

Plan Change 2: Housing and Code of Practice

Invercargill City Council has been working since September 2024 on preparing a Plan Change to address housing need in Invercargill. There is enough zoned land to accommodate housing growth generally, but there is existing unmet need for smaller attached medium density housing within a 1.5km radius of the CBD. Amending the District Plan rules will help unlock development to address this.

Our District Plan policies and rules do not enable medium density housing development. We have modelled the proposed Plan Change approach against a range of growth scenarios and options, and the Plan Change would unlock significant new capacity that would meet high-growth needs to ease central housing shortages.

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 through changes to objectives and policies; and
- Delete references to the expired Invercargill City Council Bylaw 2016 and update to reference the Code of Practice for Subdivision, Land Use, and Development which sits outside the District Plan.

There are no changes to zone boundaries.

An urban design guide has been prepared as a resource to assist applicants to design proposals that achieve good urban design. It does not form part of the plan change and is included in the documents to provide context only.

Scope of Plan Change:

Enable Housing Density and Diversity

Amend the Residential 1A (Medium Density) Zone policies and rules:

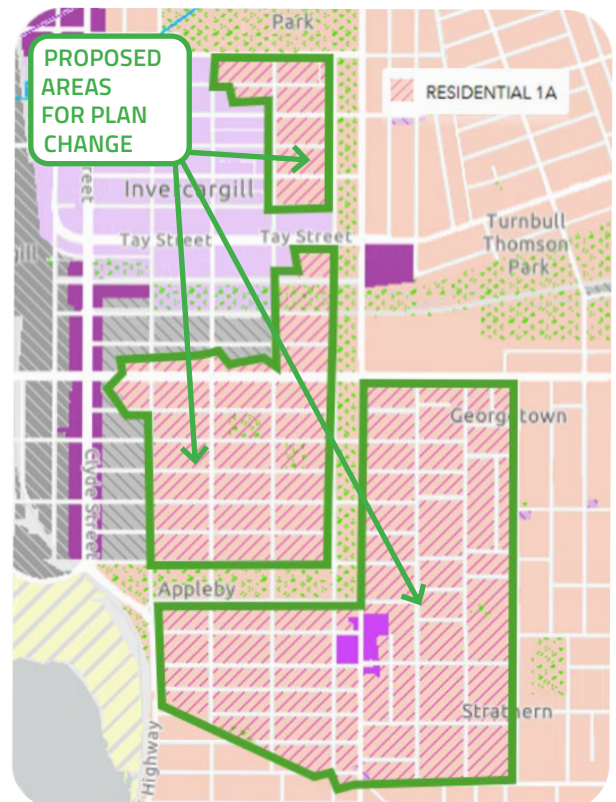
- Change the permitted housing density from 400m² to 300m²
- Enable density between 200m² to 300m² as a restricted discretionary activity (public notification precluded)
- Less than 200m² to be a discretionary activity
- Medium density specific rules apply for setbacks, coverage, open space, outlook, glazing etc

Amend the Residential 1 Zone policies and rules:

- Change density between 350m² and 400m² from discretionary to be a restricted discretionary activity (public notification precluded)

- Change less than 350m² from non-complying to be a discretionary activity

Code of Practice - The proposed changes remove the definition and references to the expired Bylaw, within the relevant overviews, methods, explanations, and rules, to reference Council's COP generally, and update transport diagrams to match the 2023 Code of Practice.



Plan Change notification process:

The Plan Change has now been notified and is open for submissions. The correct form must be used.

Plan Change documents, including the submission form, changes to provisions and technical supporting documents are available at letstalk.icc.govt.nz

Submissions close at 5pm, 13 February 2026. Council will then summarise submissions and notify them in mid March for further submissions. Further submissions will close around the end of March. Depending on the number of submissions received, a late May hearing is likely, with decision on the Plan Change made by the third quarter of 2026.

