



Summary of Community Feedback on Preferred Approach for the Housing and Code of Practice Plan Change

30 June 2025



INTRODUCTION

We initially heard from the community in 2024 when Council sought feedback on ideas to support quality housing development in the District Plan. Since then, Invercargill City Council has developed a Preferred Approach to inform the upcoming Proposed Housing and Code of Practice Plan Change.

The 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.

Public engagement on the Preferred Approach has recently closed, and this document provides a brief summary of the feedback received to inform the development of the Plan Change.



WHAT HAPPENS NEXT?

The Plan Change is now being prepared, and the community will have another opportunity to have their say by making a formal submission in October this year.

ENGAGEMENT APPROACH

Community and stakeholder engagement on the Preferred Approach was open for four weeks from 13 May to 6 June 2025. During this time, we:

- Wrote to over 100 different stakeholders, organisations, groups, and individuals with an interest in the Plan Change to let them know about the Preferred Approach, how they can have their say, and next steps in the process;
- Held drop-in events at the Farmers Market and The Pantry – where the community could stop in to ask questions and provide their feedback;
- Advertised opportunities for the public to have their say through social media channels;
- Held a practitioners event where we presented the Preferred Approach to local planners, surveyors, drafters, designers and architects for their feedback;
- Sought public feedback through an online and paper copy survey, with 29 responses received;
- Continued to partner with Te Ao Mārama on the Preferred Approach to papakāinga; and
- Met directly with a number of different stakeholders; including:
 - Te Puni Kokiri;
 - Southland District Council;
 - Great South;
 - Te Whata Ora; and
 - Kainga Ora.

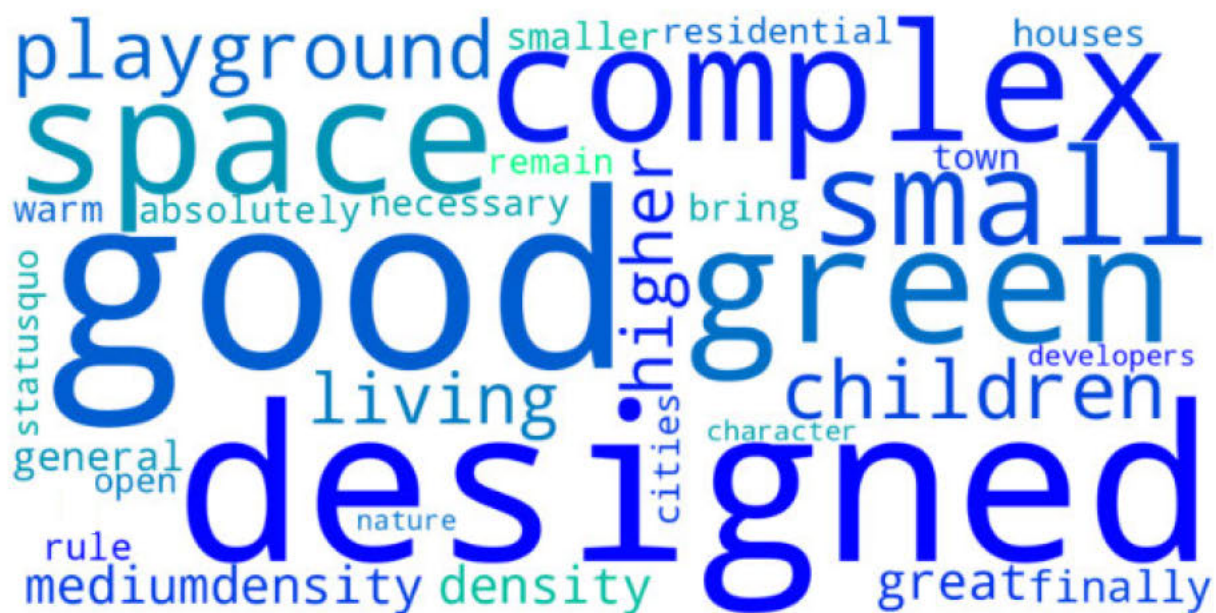
Appendix A includes a record to the survey responses we received over this time.



FEEDBACK ON THE PREFERRED APPROACH TO THE RESIDENTIAL 1 AND 1A ZONES

Most feedback was generally supportive of the Preferred Approach in the Residential 1 and 1A Zones. Many consider the changes will provide more lifestyle options and affordability, including for older residents. Encouraging modern, compact housing developments could offer functional, well-designed homes that better meet the needs of owners and investors. Some of the comments received related to the potential to improve public transport, optimise the use of existing amenities, and the importance of green spaces.

In terms of specific comments on the Residential 1A Zone, there is broad general support for the Preferred Approach, with many emphasising the need for medium-density housing to fill gaps in the market and provide improved options for residents. Some of the associated feedback emphasised the need to better tie in urban design outcomes, solar design, and that walkability and access to green spaces should be prioritised. Some also considered this type of development should be extended beyond the current Residential 1A Zone extent.



Specific feedback about the proposed densities was mixed, with most supportive of the change, some seeking more or no density limit, and other seeking to retain the status quo.

Some of the general feedback received expressed concern the changes may alter Invercargill's neighbourhood character and sense of community and reduce privacy. Other feedback included potential strain on infrastructure, off street parking and traffic, increased stormwater runoff, decreased biodiversity, carbon emissions, and concerns about property values. Some raised concerns that developers may prioritise profitability over building suitable homes, and some considered there was not enough information

provided, and that more research was needed to understand the changes.

FEEDBACK ON THE PREFERRED APPROACH TO PAPAKĀINGA

Most participants did not comment, and approximately half of those who responded were generally supportive of the Preferred Approach, with a few examples of feedback provided below:

...in favour of Māori being able to follow tikanga...

...important to provide for this...

...appropriate that you are consulting with māori to make sure their needs are met...

The rest of the feedback received regarding better enabling papakāinga in the District Plan was mixed. Some felt it was not their place to provide feedback, others sought to better understand what was proposed and why it was needed, and some feedback was not supportive of the proposal.

FEEDBACK ON THE PREFERRED APPROACH TO THE CODE OF PRACTICE FOR LAND DEVELOPMENT AND SUBDIVISION INFRASTRUCTURE

Most participants did not comment, and most of the feedback that was received related to broader comments regarding subdivision, density, and requests to rezone other areas. Feedback that was more relevant to the question included comments that:

- an update was 'definitely needed',
- that the 'cost of subdivision needs to be affordable'; and
- that ensuring appropriate stormwater management in new developments is important as hard stand areas will increase.

OTHER FEEDBACK RECEIVED

The last survey question asked participants for any other feedback they had on the Preferred Approach. Key themes in feedback received are summarised below:

- Use good examples from other cities and ensure there is green space and safe play areas
- More usable housing closer to the CBD is supported
- When will other extensions to the residential boundaries be looked at?
- The approach seems well thought out
- An urban design guide is supported, and people should be able to provide feedback to it
- Acknowledgement that the Resource Management Act is only one tool, and the importance of local projects to improve housing

APPENDIX A: SURVEY FEEDBACK RECEIVED

The District Plan Residential 1 Zone is our main residential zone in Invercargill. We are looking to make it easier for resource consents for new housing where the proposed density is between 350m² and 400m², and to change the non-complying activity status for higher density housing to discretionary - to encourage greater diversity of housing choice where housing is well-designed. Do you have any specific feedback on these changes?
Have you not learnt from other districts on this
This is good if by "well designed" you mean that each complex will have its own green space with small playground for the children living in the high-medium density housing.
It's a great idea..... finally!
I support the general thrust of the proposed changes.
Absolutely necessary, need to keep up with other cities and towns doing the same. Bring on more town houses for those who want new warm and smaller
I do not support the proposed rule changes to Residential Zone 1. The status quo should remain. The proposed changes open the door to developers to radically change the character and nature of the zone. The current rules protect amenity values of the neighbourhood(s) and community feel. Increasing the density in this zone will place more pressure on infrastructure, parking and traffic volumes. It is likely to lead to a lack of privacy currently enjoyed by home owners as multi-story dwellings are constructed and housing density increases. Reduction in lot sizes will also increase hard surface areas leading to an increase in stormwater run-off, a reduction in biodiversity and an increase in carbon emissions as housing density increases. It will also lead to a decrease in existing land values due to an increase in housing intensification - especially in the case of a multi-story development being adjacent. Finally with an aging population, elderly residents want single story dwellings with some yard space to enjoy activities like gardening. 400 sqm is a suitable size to achieve this.
Let's add more smaller housing.
I approve of these changes. We need more high density housing specifically for elderly and disabled people in this zone, but as much of the time it is developers building and selling, I would suggest having some guidelines, measures or pre-approved designs for housing that is suitable for disabilities - wheelchair friendly, etc to ensure suitable housing stock US built not just the cheapest, highest yield stock for developers.
Changing the density in the area on the periphery of central Invercargill would seem to make sense. The city, from the day it was originally laid out, has always taken up as much space as was available. The city is famous for its wide streets after all. Allowing for in-full housing on the area around the periphery of the central city is an obvious thing to do, and in my view a positive step for the city.
Fully support this
I feel that there are too many housing being squished onto such small property sizes. They should be limited to x2 dwellings per 400m²
As an long term resident of Invercargill and also an investment property owner I would like to see a change to the district plan for more housing to be added to existing housing to provide more rentals to the greater public
only that emphasis should be given to 'where housing is well designed'. Please also refer to feedback regarding Residential 1A Zone.
I am very interested in anything that increases housing supply, and gives more lifestyle options. A garden would be lovely, the time to tend to it would be even better. But what I actually need is stable, healthy, and affordable shelter.
I support making it easier to obtain resource consents for new housing where the proposed density is between 350m² and 400m², and changing the activity status for higher-density housing from non-complying to

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discretionary. Overall, I believe there is will be growing demand for smaller, low-maintenance homes. The idea of the 'good life' is no longer tied to a house with a large section.

Hopefully icc looks into basic services like water, sewage are up to standard to be able to cope with the more housing, DON'T WANT another debarkle like QLDC

like Invercargill for the fact housing isn't so dense

There is no need for minimum Lots sizes at all within the residential zone. Bulk factors such as density, permeable, recession planes, yard separation, outdoor living are enough to control Lot sizes. Current system does not allow for the option of a tiny home. i.e. 60m² house has to go on a 400m² lot. When a 150m² lot would suffice at 40% site coverage. Admittedly there may be service constraints however lot size has no impact on stormwater. It would increase demand on water supply and foul sewer but one 160m² house on 400m² oppose to two 80m² houses on 200m² each would not double the demand on services.

Increasing density would support bus services and make better use of existing amenities and services without adding urban sprawl. Ultimately public demand will determine Lot size and if no demand for a 150m² Lot then developers will not create them.

Your detail is not sufficient to give fully informed feedback.....Is Council taking into account the proposed changes in the pipeline to the Resource Management Act? Is that what is meant by your reference to Granny Flats? <https://environment.govt.nz/news/reforming-the-resource-management-system-replacing-the-rma/>¹

i think its a great idea, the 1/4 acre dream is a thing of the past

I support the proposed changes to allow higher density housing in the Residential 1 Zone. From what I have observed in cities like Christchurch and Queenstown, recent developments often focus on small, high-quality new homes around 350–450m². These homes are not only functional and modern but are also more affordable and better suited for both owner-occupiers and investors. For example, developments like Henry's Farm and the new Park Ridge Lakehead Estate in Queenstown demonstrate how small-sized new houses can meet the demand for modern, compact living without compromising on quality. In comparison, Invercargill's rental market currently lacks such options. Most available rentals are either large older homes or newer but oversized and expensive properties. This leaves limited choices for young couples or individuals looking for smaller, affordable, and well-designed homes. Supporting higher-density developments will help address this gap and meet the needs of the next generation of residents.

I have no significant concern with this. I would prefer the discretionary activity status to provide for written approval from adjoining neighbours rather than preclude it.

While I am favor in general I am concerned that the changes don't offer the flexibility to be of benefit in the area show. When I asked ICC they hadn't undertaken the research to understand how many properties in the area would be available or impacted by the change, as there are numerous developed areas within this area. In my opinion continually trying to base the developments to land size is too restrictive and it should be more tied to good urban design. The 'Granny Flat' rules (2026) will allow far more than ICC are allowing.

The restricted density should be 300-400m² as there are a large number of sites within Residential 1 Zone that would just be under the 350m² cut off therefore discretionary consent. There are multiple examples within Zone 1 where properties have already been subdivided to below the 350m² level successfully.

I support this change - will provide more flexibility and potentially reduce sprawl on the fringes of the city.

It is also important to give emphasis on housing being well-designed, in Residential 1A, Zone in terms of aesthetics of the building and the streetscape to maintain street and neighbourhood amenity, and to promote better health and wellbeing outcomes for the house occupants themselves. Requirements should still allow for

¹ The following response has been provided to the respondent: Council is keeping a close watching brief on the proposed changes to National Direction under the Resource Management Act 1991, and the resource management reforms. The government is proposing a new National Standard for Granny Flats, which once in effect, all Councils must comply with.

The District Plan Residential 1 Zone is our main residential zone in Invercargill. We are looking to make it easier for resource consents for new housing where the proposed density is between 350m² and 400m², and to change the non-complying activity status for higher density housing to discretionary - to encourage greater diversity of housing choice where housing is well-designed. Do you have any specific feedback on these changes?

sufficient solar gain, and it would be good to see evidence that this matter has been given ample consideration in terms of the new recession plan height and angles, as well as boundary setbacks.

Solar gain is especially important in Invercargill due to our short sunlight hours and low sun position during winter. Sufficient sun is important for the mental health of our residents, and for the ability to dry washing outdoors (temperature and rain allowing) to save on energy costs.

The District Plan Residential 1A Zone is our medium density housing area closer to the CBD. We have not had the housing development in this area that we anticipated, and have heard that our current rules are a barrier to developing medium density housing and attached smaller homes. We are proposing some key changes to the objectives, policies, and rules to make developing well-designed medium density housing more attractive. Do you have any specific feedback on these changes?

Keep walkability in mind when approving compact housing in the CBD and usable green spaces.

Excellent

I support the general thrust of the proposed changes. But really want you to make it easier for 1A owners to be able to build granny flats without the same high level of existing consenting costs and requirements. But still maintain enough checks to ensure buildings are watertight etc.

We need the new area to expand north to Gala St. investment in new 2 level town houses will occur north of Tay St. small single level will occur south, imo

I support increasing medium-density housing in Invercargill and any changes that would make it easier to develop this type of housing. While medium-density housing won't suit everyone, it provides a valuable option for those who prefer a smaller, more manageable home, or those want to live closer to services and amenities.

However, I do think it's important that access and proximity to green spaces is taken into account when planning and approving higher-density developments. Evidence in public health literature is clear that access to green spaces supports mental health and general wellbeing, and this should be considered as the city grows and intensifies.

Make it easier to sub divide and make smaller housing more available

People don't want to buy if build in Appleby because it feels rundown, a bit dangerous and like bogan territory. If it is invested in and made to feel safe, it might be more attractive.

I think this should also extend north, Avenal area as well. We need apartments in Invercargill.

Stick to 1 dwelling only. No attachments. Again you are filling up properties with a lot of houses squished into small spaces. People want back yards not to be looking into there neighbours kitchens

Density closer to town makes the most sense. Less traffic on the roads if people can walk to cycle to work.

I support the proposed changes to this zone.

The medium density concept is a good one, but no mention is made of how the plan is to accommodate parking. People will still want to drive and park vehicles, even within walking distance of amenities. Will the greater density housing accommodate off-street parking or will it result in on-street parking? Totally not in favour of higher density if it doesn't include off-street parking.

apartment style housing close to town is attractive in other cities and i think Invercargill needs that option too. I stay in the new apartments in the CBD in Christchurch for a few nights every 6 weeks for work. I couldn't understand the attraction for a start but now I have been staying in these I get it. Its simple, compact and convenient

The District Plan Residential 1A Zone is our medium density housing area closer to the CBD. We have not had the housing development in this area that we anticipated, and have heard that our current rules are a barrier to developing medium density housing and attached smaller homes. We are proposing some key changes to the objectives, policies, and rules to make developing well-designed medium density housing more attractive.

Do you have any specific feedback on these changes?

Get the basics right first

I agree with making it easier to develop medium-density housing closer to the CBD. Currently, there is a clear lack of smaller, well-designed attached homes in Invercargill, especially compared to other regions. Removing the regulatory barriers would allow more efficient use of land and create better housing options for a diverse range of residents.

This is important not only for local families and young professionals, but also to attract new people to the area by offering modern, affordable homes in convenient locations. Ensuring that these homes are well-designed will help create vibrant, livable communities.

I support the proposed amendments. In particular that notification is precluded. A significant issue for developers that we have worked with is that Council has required neighbours approvals even where the development is on areas equal to or over 2000m² and in compliance with the Res 1 standard. This has not occurred in all cases but we have had developments proceed to a hearing because of one neighbour objecting to the density - this is a significant cast barrier for developers - particularly less experienced ones.

I'd like to see more apartment type housing in the CBD area. This would be a positive change and provide more options for people to buy / rent.

As for the previous point, without a true understanding how the rules actually affect the properties already in the zone how can there be any planning?² When I asked ICC they hadn't undertaken the research to understand how many properties in the area would be available or impacted by the change, as there are numerous developed areas within this area. In my opinion continually trying to base the developments to land size is too restrictive and it should be more tied to good urban design.

Again, I see no problem with the proposed changes to the housing density of zone 1A. Higher density in this area of the City, again makes sense. Assuming issues like parking, noise control and sound proofing buildings are sympathetically managed the overall change would be good for the city.

We are exploring changes to the District Plan zone rules to better enable papakāinga on Whenua Māori and in our residential zones.

Do you have any specific feedback on these changes?)

I don't fully understand this matter or what it entails, and have had limited time to find out about it.

Give this a rest

Excellent idea

Again, needs to happen but would suggest at the Marae or larger blocks of land

There should be no special rules for any ethnic group. One country, one people, one rule.

I am not involved in that at all, but I appreciate that you are consulting with māori to make sure their needs are met.

Or ruin nice areas. Keep it to middle or higher class citizens. You'll end up with way more areas like Appleby or Glengarry. Do you want Invercargill known for its ghettos

How can we comment on how you want to "better enable papakāinga" when you don't define it fully? You note "Through the Plan Change we will be working with Mana Whenua to define what papakāinga means for our District." That is too general a statement for the purposes of this survey - in order for a ratepayer to make a

² The following response has been provided to the respondent: A Preliminary Feasible Development Capacity report for the Plan Change was prepared by Rationale in April 2025 and is available at <https://letstalk.icc.govt.nz/housing-and-code-of-practice-plan-change>. Further detailed Feasible Development Capacity reporting is underway to inform the Plan Change.

We are exploring changes to the District Plan zone rules to better enable papakāinga on Whenua Māori and in our residential zones. Do you have any specific feedback on these changes?)
fully informed observation/ feedback. Who defines/determines what is Māori land within the residential zones being discussed? Could all the residential areas under discussion end up as Whenua Māori land? Could that result in segregated housing? How are the rights and equality of non-Māori guaranteed? What in-put do/will non-Māori have on the definition of what papakainga means for Invercargill? ³
I'm in favour of Māori being able to follow tikanga, and don't wish to deny them that.
I support making it easier to enable papakāinga on Whenua Māori and in residential zones.
no concerns
reviewing the plan to fit our community needs is always important but as with point 8, basing rules changes without solid knowledge of the potential for the rules used isn't a good process
I don't believe this needs to be a priority.
This would be a positive result allowing for a more diversified city.
Again I see promoting Papakainga housing as a good thing, though when I first read this proposed change I thought you were talking about Papakainga Housing in central Invercargill. Im now assuming that isnt what you mean, but more likely that style of housing on Marae in the city. If thats correct, that could have been made more clear in your document. Again I have no problem with that, but in theory that could be developed as part of a zoning policy for Marae nationwide. Someone may have thought of this and be working on it, however it would be difficult to say how that would be viewed by the current Government. ⁴
Support this change - I important to provide for this.

Do you have any specific feedback on our proposed changes to update the District Plan as it relates to our Code of Practice for land Development and Subdivision Infrastructure?
No, I'm not very familiar with the COP for Land Development and Subdivision Infrastructure
out the gate
Change zone 2 aswell
I approve of higher density housing in these zones, I just hope it will both clean up Appleby and that the housing provided will be fit for our elderly and disabled folk as they age into it.
Subdivisions to be 1 dwelling per 400m2 not 3 or 4 dwellings.
Yes, we live at [REDACTED] which is just outside the residential boundary, we are zoned as rural. However opposite us is the Inverurie subdivision. We believe it is time for the residential zone to be extended further out bainfield road to enable more housing to be developed in this area which is so close to the CBD and other amenities
Update is definitely needed.
Not keen
no concerns
Update is definitely needed
The cost of subdividing needs to be affordable.

³ The following response has been provided to the respondent: A further opportunity to have your say on the Plan Change will be available when the Plan Change is publicly notified for submissions in October this year. This will include definitions for key terms, and you will be able to provide a formal submission on the specific at that stage.

⁴ The following response has been provided to the respondent: The plan change is exploring how papakāinga can be enabled in residential zones, not commercial zones like the CBD. The Government is also currently consulting on a proposed National Environmental Standard to apply a nationally consistent approach to enabling papakāinga, and Council is watching this closely so that these are developed consistently.

Do you have any specific feedback on our proposed changes to update the District Plan as it relates to our **Code of Practice for land Development and Subdivision Infrastructure**?

If making these changes important to ensuring appropriate stormwater management in new developments, as these will be more hard standing areas, less infiltration and more runoff - especially with climate change.

Do you have any other feedback on our preferred approach to the Plan Change you wish to make?

Get back to basics and get the basics right, this Council is a shambles

Yes, good on you for trying, just do it

I like the vision for our community

Keep it simple and stop bowing and scraping to [REDACTED]. They ruin the land and make areas less desirable to others. Marginalization people. It's there for a reason.

Thank you

there will be nay sayers with this but having spent a lot of time in apartments in Christchurch I see the appeal and it gives people with sizeable sections options, not everyone wants a massive section which takes time to maintain, sub divide, sell to a developer or make income yourself. Its what Invercargill needs.

Yes, I firmly believe that there should be a residential design guideline such as those that other councils or new subdivisions have. In my view there are many examples of poor design in Invercargill, particularly in South Invercargill. I have attached another document which elaborates more on this and includes photographs/screenshots, mainly from my own neighbourhood in South Invercargill. I understand that developers often don't want to throw much money at a development but this should not be a reason for poor outcomes in terms of design aesthetics (for both the neighbourhood/street and the occupants), or poor practical, quality of living, or solar gain outcomes.