



Housing and Code of Practice Plan Change

We heard from the community last year when Council sought feedback on ideas to support quality housing development in the District Plan. Now is the time to have your say on our preferred approach for the upcoming Plan Change to the District Plan.

The Plan Change

This Plan Change aims to:

- Enable greater density and diversity of housing choice in the Residential 1 and 1A Zones in Invercargill;
- Promote well-designed housing to provide better social and environmental outcomes;
- Enable papakāinga housing and associated activities in the District; and
- Implement and decouple the Code of Practice for Land Development and Subdivision Infrastructure from the District Plan.

The Preferred Approach

We have considered different options when developing our preferred approach.

The preferred approach is summarised below, and you can read about it in more detail in the Preferred Approach Report.

ISSUE	OUR CURRENT DISTRICT PLAN	WHAT'S PROPOSED
Medium density housing closer to the CBD	In our Residential 1A (Medium Density) Zone east and south of the CBD, the permitted housing density is 400m ² , and people need a minimum of 2000m ² to apply for a discretionary* resource consent for medium density housing. We have heard that this is a barrier to developing quality medium density housing.	We plan to reduce the permitted density to 300m ² . People will be able to apply for a restricted discretionary resource consent (public notification precluded)** to develop to 200m ² . Higher density development will be a discretionary activity.
Greater housing diversity in Invercargill	In our Residential 1 Zone, density between 350m ² and 400m ² is a discretionary activity, and higher density development is non-complying*.	We plan on keeping the permitted 400m ² density the same, but making it simpler to develop to 350m ² (public notification precluded) as a restricted discretionary activity. Higher density development will be a discretionary activity.
Enabling papakāinga	Although our District Plan includes policies to enable papakāinga, it does not include any rules to support the development of papakāinga.	New definitions, policy changes and rules to better enable the development of papakāinga in the District.
Code of Practice	The District Plan includes references to the expired 2016 Code of Practice Bylaw.	Implement the new 2023 Code of Practice, and remove the old references from the District Plan.

* A discretionary or non-complying activity gives Council full discretion to consider all adverse effects on people and the environment, and full discretion to grant or decline the consent.

** A restricted discretionary activity (public notification precluded) means Council must only assess a resource consent application against the matters specifically listed in the District Plan, and the application must not be publicly notified.

Project Timeline



Where in the District Will These Apply?

We are not proposing to change the extent of any of the existing zones in the District Plan.

The plan changes proposes to makes changes to within the Residential 1 and 1A Zones in Invercargill only – the other residential zones will not be affected.

The Residential 1A Zone is located to the east and south of the CBD.

Most, but not all of the of the other residential areas in Invercargill are within the Residential 1 Zone. If you want to check if your property is within this zone, you can use our online maps, www.icc.govt.nz/public-documents/invercargill-city-district-plan-2019/

The proposed rules for papakāinga are likely to apply throughout the district in residential and rural zones. It is intended that the rules would be more enabling where papakāinga is developed on Whenua Māori / Māori land.

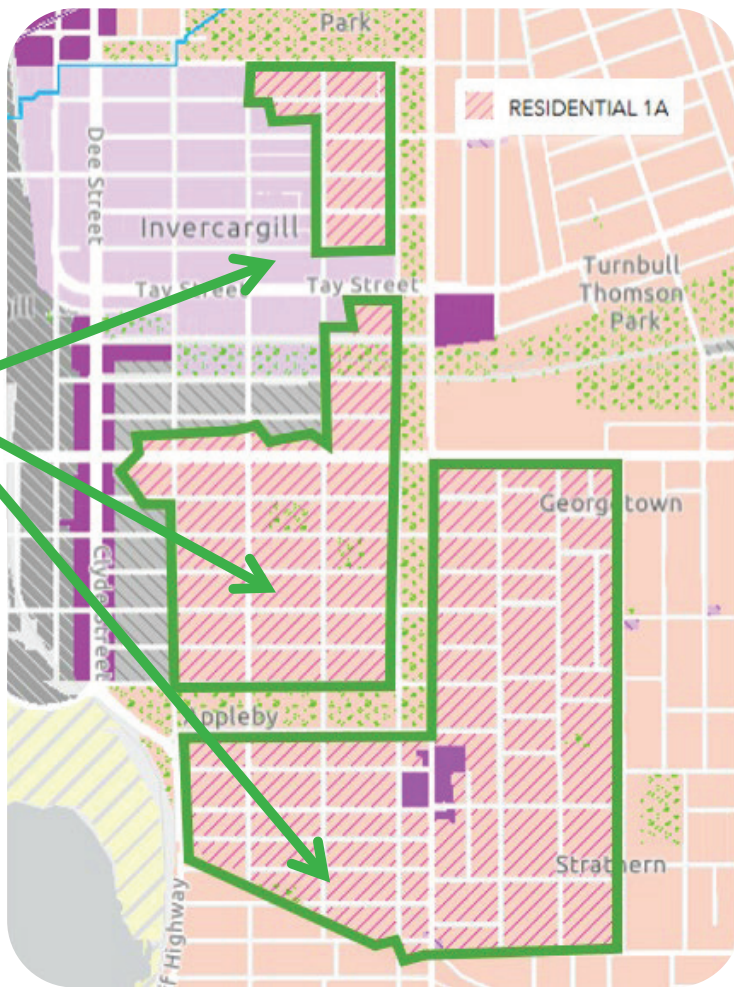
How to Have Your Say



We want to hear what you think about our preferred approach to the Plan Change and our survey is open from **12 May to 6 June 2025**.

Once consultation has closed, we will use this feedback to inform the drafting of the Plan Change.

The plan change will then be notified in October 2025 and there will be another opportunity to have your say on the specific policies and rules that are proposed at that time.



PROPOSED AREAS FOR PLAN CHANGE

How do I provide feedback on the preferred approach to the Housing and Code of Practice Plan Change?

The easiest way is to give feedback online using the survey form at letstalk.icc.govt.nz

Alternatively, you can pick up a feedback form and drop one off at Te Hīnaki Civic Building at 101 Esk St, the Invercargill Public Library or the Bluff Service Centre.

You can also email your feedback to the Planning team at planning@icc.govt.nz

Post: Housing and Code of Practice Plan Change
Private Bag 90104,
Invercargill 9840



Submissions are due by 5pm, 6 June 2025.

