbourhood disputes in which the Council has to become involved.

RES1Z-P9 Noise from Transportation Networks:

To recognise that some parts of the zone are subject to higher levels of noise generated by the transportation networks and to avoid, or mitigate reverse sensitivity effects associated with those activities.

Explanation:

Residential 'peace and tranquility' can be affected by major transportation infrastructure, in particular the State Highways, the railway and the airport. However, it is important that the functioning of this infrastructure is not compromised by reverse sensitivity issues involving noise, and provisions in the District Plan are necessary to achieve this. The location, design and operation of Noise Sensitive Activities should involve the consideration of these existing noise sources.

RES1Z-P10 Odour:

To ensure absence of nuisance from objectionable odour.

Explanation:

People expect not to be bothered by objectionable odour in residential areas.

RES1Z-P11 Glare:

To ensure freedom of nuisance from glare.

Explanation:

People expect not to be bothered by glare from the built environment in residential areas.

RES1Z-P12 Electrical Interference:

To avoid nuisance from electrical interference.

Explanation:

Electrical interference can be a source of irritation to residents within the residential zones. This is an environmental effect that needs to be considered in the placement and maintenance of electrical equipment and machinery, including transmitting aerials.

RES1Z-P13 Lightspill:

To avoid, remedy or mitigate the adverse effects of lightspill.

Explanation:

Lightspill (e.g. from security lighting) can be a source of annoyance to residents. The character of the night sky, with its starscapes, cloud effects and occasional glimpses of the Aurora Australis, is also an amenity of the residential areas of Invercargill and can be masked by light 'pollution'. Lightspill can also cause a hazard to transportation networks, including to aircraft, vehicles, trains, cyclists and pedestrians.

RES1Z-P14 Wind:

To encourage the provision of shelter from wind as an important dimension of residential amenity.

Explanation:

At times Invercargill is subject to very strong winds for extended periods, particularly from the westerly quarter. At times these winds make it difficult for people – particularly those on cycles, the elderly and the very young – to move around the City. These winds also bring a significant chill factor. Any development which provides shelter is likely to have a benefit, and any development which exacerbates wind effects is likely to have a significant adverse effect on the amenities of adjoining properties.

RES1Z-P15 Signage:

To protect residential amenity by controlling the size and nature of signage.

Explanation:

In residential areas there is an expectation that the use of buildings and property will be predominantly residential. Signage of sufficient size and clarity to enable people to find someone offering a professional service from home is appropriate. Signage which hints at a residential property being used for predominantly non-residential purposes is likely to be seen as a visual intrusion. Advertising signage which does not relate to the activity on the site is not appropriate in a residential area.

RES1Z-P16 Dilapidated Structures and Ill-maintained Lands:

To require that buildings and sections in the Residential 1 Zone shall be sound, well-maintained and tidy in appearance, avoiding adverse effects of dilapidated structures and ill-maintained lands on the wider neighbourhood.

Explanation:

Derelict properties and poorly maintained sections significantly detract from the amenities of neighbour properties.

RES1Z-P17 Demolition or Removal Activities:

To manage the adverse effects of demolition or removal activities on amenity values by ensuring the clean-up, screening and maintenance of sites.

Explanation:

Although normally temporary and localised, demolition activities can create a significant nuisance. There is an obligation to ensure that demolition materials are disposed of responsibly. There is also a need to ensure that the site is made safe, clean and tidy in a timely manner.

RES1Z-P18 Relocation Activities:

To manage the adverse effects of relocation activities on amenity values by ensuring that any relocated building is placed on permanent foundations and reinstated to a reasonable state of repair within a limited timeframe.

Explanation:

There are many instances of dwellings which have been relocated on to sections in Invercargill and which offer a high standard of amenity to their occupiers and which contribute to the appearance of the neighbourhood. However, the process of relocation, and in particular adherence to a reasonable timeframe, needs to be carefully managed in order to minimise adverse effects on neighbours.

RES1Z-P19 Hazardous Substances:

To protect the public from the effects of storage and use of hazardous substances.

Explanation:

Some substances used in normal domestic living are potentially hazardous. Neighbours are entitled to protection from hazard from more than domestic quantities of hazardous material or bad practice in the use of such material.

RES1Z-P20 Height and Location of Structures:

To maintain a 1-2 storey scale for development.

Explanation:

The great majority of housing in Invercargill is single storey stand-alone dwellings and set back from front, side and rear boundaries. A minority of houses are two storeys. While redevelopment and 'infill' development can achieve high levels of amenity, the

overall characteristic of Invercargill is of structures of modest height placed with space around them on individual sections. This characteristic is an important dimension of amenity.

RES1Z-P21 Car Parking and Vehicle Manoeuvring:

To maintain road safety by providing for residents to park their vehicle(s) on site and to manoeuvre them safely on and off the formed road.

Explanation:

Provision for off street car parking and manoeuvring minimises the adverse effects on the safety and efficiency of the road. It also enables the retention of on-street parking for short term visitors and improves the visual amenity of the streets by reducing the level of long term on-street parking.

RES1Z-P22 Te Puawai Outline Development Plan Area

Ensure that development within the Te Puawai Outline Development Plan area identified on the Planning Maps and Appendices is undertaken in a comprehensive manner and in accordance with an approved masterplan.

Methods of Implementation

RES1Z-M1 Delineate the Residential 1 Zone on the District Planning Maps.

RES1Z-M2 Include Rules identifying activities that are appropriate within the Residential 1 Zone.

RES1Z-M3 Identify the anticipated amenity values for the Residential 1 Zone, include environmental standards to protect and enhance them, and implement through enforcement under the Resource Management Act 1991, education, advocacy and collaboration with other territorial authorities.

RES1Z-M4 Include Rules in the Plan:

1. Setting limits for the bulk and location of structures
2. Setting maxima on the proportion of the site that may be covered by buildings
3. Setting limits on the size of any signage and require that signage relate to the activities being carried out on site.

RES1Z-M5 Include Rules addressing District Wide issues.

RES1Z-M6 Require applications for resource consent to include an analysis of the proposal on the defined amenity values of the Residential 1 Zone, as well as any relevant principles of good urban design.

RES1Z-M7 Initiate environmental advocacy for:

1. Promotion of the principles of good urban design [through urban design guidance for resource consent applicants](#)
2. Promotion of the principles of Crime Prevention Through Environmental Design (CPTED)
3. Protection of landscape values
4. Mitigation or avoidance of nuisance arising from glare and accentuation of windflow effects
5. Promotion of site and building design that recognises energy efficiency and its benefits, such as passive solar gain.

RES1AZ RESIDENTIAL 1A (MEDIUM DENSITY) ZONE

Overview

The Residential 1A Zone provides for medium density housing ~~to be developed comprehensively~~ on appropriately sized sites. The nature of medium density housing means that housing units may be built on very small individual lots, and in this situation amenity can best be provided by through good urban design, and for larger scale developments, planning the development comprehensively.

By making provision for medium density housing ~~in this way~~, there will be an increase in the range of housing type choices available in Invercargill, and encourage the redevelopment of an area of the City with older housing.

Issues

In addition to the Issues detailed in Residential 1 Zone, the significant resource management issues for the Residential 1A (Medium Density) Zone:

- RES1AZ-I1** The issues identified above for the Residential 1 Zone.
- RES1AZ-I2** Medium density housing can lead to decrease in amenity unless it is planned, well designed, and larger scale proposals of 4 or more residences are developed comprehensively.
- RES1AZ-I3** Residential amenity can be compromised by separation of medium density housing from commercial areas and public reserves.

Note: All Objectives and Policies that apply to the Residential 1 Zone also apply to the Residential 1A Zone.

The following are additional Objectives and Policies that apply within the Residential 1A Zone:

Objectives

- RES1AZ-O1** The opportunity for medium density housing as a residential redevelopment option is provided for within the zoned areas.
- RES1AZ-O2** Opportunities for urban intensification and redevelopment within Invercargill's existing urban areas are encouraged, in a manner which adds critical mass to support the Central Business District and the South City Business 2 Zone, by making specific provision for medium density housing.
- RES1AZ-O3** ~~Comprehensive redevelopment~~ Redevelopment of older, obsolete residential properties for medium density housing is encouraged.
- RES1AZ-O4** ~~The Residential 1A (Medium dDensity hHousing) Zone developments are is a~~ well designed, higher density residential living environment which:
1. Contains a range of housing typologies and built forms including detached, semi-detached, terraced housing, and low-rise apartments; and
 2. Provides good amenity to residents and offering a high level of amenity to the residents in the new units and maximising beneficial effects, and minimising adverse effects, on the surrounding neighbourhood.

Policies

- RES1AZ-P1** Residential 1A (Medium Density Housing) Zone:

To provide for well-designed medium density housing ~~as a Discretionary Activity~~ in the Residential 1A Zone in locations ~~on~~ areas identified on the District Planning Maps as hazard free and not subject to airport-related noise, and

1. As a comprehensively planned development comprising ~~multiple~~ 4 or more residences
2. Within approximately 450 metres (approximately five minutes' walk) of the nearest zone boundary of the Business 2 Zone at South City
3. Within approximately one kilometre (just over 10 minutes' walk) of the City Centre Priority Redevelopment Precinct.

Explanation:

Medium density housing ~~(housing on lots smaller than 350m²)~~ is an option for housing renewal that is particularly appropriate in inner-city areas where there are established facilities close by. It needs to be planned comprehensively in order to provide a satisfactory level of amenity.

RES1AZ-P2 Urban Design:

To ensure that development is consistent with the anticipated outcomes and character of the Zone contained in Objective RES1AZ-O4, ~~To~~ require that the following urban design issues be addressed in the design and planning of medium density housing:

1. Neighbourhood context
2. Site layout
3. Building design, including consideration of universal design
4. Entries to buildings
5. Visual and acoustic privacy
6. Outdoor living space
7. Access and parking
8. Landscape treatment
9. Site facilities
- ~~1. Neighbourhood character – the relationship of the development with the surrounding neighbourhood and how well the development integrates with its neighbourhood.~~
- ~~2. Connectivity – how the development links to the neighbourhood and the wider community~~
- ~~3. Site layout – provision, orientation, access, layout and function of outdoor spaces~~
- ~~4. Building location – optimising amenity while making best use of the site, and also being a good neighbour~~
- ~~5. Relationship to neighbouring buildings~~
- ~~6. Visual and acoustic privacy – design to mitigate overlooking and unwanted noise~~
- ~~7. Where off street parking is provided, vehicle access and parking are convenient, adequate, and safe, but not dominant~~

- ~~8. On-site outdoor space—relationship of outdoor spaces to houses with respect to privacy, outlook, sunlight and landscape treatment~~
- ~~9. Entries to buildings—visibility, shelter and security~~
- ~~10. Site facilities—provision for services and utilities~~
- ~~11. Landscape treatment—design for quality living environment.~~

Explanation:

Achieving good ~~development urban design~~ will require designers to consider the design issues (above). Urban design guidance from Council is available to assist applicants to design proposals that achieve good urban design, and reach informed conclusions. Comprehensive design is needed to achieve the best outcomes on the small sites that characterise the completed development.

Methods of Implementation

Note: All methods of implementation that apply to the Residential 1 Zone also apply to the Residential 1A Zone.

The following are additional methods of implementation that apply within the Residential 1A Zone:

- RES1AZ-M1** Delineate the Residential 1A Zone on the District Planning Maps.
- RES1AZ-M2** Identify the anticipated amenity values for the Residential 1A Zone including environmental standards to protect and enhance them, and implement through enforcement under the Resource Management Act 1991, education, and advocacy.
- RES1AZ-M3** Promote references to publications for good examples of medium density housing and provide urban design guidance for resource consent applicants.

RES3Z RESIDENTIAL 3 (LARGE LOT) ZONE

RES3Z-P7 Infrastructure – Reticulated Sewerage:

To require that properties in the Residential 3 Zone connects to the Invercargill City Council reticulated sewerage system.

Explanation:

The overall density of development enabled in the Residential 3 Zone is insufficient to provide for the effective treatment and disposal of effluent. As a consequence, development in the zone is required to connect to the Council's reticulated sewerage system. The full costs of connecting to the sewerage system are the responsibility of the developer without any contribution from the Council. The sewerage infrastructure installed is also required to be constructed in accordance with the standards and procedures set out in ~~the any relevant Council's Bylaw 2016/1 Code of Practice for Subdivision, Land Use, and Development Land Development and Subdivision Infrastructure.~~

RES3Z-P8 Infrastructure – Water:

To encourage on-site water management in preference to connection to Council's reticulated water supply.

Explanation:

Connection to the Council's reticulated water supply is not a requirement for the Residential 3 Zone nor can the Council guarantee that water supply will be available throughout the zone. Developers will be responsible at a cost to them, with no contribution from the Council, for any extensions and connections to the Council's reticulated water supply. Where water reticulation is installed as part of any development undertaken it is required to be constructed in accordance with the standards and procedures of ~~the any relevant Council's Bylaw 2016/1 Code of Practice for Subdivision, Land Use, and Development Land Development and Subdivision Infrastructure.~~

To manage the effects of activities on water quantity and on the Council's infrastructure, on-site water management solutions are favoured in preference to extending the Council's reticulated services and increasing demand on the District's finite water resource. Garden irrigation and other domestic activities associated with large lot residential activities can lead to an increased demand for water. Where an activity is connected to the Council's water supply, on-site water collection and storage will be required to complement the reticulated service. Provision will also be required for the storage of water for fire fighting purposes.

RES4Z RESIDENTIAL 4 (RESIDENTIAL TRANSITION) ZONE

Policies

RES4Z-P1 Deferred Zoning:

To retain the Rural Zone provisions for the land identified on the District Planning Maps as Rural Zone (Deferred Residential 4 Zone) until a Council resolution has been passed that it is satisfied that the footpaths and Council's reticulated sewerage system have been extended in accordance with the relevant Concept Plan in **APP5 – Appendix 5 Concept Plans**. The Council accepts no responsibility for the costs involved in the extension of these services.

Explanation:

*The intended future use of the land in the Residential 4 Zone includes low-density residential development. However, until the extension of the reticulated sewerage services is carried out in accordance with the relevant Concept Plan in **APP5 – Appendix 5 Concept Plans**, the Rural Zone provisions will continue to apply. Footpaths are also a prerequisite for the Residential 4 Zone provisions. The comprehensive development of the reticulated sewerage services and the footpaths are necessary to ensure that the services are put in place in an efficient and effective manner and that landowners and developers can spread the costs equitably between them. The Council accepts no responsibility for the costs of extending the services.*

On-site wastewater management is not appropriate within this area of the City on properties with an area of less than two hectares. Therefore, before low-density residential development can occur the services will need to be available. A footpath along Retreat Road will provide for the safety of all road users and will ensure connectivity of infrastructure, linking future development within the area with the existing footpath network. As there is no immediate expectation that the road traffic speed will be reduced as a result of this zoning, providing a safe environment for alternative modes of transport will be important within this area.

~~The development, operation, maintenance, upgrading and replacement of infrastructure is provided for in the Invercargill City Council Bylaw 2016/1 Code of Practice for Land Development and Subdivision Infrastructure and require authorisation pursuant to that Bylaw. Infrastructure intended to be vested in Council ownership, unless otherwise approved, is required to be designed and constructed to meet the requirements of the Bylaw any relevant Council Code of Practice for Subdivision, Land Use, and Development.~~

The removal of the deferred status and commencement of the Residential 4 Zone is effected by resolution of the Council when the required services have been provided to the satisfaction of the Council. At the date of the Council resolution, the District Plan will be amended without formality and the Residential 4 Zone will become operative. The Council will advise landowners when it has made a resolution.

RES4Z-P8 Infrastructure – Costs:

To require developers to pay for any extensions and connections to the Council's infrastructure services, and any consequential upgrades, at full cost to them and with no contribution from the Council.

Explanation:

The Council has no intention of paying for extensions or connections to its services within this zone. The developer will bear the responsibility of installing the required infrastructure and any consequential upgrades to that infrastructure. The infrastructure will be required to be constructed in accordance with the standards and procedures set out in ~~the any relevant Council's Bylaw 2016/1 Code of Practice for Subdivision, Land Use, and Development Land Development and Subdivision Infrastructure.~~

RES4Z-P9 Infrastructure – Reticulated Sewerage:

To require that new individual allotments with an area of less than two hectares in this zone connect to the Invercargill City Council reticulated sewerage system.

Explanation:

The overall density of development enabled in the Residential 4 Zone will not allow for the effective treatment and disposal of effluent on-site. As a consequence, development in the zone is required to connect to the Council's reticulated sewerage system where allotments are less than two hectares. The full costs of connecting to the sewerage system are the responsibility of the developer without any contribution from the Council. The reticulated sewerage infrastructure is required to be constructed in accordance with the standards and procedures set out in ~~the any relevant Council's Bylaw 2016/4 Code of Practice Subdivision, Land Use, and Development Land Development and Subdivision Infrastructure~~.

RES4Z-P10 Infrastructure – Water:

To encourage on-site water management in preference to extension of and connection to Council's reticulated water supply.

Explanation:

To manage the effects of activities on water quantity and on the Council's infrastructure, on-site water management solutions are favoured in preference to extending the Council's reticulated services and increasing demand on the District's finite water resource.

Connection to the Council's reticulated water supply is not a requirement for this zone nor can the Council guarantee that water supply will be available throughout the zone. The Council has no intention of extending water services to this area of the District. Developers will be responsible at cost to them, with no contribution from the Council, for any extensions and connections to the Council's reticulated water supply. Where water reticulation is installed as part of any development it is required to be constructed in accordance with the standards and procedures of ~~the any relevant Council's Bylaw 2016/4 Code of Practice for Subdivision, Land Use, and Development Land Development and Subdivision Infrastructure~~.

Garden irrigation and other domestic activities associated with large lot residential activities can lead to an increased demand for water. Where an activity is connected to the Council's water supply, on-site water collection and storage will be required to complement the reticulated service. Provision will also be required for the storage of water for fire fighting purposes.

RURAL ZONES

RURZ RURAL ZONE

RURZ-P6 Deferred Zoning:

To identify an area within the Rural Zone for an additional residential zone that will not become operative until a Council resolution has been passed that it is satisfied that the footpaths and Council's reticulated sewerage system have been extended in accordance with the relevant Concept Plan detailed in **APP5.7 – Appendix 5.7 Concept Plan – Retreat Road**. The Council accepts no responsibility for the costs involved in the extension of these services.

Explanation:

An area is identified on the District Planning Maps as Rural Zone (Deferred Residential 4 Zone). The intended future use of the land in this area includes low-density residential development. However, until the development of the reticulated sewerage services is complete, the Rural Zone provisions will continue to apply. Footpaths are also a prerequisite before the deferred status is removed for the Residential 4 Zone provisions. The comprehensive development of the reticulated sewerage services and the footpaths are necessary to ensure that the services are put in place in an efficient and effective manner and so that landowners and developers can spread the costs equitably between them. The Council accepts no responsibility for the costs of extending the services.

~~The development, operation, maintenance, upgrading and replacement of infrastructure is provided for in the Invercargill City Council Bylaw 2016/1 Code of Practice for Land Development and Subdivision Infrastructure and require authorisation pursuant to that bylaw. Infrastructure intended to be vested in Council ownership, unless otherwise approved, is required to be designed and constructed to meet the requirements of the Bylaw any relevant Council Code of Practice for Subdivision, Land Use, and Development.~~

The removal of the deferred status and commencement of the Residential 4 Zone is effected by resolution of the Council when the required services have been provided to the satisfaction of the Council. At the date of the Council resolution, the District Plan will be amended without formality and the Residential 4 Zone will become operative. The Council will advise landowners when it has made a resolution.

RURZ-P7 Deferred Zone Infrastructure – Transportation:

Within the area identified on the District Planning Maps as Rural Zone (Deferred Residential 4 Zone), to provide for alternative modes of transport by methods such as requiring a footpath be developed along the length of the eastern side of Retreat Road in accordance with the relevant Concept Plan in **APP5 – Appendix 5 Concept Plans** prior to the zone becoming operative.

Explanation:

Within the area identified on the District Planning Maps as Rural Zone (Deferred Residential 4 Zone), there is no immediate expectation that the road traffic speed will be reduced, and therefore providing a safe environment for alternative modes of transport will be important within this area.

A footpath along Retreat Road will provide for the safety of all road users and will ensure connectivity of infrastructure, linking future development within the area with the existing footpath network. Similarly, a footpath linking the properties on Mclvor Road with the existing development on Inverurie Drive will be required. The footpaths are to be developed, at no cost to the Council, before low-density residential development can be considered.

~~The development, operation, maintenance, upgrading and replacement of infrastructure is provided for in the Invercargill City Council Bylaw 2016/1 Code of Practice for Land Development and Subdivision Infrastructure and require authorisation pursuant to that bylaw.~~ Infrastructure intended to be vested in Council ownership, unless otherwise approved, is required to be designed and constructed to meet the requirements of the Bylaw any relevant Council Code of Practice for Subdivision, Land Use, and Development.

RURZ-P8 Deferred Zone Infrastructure – Reticulated Sewerage:

Within the area identified on the District Planning Maps as Rural Zone (Deferred Residential 4 Zone), to require that the Council's reticulated sewerage services be extended in accordance with the relevant Concept Plan in **APP5 – Appendix 5 Concept Plans** prior to the zone becoming operative.

Explanation:

On-site wastewater management is not appropriate within this area of the City on properties with an area of less than two hectares. Therefore, before low-density residential development can occur the Council's reticulated sewerage system will need to be available. To ensure equitable sharing of costs and to avoid sporadic development of the services, reticulated sewerage services shall be extended to the area identified as Rural Zone (Deferred Residential 4 Zone) before low-density residential development can be considered. The Concept Plan for the land within the Rural Zone (Deferred Residential 4 Zone) in **APP5.7 – Appendix 5.7 Concept Plan – Retreat Road** details where the reticulated sewerage services are to be installed to service the zone.

~~The development, operation, maintenance, upgrading and replacement of infrastructure is provided for in the Invercargill City Council Bylaw 2016/1 Code of Practice Land Development and Subdivision Infrastructure and require authorisation pursuant to that Bylaw.~~ Infrastructure intended to be vested in Council ownership, unless otherwise approved, is required to be designed and constructed to meet the requirements of the Bylaw any relevant Council Code of Practice for Subdivision, Land Use, and Development.

RURZ-P9 Deferred Zone Infrastructure – Costs:

Within the area identified on the District Planning Maps as Rural Zone (Deferred Residential 4 Zone), to require developers to pay for any extensions and connections to the Council's infrastructure services, and any consequential upgrades, at full cost to them and with no contribution from the Council.

Explanation:

The Council has no intention of paying for extensions or connections to its services within this area of the District. The developer will bear the responsibility of installing the required infrastructure and any consequential upgrades to that infrastructure before the development of this zone to allotments with an area of less than two hectares is provided for. The infrastructure, unless otherwise approved, will be required to be constructed in accordance with the standards and procedures set out in ~~the any relevant Council's Bylaw 2016/1~~ Code of Practice for Subdivision, Land Use, and Development Land Development and Subdivision Infrastructure.

DISTRICT WIDE MATTERS

ENERGY, INFRASTRUCTURE AND TRANSPORT

UTIL UTILITIES

General

UTIL-R1 Utilities are a permitted activity subject to the standards set out in **UTIL-R2 - UTIL-R23** below.

Note: ~~The development, operation, maintenance, upgrading and replacement of infrastructure is provided for in the Invercargill City Council Bylaw 2016/1 Code of Practice for Land Development and Subdivision Infrastructure and may require authorisation pursuant to that bylaw.~~ Infrastructure intended to be vested in Council ownership, unless otherwise approved, is required to be designed and constructed to meet the requirements of ~~the Bylaw~~ any relevant Council Code of Practice for Subdivision, Land Use, and Development.

Note: Works undertaken within the legal boundaries of State Highways and other roads require the written approval of the New Zealand Transport Agency and the Invercargill City Council respectively.

SUBDIVISION

SUB SUBDIVISION

SUB-R1 The following subdivision activities are controlled activities:

1. Subdivision of land to provide for a utility except in the Industrial 4 Zone
2. Boundary adjustments
3. Amendments to cross-lease subdivision

Where they meet the following:

- a. The site on which the activity is to be undertaken does not contain an item listed in **APP3 – Appendix 3 Heritage Record**
 - b. Subdivision boundaries of any allotments which have existing buildings are being aligned to ensure that the buildings comply with the provisions of:
 - i. The Building Act 2004 in terms of fire safety
 - ii. The bulk and location requirements of the relevant Zone
 - c. The provisions of any National Policy Statement or National Environmental Standard
 - d. The site on which the activity is to be undertaken does not contain an area of significant indigenous biodiversity as shown on the District Planning Maps.
4. In the Residential 1B Zone, subdivision around existing buildings, or proposed buildings that have land use consent, except:
 - a. s223/s224c certification cannot be issued until building consent Code of Compliance is issued.

SUB-R2 For applications under SUB-R1, the matters over which the Council shall exercise control are:

1. The provision of services, including adequate provision for on-site wastewater services when required
2. The need for bonds. The value of the bond shall be calculated at up to 1.5 times the value of the work being bonded
3. The impact of the subdivision on indigenous biodiversity.

SUB-R3 The following subdivision activities are restricted discretionary activities:

1. Within the Residential 1 Zone: Allotments of equal to or greater than 350m² but less than 400m² or more where:
 - a. Every allotment must be capable of containing an area with minimum dimensions of 15m x 15m
2. Within the Residential 1A Zone:

- a. Allotments of equal to or greater than 300m² where:
 - i. Every allotment must be capable of containing an area with minimum dimensions of 12m x 12m
- b. Allotments of equal to or greater than 200m² but less than 300m² where:
 - i. A land use consent under **RES1AZ-R3** to **RES1AZ-R32** has been granted, or is applied for concurrently with the subdivision consent; or
 - ii. The subdivision does not create any vacant allotments.

Advice Note: Any application arising from **SUB-R3** is precluded from public notification but may be limited notified.

SUB-R34 Subdivision is a discretionary activity:

- 1. In the National Grid Corridor where the resulting allotment(s) are capable of accommodating a building platform that is wholly outside the National Grid Yard with the minimum dimensions of 20 metres by 20 metres
- 2. Other than as listed in **SUB-R1**, **SUB-R3**, **SUB-R67** and **SUB-R78**.

SUB-R45 For applications under **SUB-R3** the following are the matters over which the Council shall restrict its discretion; and for applications under **SUB-R34** above shall address the following matters which will be among those taken into account by the Council:

- 1. Integration with and effects on existing communities
- 2. Integration with and effects on the operation, maintenance, upgrading and development of infrastructure
- 3. Potential effects on the environment of land uses enabled by the subdivision
- 4. The extent to which the subdivision enables land uses which will maintain the life supporting capacity and productivity of the District's soils
- 5. Potential effects on any locally distinctive and valued natural features and landscapes of land uses enabled by the subdivision
- 6. Potential effects on any indigenous biodiversity, including effects on indigenous biodiversity that meets the criteria of **ECO-P1**
- 7. Potential effects on water quality or water quantity of land uses enabled by the subdivision, in particular:
 - a. Design of the proposed wastewater system, specifically:
 - i. The efficiency and effectiveness of the wastewater systems proposed
 - ii. That adequate land area is available for the on-site disposal system and the required reserve areas for replacement effluent disposal fields

- iii. Conveying surface water runoffs from roofs and other hard surfaces away from waste water disposal areas
 - iv. Providing sufficient clearance between waste water discharge pipes and the mean seasonal high water table
 - b. Design of proposed provision for stormwater disposal, specifically:
 - i. Efficiency and effectiveness of provisions proposed for stormwater
 - ii. That surface water runoff is controlled in such a way that it does not cause damage to wetlands/waterways and their margins
 - iii. That surface water runoff does not cause damage or nuisance to other properties
 - iv. The incorporation of low impact stormwater design features where practical to limit peak stormwater flows, reduce stormwater contamination and avoid adverse effects to other properties
- 8. Opportunities to create buffer areas adjacent to waterways to avoid adverse effects of activities on waterways and water quality
- 9. Potential effects on the safety and efficiency of the transportation network of land uses enabled by the subdivision, in particular State Highways, limited access roads, and railway lines
- 10. The extent to which the subdivision avoids or addresses reverse sensitivity issues associated with infrastructure including Transpower, State Highways, railways, the seaport and the airport
- 11. The extent to which the subdivision addresses the relationship between Māori and their ancestral lands, sites, wāhi tapu and other taonga
- 12. The extent to which the subdivision addresses any statutory acknowledgements
- 13. The extent to which the subdivision acknowledges heritage values
- 14. The extent to which the proposed subdivision will **help** achieve good urban design outcomes
- 15. The extent to which the proposed subdivision retains and enhances public access to and along the coast and along the margins of streams and rivers
- 16. The extent to which the proposed subdivision enables uses permitted in the Zone
- 17. Contamination issues
- 18. Conformity with any Concept Plan contained within the District Plan
- 19. Natural Hazard issues
- 20. Whether the access is adequate to service the activities enabled by the subdivision, including compliance with Table 1 in **APP11-3 of APP11 – Appendix 11 Transport Standards**
- 21. In addition to the matters specified in **SUB-R45.1** to **SUB-R45.19** above, applications made under **SUB-R34** above for sites in the Industrial 4 Zone shall also address the following matters:
 - a. Provision to be made for the ongoing supply of water to the site

- b. Provision to be made for the treatment and disposal of sewage tradewaste and stormwater from the site
 - c. The extent to which wetland and indigenous vegetation values will be protected and enhanced on the site
 - d. Provision to be made for landscaping associated with future use of the site, and the extent to which this is consistent with the Concept Plan in **APP5 – Appendix 5 Concept Plans**
 - e. Provision to be made for the protection of any heritage or archaeological values on the site
 - f. Providing suitable ground conditions for the erection of any buildings on the site
 - g. Provision for any upgrading of the Colyer Road / State Highway 1 intersection arising from any increased use by traffic accessing the site via that intersection
 - h. Provision to be made for water drainage corridors
 - i. Provision to be made for road and rail transport corridors
 - j. Provision for street lighting
 - k. Setting aside as Local Purpose Reserve areas shown on the Concept Plan attached in **APP5 – Appendix 5 Concept Plans**:
 - i. Areas less than 3 metres above mean sea level; and
 - iii. Riparian areas adjoining waterways as shown on the Concept Plan attached in **APP5 – Appendix 5 Concept Plans**, as Local Purpose Reserve.
22. In addition to the matters specified in **SUB-R45.1** to **SUB-R45.19** above, applications made under **SUB-R34** above for sites located inside the Outer Control Boundary or Single Event Sound Exposure Boundary shall also address the following matter:
- a. The extent to which evidence has been provided of a legally binding commitment (acceptable to the relevant Airport Authority) on behalf of the applicant and any successors in title not to complain as to current or potential effects associated with the operation of the airport resource and/or to waive all rights of action under the Resource Management Act 1991 or otherwise at law against the Airport. A legally binding commitment may take the form of a restrictive non-compliant covenant or memorandum of encumbrance entered against the title to the property.

Note: Applications under **SUB-34** will be notified to Invercargill Airport Limited as an affected party where the subdivision is located, in part or in full, within the Invercargill Airport Outer Control Boundary or the Single Event Sound Exposure Boundary.

National Grid Corridor

SUB-R56 Where subdivision is within the National Grid Corridor the following matters will be among those taken into account by the Council:

- 1. The extent to which the design and construction of any subdivision allows for

earthworks, buildings and structures to comply with the safe separation distance requirements in the *New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001)*

2. The results of consultation undertaken, including any written advice obtained, from the owner of the electricity transmission line
3. The extent to which the subdivision or subsequent building location mitigates the effects of the transmission lines and the risk of potential injury and/or damage to property, for example through the location of roads and reserves under the route of the transmission lines
4. The ability for continued access to the National Grid for maintenance, inspections and upgrading
5. The extent to which the design and construction of the subdivision allows for activities to be set back from the National Grid to ensure adverse effects on and from the National Grid and on public safety are appropriately avoided, remedied or mitigated
6. The nature and location of any proposed vegetation to be planted in the vicinity of the National Grid.

Protected Areas and Minimum Lot Sizes

SUB-R67 Subdivision is a non-complying activity where it would create lots as follows:

1. Within areas identified on the District Planning Maps as outstanding landscapes and natural features
2. Within areas identified on the District Planning Maps as containing significant indigenous biodiversity
3. Within the Airport Protection Zone: Allotments of less than 15 hectares
4. Within the Industrial 3 Zone: Allotments of less than one hectare
5. Within the Industrial 4 Zone: Allotments of less than one hectare and which do not comply with the concept plan in **APP5 – Appendix 5 Concept Plans**
6. Within the Otatara Zone: Allotments of less than one hectare (if not connected to the Council's reticulated sewerage system) or 4,000m² (if connected to the Council's reticulated sewerage system)

Or

Allotments of less than one hectare and within the Outer Control Boundary or the Single Event Sound Exposure Boundary

7. Within the Residential 1 Zone: ~~Allotments of less than 350m²~~

~~Or~~

~~Allotments of less than 500m² and within the Outer Control Boundary or the Single Event Sound Exposure Boundary~~

8. ~~Within the Residential 1A Zone: Allotments of less than 350m² where resource consent and a Code Compliance Certificate have not been issued for a dwelling as part of a medium density housing development~~

- ~~98~~. Within the Residential 2 Zone: Allotments of less than 750m²
- ~~409~~. Within the Residential 3 Zone: Allotments of less than 1,500m²
- ~~140~~. Within the Residential 4 Zone: Allotments of less than 2 hectares (if not connected to the Council's reticulated sewerage system) or 4,000m² (if connected to the Council's reticulated sewerage system)
- ~~121~~. Within the Rural Zone: Allotments of less than 2 hectares
- ~~132~~. Within the National Grid Corridor that cannot comply with **SUB-R~~34~~.1**.

Note: Applications under **SUB-R~~67~~.6** and **SUB-R~~67~~.7** will be notified to Invercargill Airport Limited as an affected party where the subdivision is located, in part or in full, within the Outer Control Boundary or the Single Event Sound Exposure Boundary.

Subdivision in Areas Subject to Inundation

SUB-R~~78~~ Where it is proposed to subdivide land in an area identified on the District Planning Maps as being subject to Level 2, 2A or 3 inundation, every subdivision plan shall show a building platform and, where applicable, effluent disposal area and reserve area that are hazard free. Where it is not possible to show a building platform and (where applicable) an effluent disposal area and a reserve effluent disposal area that are hazard free, then the subdivision is a non-complying activity.

Esplanade Strips

SUB-R~~89~~ Esplanade reserves will not be required.

SUB-R~~910~~ Esplanade strips shall not be greater than 20 metres wide.

SUB-R~~4011~~ Allotments less than four hectares: Where an allotment of less than four hectares is created when land is subdivided adjacent to a river 3 metres or greater in width or the coastal marine area, an esplanade strip up to 20 metres in width will be required within the allotment along the bank of the river or along the mark of mean high water springs of the sea as that case may be.

SUB-R1~~42~~ Allotments greater than four hectares: Where an allotment of greater than four hectares is created, and when land is subdivided adjacent to a river 3 metres or greater in width or the coastal marine area, Council will require an esplanade strip in the following circumstances:

1. Where reserves already exist adjacent to or in the general vicinity of the subdivision and the acquisition of an esplanade strip would complement or increase the width of that land already in public ownership
2. On any water body where such a strip or reserve may be necessary to provide for the purposes set out in Section 229 of the Resource Management Act 1991.

SUB-R1~~23~~ Esplanade strips will not be required in relation to the Seaport 1 Zone and the Smelter Zone.

Te Puawai Masterplan

SUB-R1~~34~~ The preparation of a Masterplan for the Te Puawai Outline Development Plan is a controlled activity.

SUB-R1~~45~~ For a Masterplan for the Te Puawai Outline Development Plan prepared under Rule **SUB-R1~~34~~** the matters over which Council shall exercise control are as follows:

1. Design of the principal level roading and pedestrian/cycle access network.
2. Design of the principal level stormwater drainage including general site shaping, flow mitigation and treatment.
3. Design of the principal level wastewater drainage network including pumping stations and flow mitigation.
4. Design of the principal level water reticulation network within the site area based on pressure and flow availability informed by Council (excluding assessment of the wider existing network and design of wider network upgrades)
5. Provision of park/reserve areas and how they will be used
6. Consistency of the masterplan with national, regional, and local strategic planning frameworks.

Note: Any area under development shall be required to install necessary downstream principal infrastructure (with the exception of water network upgrades external to the site) including allowance for future upstream flows.

This infrastructure must be identified within the resource consent application for subdivision and/or land use and be implemented prior to s224c.

SUB-R156 Subdivision of land within the Te Puawai Outline Development Plan area which is not in accordance with a Masterplan prepared under **SUB-R34** is a non-complying activity.

GENERAL DISTRICT-WIDE MATTERS

SOIL SOILS, MINERALS AND EARTHWORKS

Earthworks and Mineral Extraction

SOIL-R1 Except for within the National Grid Yard, **SOIL-R2** to **SOIL-R8** do not apply to:

1. Land and activities in the Smelter Zone, Seaport 1 and 2 Zones or Industrial 1, 2, 2A, 3 and 4 Zones
2. The movement, deposition or removal of material when it is a necessary consequence of building a structure for which a building consent has been obtained on that site
- ~~3. The removal and deposition of material for the purposes of work in compliance with Council's Bylaw 2016/1 Code of Practice for Land Development and Subdivision Infrastructure.~~
- ~~43.~~ The movement, deposition or removal of material for the purpose of forming hard surfaces such as accessways and paths
- ~~54.~~ The cultivation of land
- ~~65.~~ The construction, maintenance and upgrading of utilities as provided for by **Part Three – UTIL Utilities**
- ~~76.~~ The movement, deposition or removal of material associated with the removal and replacement of underground petroleum storage systems.

SOIL-R2 Subject to **Part Three – ECO Ecosystems and Indigenous Biodiversity, Part Three – CL Contaminated Land, Part Three - HH Heritage, Part Three - UTIL Utilities, Part Three – NFL Natural Features and Landscapes, Part Three - NH Natural Hazards** and **SOIL-R3** it is a permitted activity to undertake the following earthwork activities, provided these comply with the conditions in **SOIL-R3**:

1. Activities associated with the construction, operation, maintenance, repair and upgrading of utilities not provided for by ~~SOIL-R1.3 and SOIL-R1.65.~~

AREA SPECIFIC MATTERS

RESIDENTIAL ZONES

RES1Z RESIDENTIAL 1 ZONE

RES1Z-R1 Permitted Activities:

The following are permitted activities in the Residential 1 Zone:

1. Educational Activity on sites listed in **APP10 – Appendix 10 Educational Activity (Existing)**
2. Home Occupation
3. Home Stay
4. Residential Activity
5. Residential Care Activity limited to a maximum of eight persons.

RES1Z-R2 Discretionary Activities:

The following are discretionary activities in the Residential 1 Zone:

1. Agriculture
2. Commercial Recreation Activity
3. Communal Activity
4. Early Childhood Education and Care Centre
5. Educational Activity other than those on sites listed in **APP10 – Appendix 10 Educational Activity (Existing)**
6. Essential Services
7. Habilitation Centre
8. Healthcare Activity
9. Hospital Activity
10. Marae Activity
11. Residential Care Activity for nine or more persons
12. Visitor Accommodation.

RES1Z-R3 Non-complying Activities:

The following are non-complying activities in the Residential 1 Zone:

1. Any activity not listed as permitted, discretionary or prohibited.

RES1Z-R4 Prohibited Activities:

The following are prohibited in the Residential 1 Zone:

1. Within those areas identified on the District Planning Maps as being within the Outer Control Boundary or the Single Event Sound Exposure Boundary, new Noise Sensitive Activities or alterations or additions to existing buildings containing Noise Sensitive Activities which do not comply with the specifications contained in **APP15 – Appendix 15 Noise Sensitive Insulation Requirements**.

Note: For those areas of the Residential 1 Zone located within the Invercargill Airport Outer Control Boundary or Single Event Sound Exposure Boundary, attention is drawn to the relevant objectives, policies and rules relating to the management of potential reverse sensitivity effects on Invercargill Airport.

Residential Density

RES1Z-R5 The maximum residential density is:

1. One residence per 400m² under contiguous ownership
2. One residence per Record of Title existing as at 29 October 2016 where the site is less than 400m².

RES1Z-R6 Where the residential density is one residence on a site equal to or greater than 350m² but less than 400m² and under contiguous ownership then it is a restricted discretionary activity.

Advice Note: Any application arising from this rule is precluded from public notification but may be limited notified.

RES1Z-R7 Where the residential density is one residence on a site less than 350m² under contiguous ownership then it is a non-complying discretionary activity.

RES1Z-R8 For applications under RES1Z-R6 the following are the matters over which the Council shall restrict its discretion; and for applications under RES1Z-R7 above shall address the following matters, which will be among those taken into account by the Council:

1. Provision of private open space
2. Incidence of daylight and sunlight
3. *[Removed as directed by the National Policy Statement on Urban Development 2020, 11 May 2021]*
4. Effects of the proposal on the incidence of daylight and sunlight on adjoining properties
5. Effects of the proposal on stormwater flows
6. The extent to which the development achieves good urban design outcomes.

Outdoor Living

RES1Z-R9 Residences at or near ground level: A designated area of outdoor living space is to be provided as follows:

1. The space shall be sufficiently large to accommodate a horizontal circle with diameter 5 metres
2. Minimum area 30m²

1. The space shall be free of all buildings except for conservatories.

Provided that this space shall not form part of areas shown on the site plan as being for vehicle parking or manoeuvring.

RES1Z-R10 Residences located one storey above the ground floor: A balcony is to be provided as follows:

1. Minimum area 15m²
2. Minimum horizontal dimension 2.5 metres.

RES1Z-R11 Where an activity does not comply with **RES1Z-R9** and/or **RES1Z-R10** above, the activity is a discretionary activity.

RES1Z-R12 Applications under **RES1Z-R11** above shall address the following matters, which will be among those taken into account by the Council:

1. The extent to which practicable outdoor living is achieved
2. The extent to which the development incorporates qualities of good urban design.

Space Around Buildings

RES1Z-R13 A yard at least 2 metres deep shall be provided along each of the two northernmost boundaries of the site. These yards may include part of the outdoor living space required under **RES1Z-R9** or **RES1Z-R10**.

Except that accessory buildings no greater than 6 metres in length along the boundary may be located within these yards.

RES1Z-R14 A yard at least 4 metres deep shall be provided along all side and rear boundaries of any non-residential activity.

RES1Z-R15 Where an activity does not comply with **RES1Z-R13** and/or **RES1Z-R14**, the activity is a discretionary activity.

RES1Z-R16 Applications under **RES1Z-R15** above shall address the following matters, which will be among those taken into account by the Council:

1. Access to daylight and sunlight
2. Effects on amenities of neighbouring properties, including privacy
3. The extent to which the development incorporates qualities of good urban design.

Note: See Infogram 3 for definition of the northernmost boundaries.

Site Coverage

RES1Z-R17 Maximum coverage of all buildings on the site shall not exceed 40% of net site area.

RES1Z-R18 Where the coverage of all buildings on the site exceeds 40% but does not exceed 45% of the net site area then it is a discretionary activity.

RES1Z-R19 Where the coverage of all buildings on the site exceeds 45% of the net site area it is a non-complying activity

RES1Z-R20 Applications under **RES1Z-R18** and **RES1Z-R19** above shall address the following matters, which will be among those taken into account by the Council:

1. The extent of impermeable surfaces which must be drained via the City's stormwater collection system
2. The extent to which solar gain to the living areas is achieved
3. The extent to which practicable outdoor living is achieved
4. The extent to which the development achieves good urban design outcomes.

Height of Structures

RES1Z-R21 All new buildings and structures, and additions to existing buildings and structures, are to be designed and constructed to comply with the following maximum height and recession planes:

1. Maximum height: 10 metres
2. Recession plane: Infogram 2 applies.

RES1Z-R22 Where any activity does not comply with **RES1Z-R21** above, the activity is a restricted discretionary activity.

The matters over which the Council shall exercise its discretion are:

1. Reasons for the building or structure height
2. The compatibility of the proposed building or structure with the scale of development and character of the local area
3. The degree of overshadowing of neighbouring properties
4. The degree of overlooking of neighbouring properties
5. The ability to mitigate any adverse effects of the increase in building or structure height.

Permeable Surfaces

RES1Z-R23 The minimum area of permeable surface is 30% of the gross site area.

RES1Z-R24 Where the area of permeable surface is to be less than 30% of the gross site area, then the activity is a discretionary activity.

RES1Z-R25 Applications under **RES1Z-R24** above shall address the following matters, which will be among those taken into account by the Council:

1. Alternative methods of slowing stormwater runoff from the site
2. Measures to address the effects of stormwater contamination.

Retirement Villages

RES1Z-R26 Retirement villages within Te Puawai Retirement Village Precinct are controlled activities where they meet the following design standards:

1. **Site Coverage**, Maximum site coverage is 50%.

2. **Height**, The maximum height is 10 metres with a maximum of two storeys except that within 10 metres of site boundary the maximum shall be 8 metres.
3. **Height Recession Plane**: Infogram 2 applies, except:
 - a. The recession plane starts 2.3 metres above ground level
 - b. Where the boundary adjoins an access lot or access strip, the recession plane can be taken from furthest side of the access lot or access strip
 - c. Where buildings on adjoining sites have a common wall along an internal boundary the recession planes shall not apply along that part of the boundary covered by such a wall.
4. **Internal Boundary Setbacks**: The following applies to the internal boundaries on the perimeter of the site only:
 - a. The minimum setback from an internal boundary is 1 metre, except
 - i. where a building on a neighbouring site has a window of a habitable space within 1.8 metres of the boundary, the minimum setback to that window is 1.8m for 2 metres either side of the window
 - ii. where buildings adjoin along a common wall, a nil setback applies
 - iii. gutters and eaves up to 200mm are excluded from the setback requirement.
5. **Landscaping**: A minimum of 20% of the site shall be provided for landscaping (which may include private or communal open space), where at least 50% of the landscaping shall be trees and shrubs, and a minimum of one tree for every 250m² of gross site area (prior to subdivision), or part thereof, is included within the landscaping, and at least one tree shall be planted adjacent to the road boundary.
 - a. All trees required by this rule shall not be less than 1.5 metres high at the time of planting
 - b. All trees and landscaping required by this rule shall be maintained and if dead, diseased or damaged, shall be replaced
 - c. The minimum tree and garden planting requirements shall be determined over the site of the entire complex.

The matters of control for retirement villages are as follows:

Whether the developments, while bringing change to existing environments, is appropriate to its context taking into account:

1. Engagement with, and contribution to, adjacent streets and public open spaces, with regards to:
 - a. fencing and boundary treatments
 - b. sightlines
 - c. building orientation and setback

- d. configuration of pedestrian entrances
 - e. windows and internal living areas within buildings
 - f. if on a corner site is designed to emphasise the corner.
2. Integration of access, parking areas and garages in a way that is safe for pedestrians and cyclists, and that does not visually dominate the development, particularly when viewed from the street or other public spaces.
 3. Retention or response to existing character buildings or established landscape features on the site, particularly mature trees, which contribute to the amenity of the area.
 4. Appropriate response to context with respect to subdivision patterns, visible scale of buildings, degree of openness, building materials and design styles.
 5. Incorporation of Crime Prevention Through Environmental Design (CPTED) principles, including effective lighting, passive surveillance, management of common areas and clear demarcation of boundaries and legible entranceways.
 6. Residential amenity for neighbours, in respect of outlook, privacy, noise, odour, light spill, and access to sunlight, through site design, building, outdoor living space and service/storage space location and orientation, internal layouts, landscaping and use of screening.
 7. Creation of visual quality and interest through the separation of buildings, variety in building form, distribution of walls and openings, and in the use of architectural detailing, glazing, materials, and colour; and
 8. Where practicable, incorporation of environmental efficiency measures in the design, including passive solar design principles that provide adequate levels of internal natural light and ventilation.

RES1Z-27 Where a retirement village does not comply with the performance standards in **RES1Z-26** the activity is a discretionary activity.

RES1AZ RESIDENTIAL 1A (MEDIUM DENSITY) ZONE

RES1AZ-R1 RES1Z-R1 to RES1Z-R425, which apply in the Residential 1 Zone, also apply in the Residential 1A Zone, ~~except that RES1Z-R5 to RES1Z-R8 do not apply in instances where applications are made pursuant to RES1AZ-R2.~~

~~**RES1AZ-R2** Medium Density Housing developments are a discretionary activity on sites with a combined area of 2,000m² or more in contiguous ownership prior to development.~~

Residential Density

~~**RES1AZ-R2** The maximum residential density is one residence per 300m² under contiguous ownership.~~

~~**RES1AZ-R3** Where the residential density is one residence per 200m² to 299m², under contiguous ownership, then it is a restricted discretionary activity.~~

~~**Advice Note:** Any application arising from this rule is precluded from public notification but may be limited notified.~~

~~**RES1AZ-R4** Where the residential density is one residence per 199m² or less, under contiguous ownership, then it is a discretionary activity.~~

~~Any application arising from this rule is precluded from public notification but may be limited notified.~~

Number of Residences Per Site

~~**RES1AZ-R5** The maximum number of permitted residences per site is 3.~~

~~**RES1AZ-R6** 4 or more residences per site is a restricted discretionary activity.~~

~~**Advice Note:** Any application arising from this rule is precluded from public notification but may be limited notified.~~

~~**RES1AZ-R37** For applications under RES1AZ-R43 and R6 the following are the matters over which the Council shall restrict its discretion; and for applications under RES1AZ-R4 above shall address the following matters, which will be among those taken into account by the Council:~~

~~1. The extent to which the application achieves good urban design outcomes, including in relation to:~~

- ~~1. Neighbourhood character~~
- ~~2. Connectivity~~
- ~~3. Site layout~~
- ~~4. Building location~~
- ~~5. Relationship to neighbouring buildings~~
- ~~6. Visual and acoustic privacy~~
- ~~7. Access to solar gain~~
- ~~8. Car parking and vehicle access~~
- ~~9. On-site outdoor space~~

~~10. Entries to buildings~~

~~11. Outdoor storage and accessory buildings~~

~~12. Landscaping~~

- ~~a. Neighbourhood context~~
- ~~b. Site layout~~
- ~~c. Building design, including consideration of universal design~~
- ~~d. Entries to buildings~~
- ~~e. Visual and acoustic privacy~~
- ~~f. Outdoor living space~~
- ~~g. Access and parking~~
- ~~h. Landscape treatment~~
- ~~i. Site facilities~~

~~2. 13. The provision of infrastructure quantum of impermeable surface and measures undertaken to address stormwater issues~~

~~3. Vehicle access and traffic impacts~~

Outdoor Living

RES1AZ-R8 Residences at or near ground level: A designated area of outdoor living space is to be provided as follows:

1. Has no dimension less than: 3m
2. Minimum area of a single contiguous space: 20m²
3. The space shall be directly accessible from a habitable room
4. The space shall be free of all parking spaces, servicing areas, manoeuvring areas, and buildings, except for accessory buildings of no more than 3m² or conservatories, where the total combined area of accessory buildings and conservatories is no more than 8m² and the space free of buildings has no dimension less than 3m.

RES1AZ-R9 Residences located one or more stories above the ground floor: A balcony is to be provided as follows:

1. Minimum area of a single contiguous space: 8m²
2. Minimum horizontal dimension: 1.8m
3. The balcony shall be directly accessible from a habitable room

RES1AZ-R10 Where an activity does not comply with **RES1AZ-R8** and/or **RES1AZ-R9** above, the activity is a discretionary activity.

RES1AZ-R11 Applications under **RES1AZ-R10** above shall address the following matters, which will be among those taken into account by the Council:

1. The extent to which practicable outdoor living is achieved
2. Access to acceptable levels of daylight and sunlight
3. The extent to which a designated outdoor living space not meeting **RES1AZ-R8** and/or **RES1AZ-R9** is mitigated by communal outdoor living space
4. The extent to which the development achieves good urban design outcomes

Space Around Buildings

RES1AZ-R12

1. A yard at least 2 metres deep shall be provided along the front (road) boundary of the site
2. A yard of at least 1.5 metre deep shall be provided along all other boundaries of the site.

These yards may include part of the outdoor living space required under **RES1AZ-R8** or **RES1AZ-R9**. Except that **RES1AZ-R12** does not apply to common walls.

RES1AZ-R13 A yard at least 4 metres deep shall be provided along all side and rear boundaries of any site containing a non-residential activity.

RES1AZ-R14 Where an activity does not comply with **RES1AZ-R12** or **RES1AZ-R13**, the activity is a discretionary activity.

RES1AZ-R15 Applications under **RES1AZ-R14** above shall address the following matters, which will be among those taken into account by the Council:

1. Access to daylight and sunlight within buildings and outdoor living spaces on the site and on neighbouring properties
2. Effects on amenities of neighbouring properties, including privacy
3. The extent to which the development achieves good urban design outcomes.

Site Coverage

RES1AZ-R16 Maximum coverage of all buildings on the site shall not exceed 45% of net site area.

RES1AZ-R17 Where the coverage of all buildings on the site exceeds 45% but does not exceed 50% of the net site area then it is a discretionary activity.

RES1AZ-R18 Where the coverage of all buildings on the site exceeds 50% then it is a non-complying activity.

RES1AZ-R19 Applications under **RES1AZ-R17** or **RES1AZ-R18** above shall address the following matters, which will be among those taken into account by the Council:

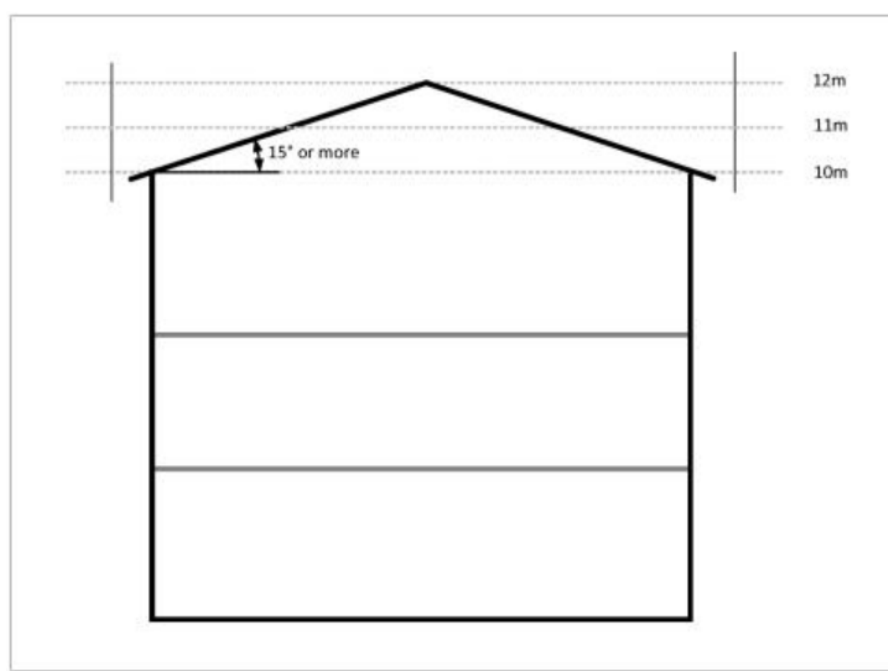
1. The extent of impermeable surfaces which must be drained via the City's stormwater collection system
2. The extent to which solar gain to the indoor living areas is achieved
3. The extent to which practicable outdoor living is achieved
4. The extent to which the development achieves good urban design outcomes

5. Effects of the proposal on the incidence of daylight and sunlight on the site and on adjoining properties

Height of Buildings and Structures

RES1AZ-R20 All new buildings and structures, and additions to existing buildings and structures, are to be designed and constructed to comply with the following maximum height and recession planes:

1. Maximum height: 11 metres, except:
- a. That 50% of a building's roof in elevation, measured vertically from the junction between the wall and the roof, may exceed this height by 1m, where the entire roof slopes 15 degrees or more, as shown in the diagram below.



2. Recession planes:

Infogram 2 applies, except:

- a. The recession plane angles start at 4 metres above ground level
- b. The recession plan angle on northern, eastern and western boundaries shall be 60°, and on southern boundaries shall be 45°
- c. The recession plane shall not apply to road boundaries, common walls, or where the boundary adjoins a public open space or commercial zone
- d. Where the boundary adjoins an access, the height recession shall be taken from the furthest side of the access

RES1AZ-R21 Where any activity does not comply with RES1AZ-R20 above, the activity is a restricted discretionary activity.

The matters over which the Council shall exercise its discretion are:

1. Reasons for the building or structure height

2. The compatibility of the proposed building or structure with the scale of development and anticipated character of the local area
3. The degree of overshadowing of neighbouring properties
4. The degree of overlooking of neighbouring properties
5. The ability to mitigate any adverse effects of the increase in building or structure height

Permeable Surfaces

RES1AZ-R22 The minimum area of permeable surface is 30% of the gross site area.

RES1AZ-R23 Where the area of permeable surface is to be less than 30% of the gross site area, then the activity is a discretionary activity.

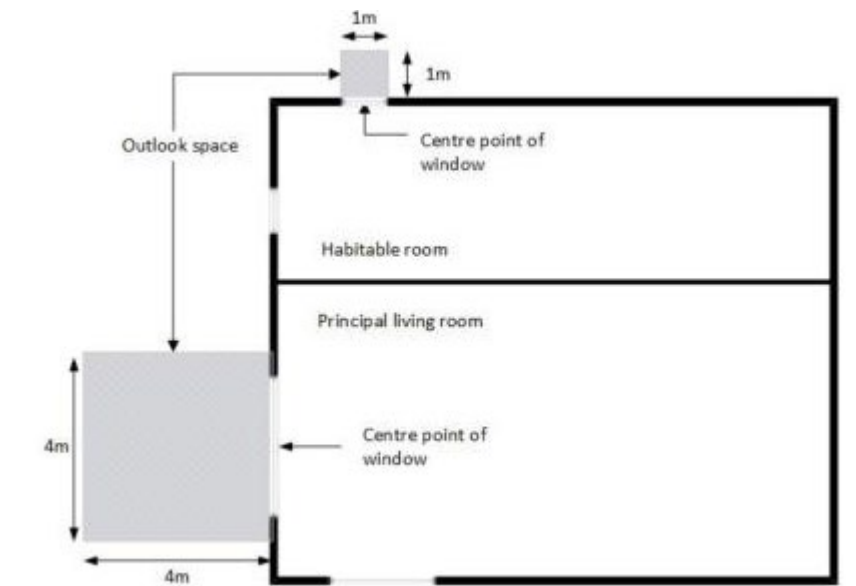
RES1AZ-R24 Applications under **RES1AZ-R23** above shall address the following matters, which will be among those taken into account by the Council:

1. Alternative methods of slowing stormwater runoff from the site
2. Measures to address the effects of stormwater contamination

Outlook and Glazing

RES1AZ-R25 All habitable rooms shall have minimum outlook space of at least:

1. 4m in depth and 4m in width, for principal living rooms
2. 1m in depth and 1m in width, for other habitable rooms



RES1AZ-R26 Outlooks spaces must:

1. Be measured from the centre point of the largest window of the habitable room
2. Be clear and unobstructed by buildings and not extend over an outlook space or outdoor living space required by another residence

RES1AZ-R27: For activities that do not comply with **RES1AZ-R25** and/or **RES1AZ-R26**, the activity is a restricted discretionary activity.

The matters over which the Council shall exercise its discretion are:

1. The ability of the affected habitable room to receive daylight
2. The extent to which habitable rooms have an outlook and sense of space
3. The extent to which visual privacy is provided between habitable rooms of different residential units, on the same or adjacent sites
4. The extent to which the development achieves good urban design outcomes

RES1AZ-R28 Street facing units must have a minimum of 20% of the street-facing façade in glazing. This can be in the form of windows or doors.

RES1AZ-R29: For activities that do not comply with **RES1AZ-R28**, the activity is a restricted discretionary activity.

The matters over which the Council shall exercise its discretion are:

1. The extent to which the development achieves good urban design outcomes, including whether the development provides an active frontage which positively engages with the street, contributing to a visually interesting, vibrant and safe neighbourhood.

Fencing

RES1AZ-R30 The maximum height of a fence along a road boundary must be:

1. 1.2m where the fence is less than 50% visually permeable
2. 1.8m where the fence is more than 50% visually permeable

RES1AZ-R31 For all other fences the maximum height shall be 1.8 metres, except:

1. Along a public open space boundary, and
2. Along an internal pedestrian or vehicle accessway

Where any fencing above 1.2m should be 50% visually permeable to maximum 1.8m

RES1AZ-R32 For activities that do not comply with **RES1AZ-R30** and/or **RES1AZ-R31**, the activity is a restricted discretionary activity.

The matters over which the Council shall exercise its discretion are:

1. The extent to which the proposal will detract from the coherence, openness and attractiveness of the site as viewed from the street
2. The ability to provide passive surveillance of the street

RES3Z RESIDENTIAL 3 (LARGE LOT) ZONE

RES3Z-R19

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Services

Note: Any extension of, and connection to, Council's infrastructure will be required to be require authorisation pursuant to the Invercargill City Council Bylaw 2016/4 in accordance with any relevant Council Code of Practice for Subdivision, Land Use, and Development Land Development and Subdivision Infrastructure.

RES4Z RESIDENTIAL 4 (RESIDENTIAL TRANSITION) ZONE

RES4Z-R19

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Services

Note: The developer will be responsible for costs of any extension of, and connection to, Council's infrastructure. Extensions and connections will be required to be require authorisation pursuant to the Invercargill City Council Bylaw 2016/4 in accordance with any relevant Council Code of Practice for Subdivision, Land Use, and Development Land Development and Subdivision Infrastructure.

APP11 APPENDIX 11 – TRANSPORT STANDARDS

APP11-1 Car Parking Standards:

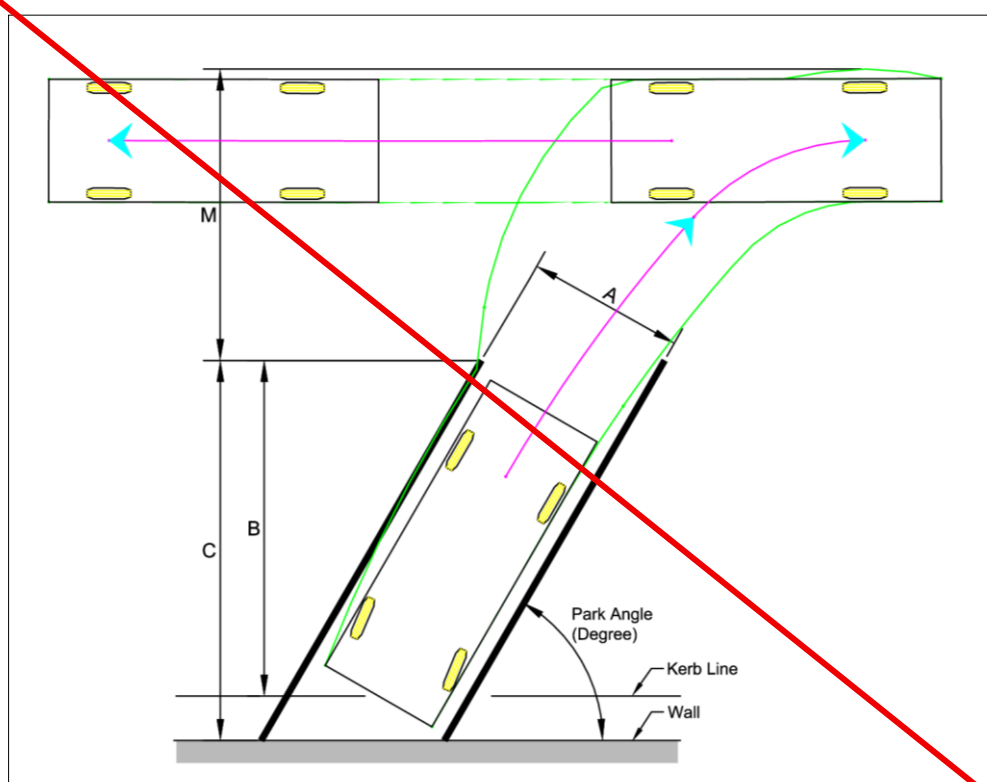
Notes:

1. *On-road parking requirements: On-road parking spaces are not detailed in the Invercargill City District Plan. ~~and are to be designed, constructed and signposted in accordance with the~~ The Invercargill City Council Bylaw Code of Practice for Subdivision, Land Use, and Development establishes the standards for the design, construction and signposting of on-road parking spaces. Land Development and Subdivision Infrastructure.*
2. *Accessible car parking spaces: Accessible car parking spaces are not detailed in the Invercargill City District Plan and are to be calculated, designed, constructed and signposted in accordance with the requirement in the New Zealand Building Code.*

Car Parking Areas:

1. Car parking spaces shall comply with Figure 1 and Table 1.
2. Gradient: The gradient of car parking spaces shall be no more than 1 in 20 in any one direction.
3. Where the required parking area is outside the building, it shall connect to the building via a pedestrian access route.

Figure 1



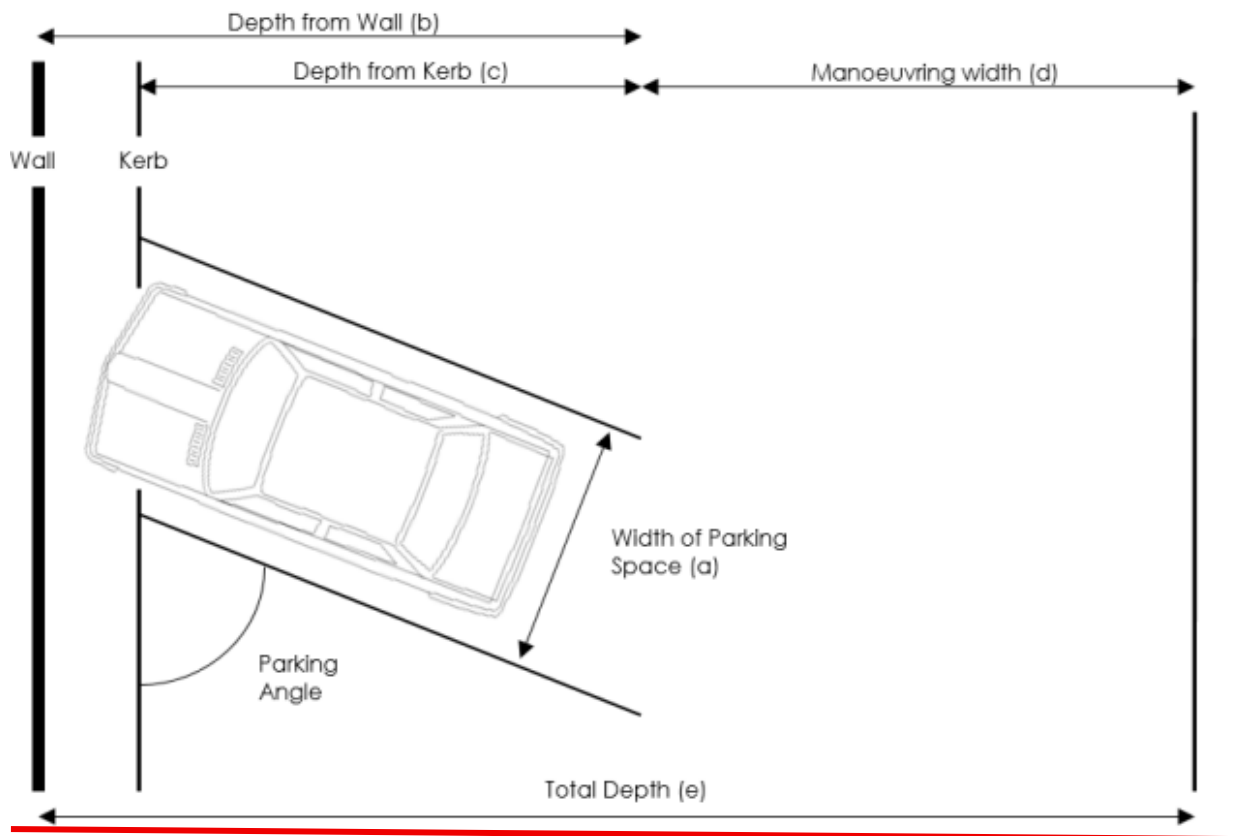


Table 1: Car Park Dimensions

ANGLE DEGREE	A	B	C	M	B + M	C + M
0	2.3	2.3	2.3	3.0	5.3	5.3
30	2.5	4.5	4.9	2.9	7.4	7.8
45	2.5	5.1	5.6	3.7	8.8	9.3
60	2.5	5.3	6.0	4.6	9.9	10.6
90	2.5	4.8	5.4	5.8	10.6	11.2

Note: Maximum kerb height = 150mm

Type of Parking		Stall Width (a)	Stall Depth		Manoeuvre Width (d)	Total Depth (e)	
			From wall (b)	From kerb (c)		One row	Two rows
Parking Angle	Type	ALL MEASUREMENTS ARE IN METRES					
90°	Nose in	2.4	5.1	4.1	7.9	13.0	18.1
		2.5			7.6	12.7	17.8
		2.6			7.2	12.3	17.4
		2.7			6.8	11.9	17.0
75°	Nose in	2.4	5.4	4.4	6.4	11.8	17.3
		2.5			5.8	11.2	16.6
		2.6			5.2	10.6	16.0
		2.7			4.6	10.0	15.4
60°	Nose in	2.4	5.4	4.5	4.5	9.9	15.3
		2.5			4.2	9.6	15.0
		2.6			3.9	9.3	14.7
		2.7			3.6	9.0	14.4
45°	Nose in	2.4	5.0	4.2	3.6	8.6	13.6
		2.5			3.5	8.5	13.5
		2.6			3.4	8.4	13.4
		2.7			3.3	8.3	13.3
30°	Nose in	2.4	4.3	3.7	3.0	7.3	11.6
		2.5					
		2.6					
		2.7					
0°	Parallel	2.5	Stall length 6.0 m		3.7	6.2	8.7

APP11-3 Private Ways and Right of Ways:

1. Private ways and right of ways are to be designed and constructed to comply with the standards set out in Table 1.

Table 1: Private Way and Right of Way Standards

Residential 1, 1A, 1B and 2 Zones			
Number of Lots	2-3	4-6	7+
Minimum Width	3.6 metres	4.5 metres	9 metres
Formed Movement lane	3 metres (sealed 5 metres in from property boundary)	3 metres (sealed 5 metres in from property boundary)	6 metres (sealed 5 metres in from property boundary)
Drainage	Interceptor sump required where more than 40m ² of impermeable area is graded towards the street.	Interceptor sump required where more than 40m ² of impermeable area is graded towards the street.	Interceptor sump required where more than 40m ² of impermeable area is graded towards the street.
Passing Bays	-	-	Every 50m, as set out in Figure 1.
Turning Heads	-	-	As set out in Figure 2.
Footpaths	-	-	Single sided, 1.5m width for concrete or 1.8m width for asphalt.
Lighting	-	-	Constructed and designed in accordance with Class P4 of AS/NZS 1158.

Residential 3 Zone			
Number of Lots	1-3	4-6	7+
Minimum Width	4 metres	4.5 metres	9 metres
Formed Movement lane	3 metres (sealed 5 metres in from property boundary)	3 metres (sealed 5 metres in from property boundary)	6 metres (sealed 5 metres in from property boundary)
Drainage	Interceptor sump required where more than 40m ² of impermeable area is graded towards the street.	Interceptor sump required where more than 40m ² of impermeable area is graded towards the street.	Interceptor sump required where more than 40m ² of impermeable area is graded towards the street.
Passing Bays	-	-	Every 50m, as set out in Figure 1.
Turning Heads	-	-	As set out in Figure 2.
Footpaths	-	-	Single sided, 1.5m width for concrete or 1.8m width for asphalt.

Residential 3 Zone			
Number of Lots	1-3	4-6	7+
Minimum Width	4 metres	4.5 metres	9 metres
Lighting	-	-	Constructed and designed in accordance with Class P4 of AS/NZS 1158.

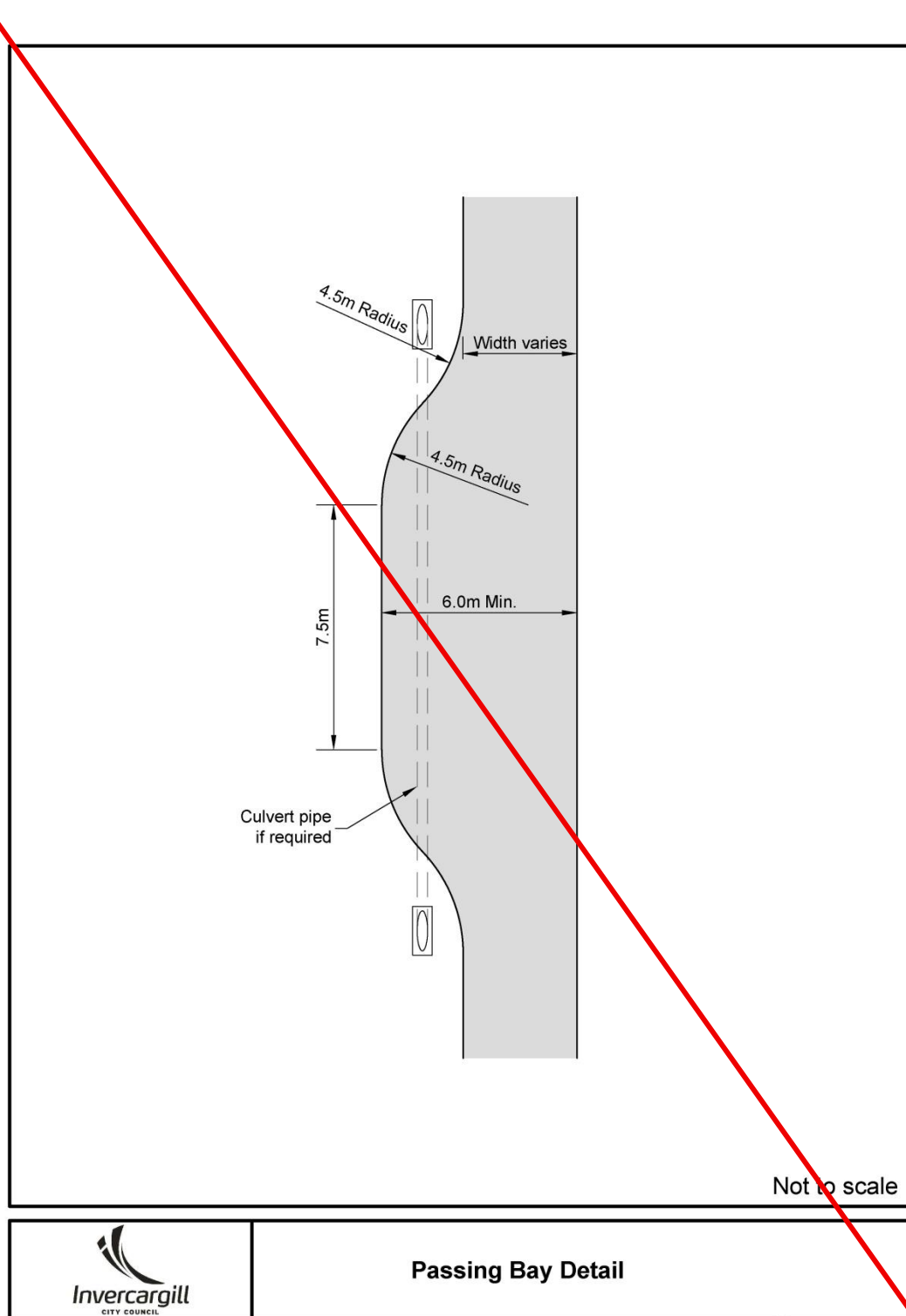
Residential 4, Rural 1, 2, and Otatara Zones			
Number of Lots	2-6	7+	
Minimum Width	6 metres	9 metres	
Formed Movement lane	In accordance with Figure 3.	6 metres	
Drainage	-	-	
Passing Bays	Every 200 metres	-	
Turning Heads	-	-	
Footpaths	-	-	
Lighting	-	-	

Residential		
Units Served	1 - 3	4 – 6
Minimum Legal Width (m)	3.5	4.5
Carriageway width (m)	3	3*
Drainage	Interceptor sump required where more than 40m2 of impermeable area is graded towards the street.	Interceptor sump required where more than 40m2 of impermeable area is graded towards the street.
Kerb type	Vertical or mountable	Vertical or mountable
Rural / Rural Lifestyle		
Units Served	1 – 6	
Minimum Legal Width (m)	6	
Carriageway width (m)	3*	
Kerb type	Nil	

*Passing bays (with a minimum 6m carriageway width) are required every 50m in urban areas, and every 100m in rural areas. Where a private way adjoins a Collector or higher, it shall also have a 6m carriageway width for a minimum length of 6m from the road boundary.

Note: Commercial and Industrial development will be considered on a case-by-case basis in consultation with the Council's Roading Manager.

Figure 1 – Passing Bay Detail



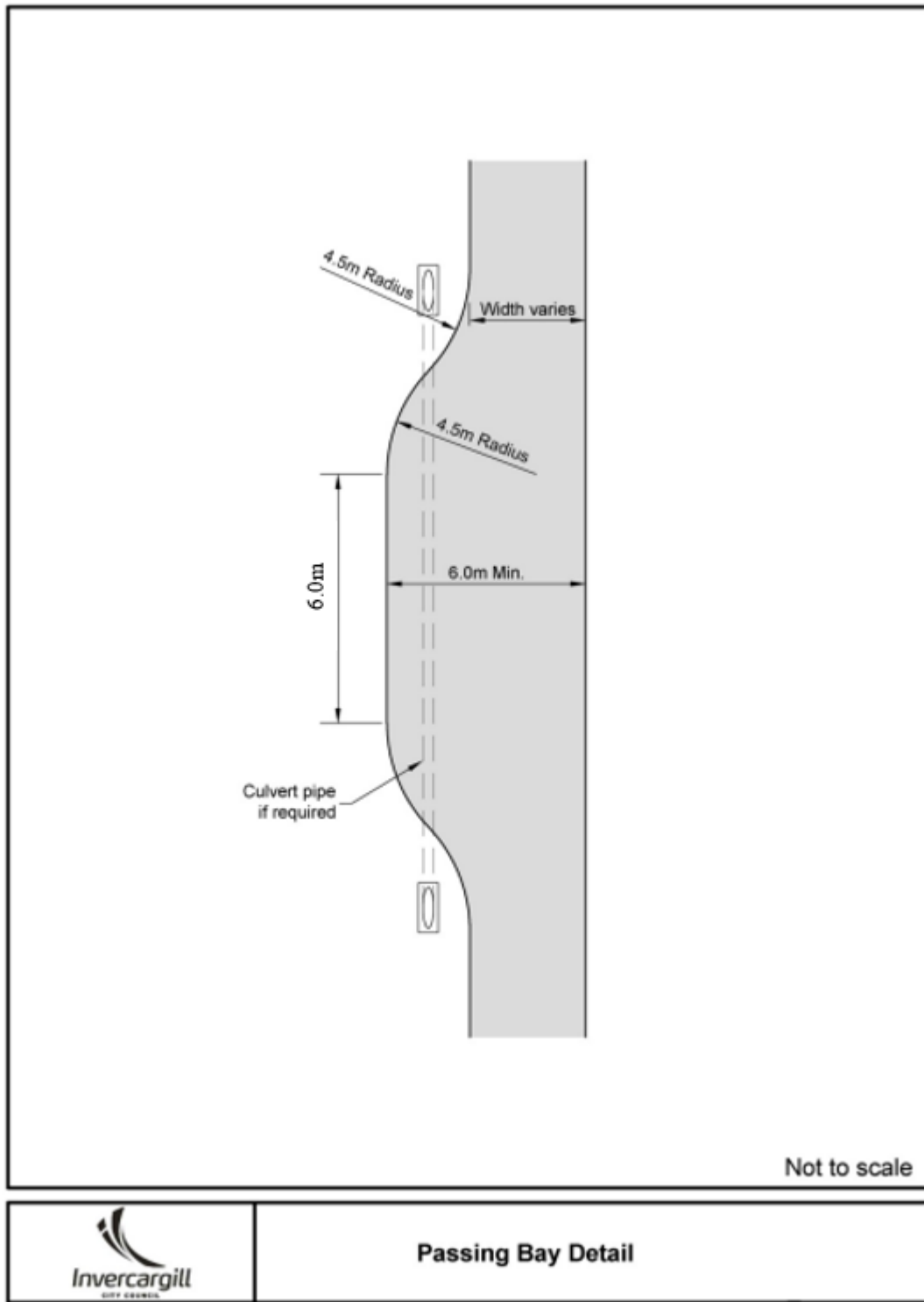


Figure 2 – No Exit Turning Areas

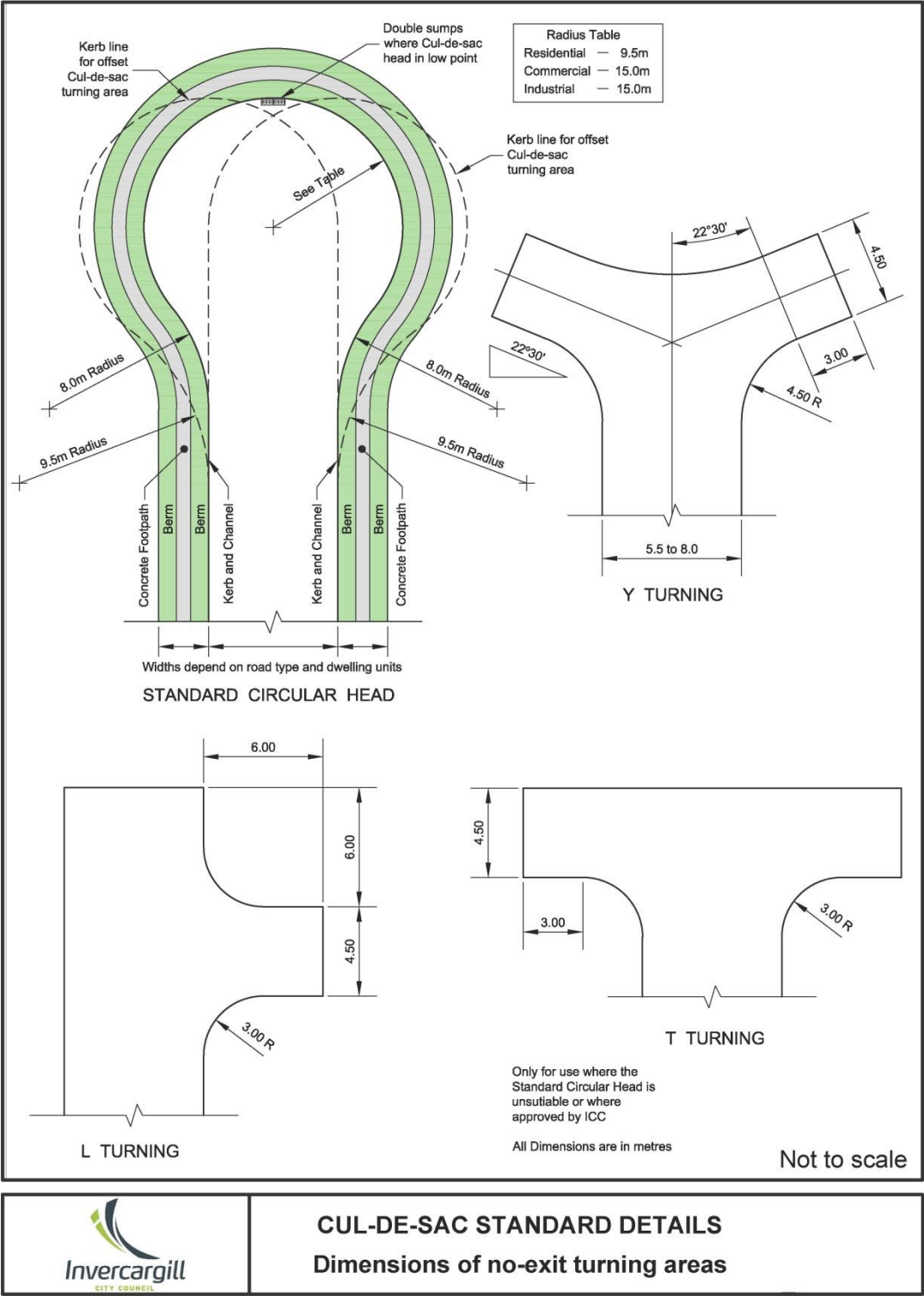
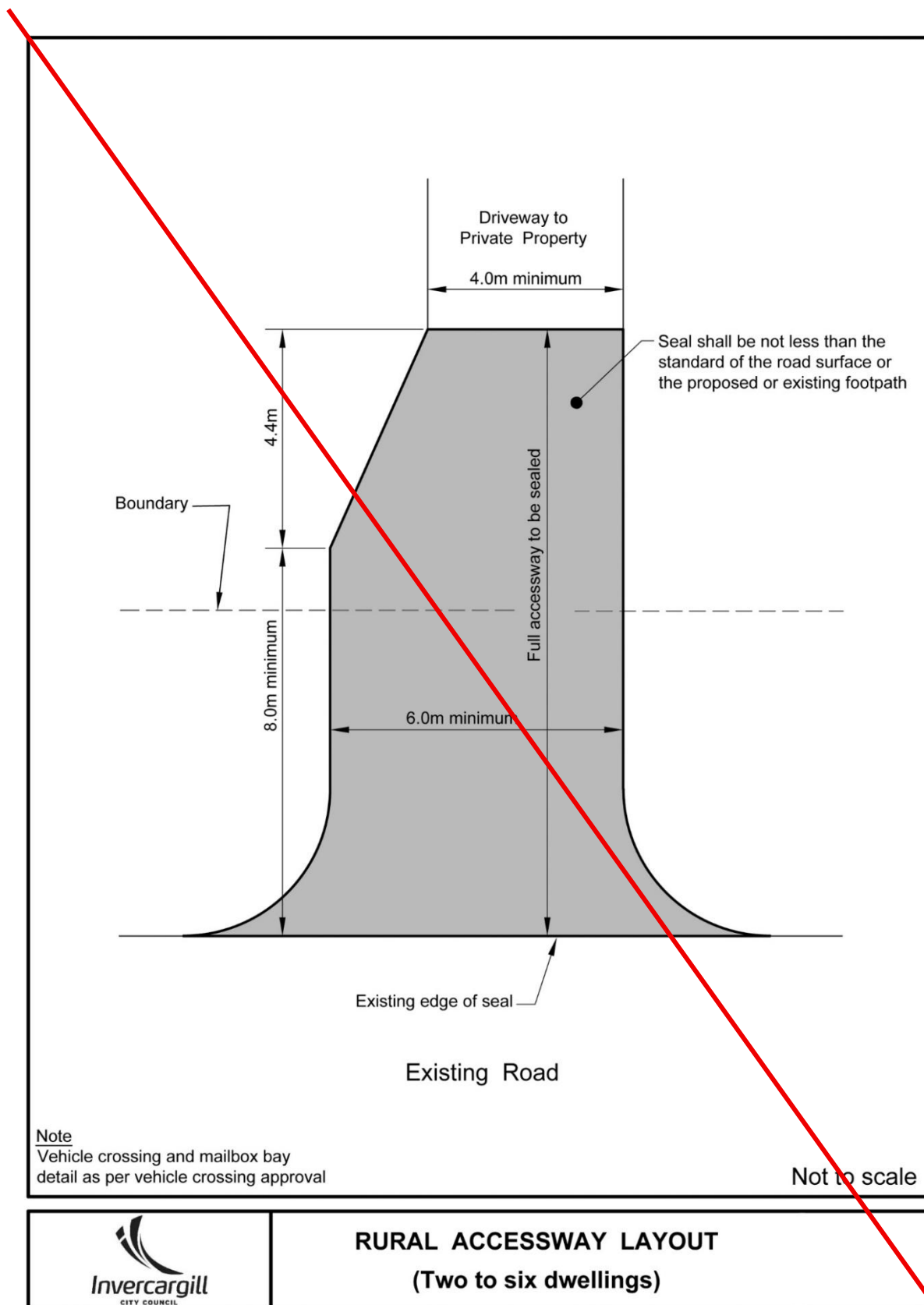


Figure 3 – Rural Accessway Layout

Figure 3a



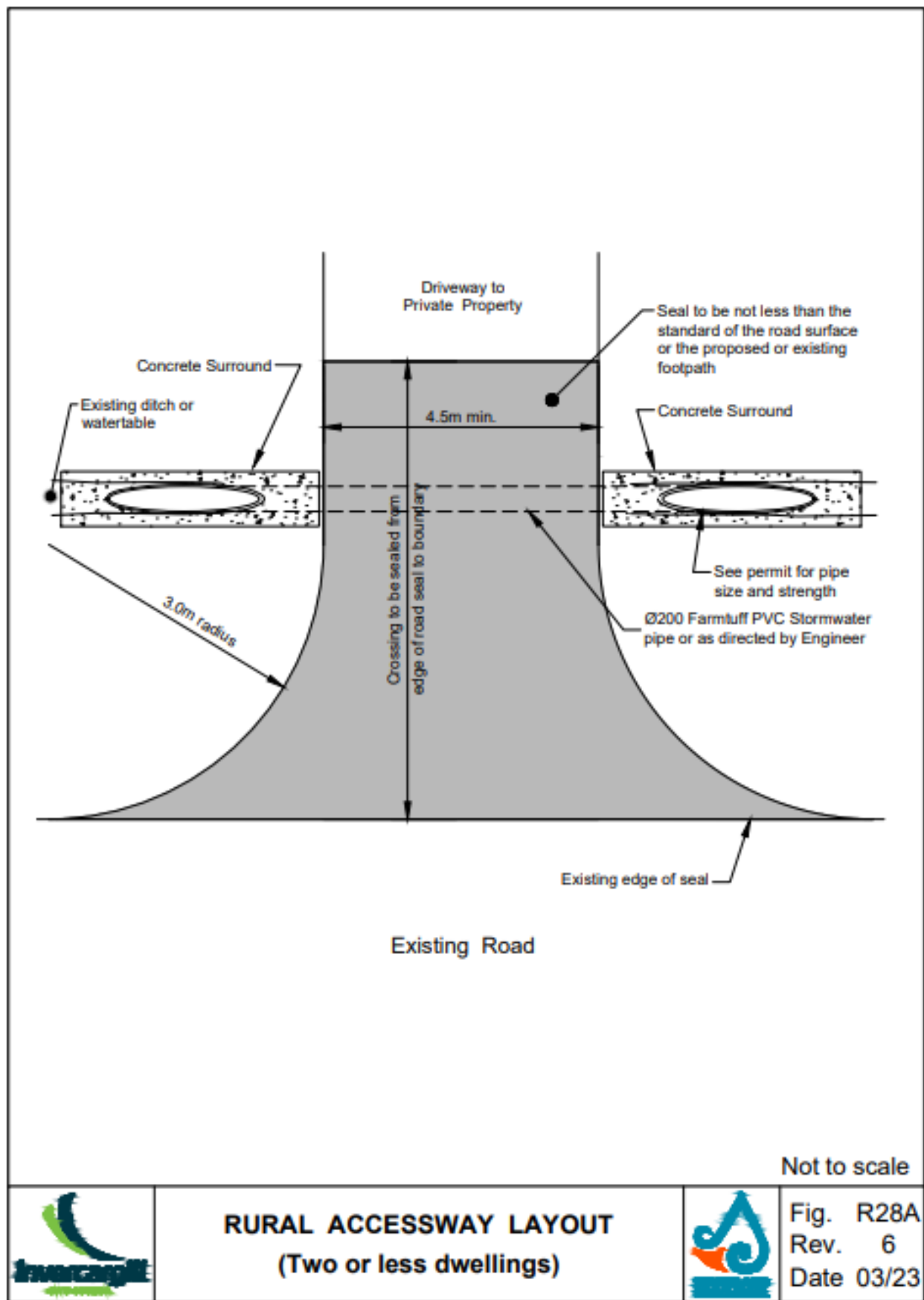


Figure 3b

