



INTRODUCTION

Plan Change 1 to the Invercargill City District Plan 2019 was publicly notified on 25 June 2021 in accordance with the provisions of the First Schedule of the Resource Management Act 1991. The submission period closed on 23 July 2021.

This document summarises the submissions received on Plan Change 1 and the decisions and changes sought from each of these submissions.

The summary contains the following information (read from left to right):

1. The submitter number (Headed 'Number')
2. The name of the submitter
3. The type of submission made in respect of the Plan's provisions
4. A summary of the submission and any decision or change sought

Copies of the full submissions may be inspected at the Environmental and Planning Services Directorate, Fourth Floor, Civic Administration Building, 101 Esk Street, Invercargill

The following people may make a further submission:

- Any person representing a relevant aspect of the public interest; and
- Any person that has an interest in the Plan Change greater than the interest that the general public has; and
- The local authority itself.

A further submission must be limited to a matter in support of or in opposition to a submission already made. For this reason a further submission cannot extend the scope of the original submission and can only seek allowance or disallowance in whole or part of the original submission.

A standard form for making a Further Submission can be obtained from the following locations.

- Civic Administration Building, Ground Floor, 101 Esk Street, Invercargill
- Bluff Service Centre, Gore Street Bluff
- Invercargill Public Library, Dee Street, Invercargill
- Invercargill City Council Website – <https://icc.govt.nz/tepuawaiplanchange/>

Alternatively, Further Submissions can be made to like effect of Form 6 of the Resource Management (Forms, Fees, and Procedure) Regulations 2003.

Further submissions must be received by the Invercargill City Council on or before **Friday 27 August 2021**.

A copy of the Further Submission must be served on the person or party making the original submission within five (5) working days of lodging it with the Invercargill City Council.

After the period for Further Submissions has expired, the Council will set a Hearing date(s) to consider the submissions lodged and Further Submissions in support or opposition. Following the Hearing, the Invercargill City Council will issue decisions on all submissions lodged. Any submitter or further submitter not satisfied with the decisions made may lodge an appeal with the Environment Court.

Any queries regarding the summary of submissions or Plan Change 1 should be directed to Grant Fisher, Senior Policy Planner on (03) 211 1777, or via email at planning@icc.govt.nz.

NUMBER	NAME OF SUBMITTER	ADDRESS FOR SERVICE
1	Mr Cohen Stewart	48 Renfrew Street Waikiwi Invercargill
2	Waka Kotahi NZ Transport Agency	Dunedin Office / AA Centre 450 Moray Place PO Box 5245 Dunedin 9058 New Zealand
3	Southland Business Chamber	48 Esk Street Invercargill PO Box 856
4	Southland Housing Action Forum	48 Esk Street Invercargill PO Box 856
5	Public Health South	23a Forth Street Invercargill 9810
6	Bonisch Consultants	19 The Crescent PO Box 1262 Invercargill 9840
7	Ministry of Education	C/- Beca Ltd PO Box 13960 Christchurch 8141
8	Devatis NZ	69 Mount Iron Drive Wanaka
9	Haas Consulting	PO Box 416 Wanaka 9343

SUBMISSION NUMBER	SUBMITTER	TYPE	SUMMARY
1	Mr Cohen Stewart	Support	<p>The submitter supports the proposed Plan Change in its entirety. They state that the proposed Plan Change will benefit the immediate area and Invercargill as a whole.</p> <p><i>DECISION SOUGHT:</i></p> <p>The proposed Plan Change be accepted in its entirety.</p>
2	Waka Kotahi NZ Transport Agency	Neutral	<p>The submitter states that the Government Policy Statement on land transport focuses on four strategic priorities, including travel choice and climate change. They encourage the inclusion of multi-modal transport options such as pedestrian footpaths and cycling lanes.</p> <p>The submitter notes that the Integrated Transport Assessment provided in the original plan change application states that footpaths will not extend along the full frontages of the site on Rockdale Road and Tramway Road. They advocate for the footpaths to be extended for the full length of these frontages.</p> <p>The submitter notes that the subject site does not directly connect to the State Highway network. They note that while traffic generated by development of the site may travel to the State Highway network, it is anticipated that existing State Highway intersections and infrastructure should be able to accommodate such increased traffic movements.</p> <p><i>DECISION SOUGHT:</i></p> <p>That the matters raised in their submission be considered a part of any determination on the proposed Plan Change.</p>
3	Southland Business Chamber	Support	<p>The submitter states that inadequate housing is a barrier to recruitment and retention of staff and thus a barrier to economic growth in the region. They reference a report from Great South that estimates a housing shortfall of 2,500 houses.</p>

			<p>The submitter considers the plan change will assist in provide a variety of new housing options for the city with attractive urban design amenity appealing to a range of potential residents.</p> <p>The submitter states that development of the site in accordance with the proposed plan change provisions will enable Southland to compete with other regions for human resources and population. They also comment that changing demographics means smaller section sizes and apartment living are desirable.</p> <p><i>DECISION SOUGHT:</i></p> <p>That the proposed Plan Change be accepted.</p>
4	Southland Housing Action Forum	Support	<p>The submitter supports the creation of new land availability to enable more housing, citing a Great South report showing that there is an estimated housing shortfall of 2,500 houses for Invercargill.</p> <p>The submitter supports creation of medium density housing within the development which recognises which reflects market demand and demographics.</p> <p>The submitter supports the broader housing ecosystem by providing options in terms of housing variety.</p> <p><i>DECISION SOUGHT:</i></p> <p>That the proposed Plan Change be accepted.</p>
5	Public Health South	Support, or support in part	<p>The submitter outlines that their submission on the proposed Plan Change generally relates to the overarching matters in respect of:</p> <ol style="list-style-type: none"> 1. Air quality 2. Community connectedness 3. Active transport 4. Stormwater management 5. Warmer homes 6. Safer communities

			<p>They have submitted on the following specific plan change provisions, with decisions sought contained within each of their submission points:</p> <p>The submitter supports Objectives RES1BZ-O1 to O3 which relate to the objectives of providing medium density development within the Te Puawai site. They state that there are a range of health consequences of associated with the lack of housing, and outline a range of these specific health issues. They request that should proposed Plan Change 1 be confirmed, Objectives RES1BZ O1 to O3 be incorporated in their current form.</p> <p>The submitter supports in part Policy RES1BZ-P3(2) which relates to the connectivity of the proposed medium density residential zone to the neighbourhood and wider community. Should proposed Plan Change 1 be confirmed, they recommend that the wording of this Policy be strengthened to demonstrate how connectivity will be achieved, including for public and active transport modes.</p> <p>The submitter supports in part Policy RES1BZ-P3 which relates to overall urban design provisions within the proposed medium density residential zone. They request that should proposed Plan Change 1 be confirmed, the urban design provisions include a clause ensuring homes are warm and healthy and built to a higher standard given the geographic location of Invercargill. They specifically request that a New Zealand Green Building Council's Home Star rating of 8 or better, or an equivalent standard, be incorporated into development provisions for this zone.</p> <p>The submitter also requests a clause be included in Policy RES1BZ-P3 to ensure heating devices within this zone do not impact negatively on air quality. Specifically, they request that this clause require home heating devices meet the National Environmental Standard for Air Quality including provisions for particle discharge and thermal efficiency.</p> <p>The submitter supports in part the requirement for a Master Plan under proposed rule SUB-R14(1). They submit that this Rule should include specific performance standards in relation to active transport provisions within the Te Puawai site.</p> <p>The submitter supports proposed Rule RES1Z-R26(5)(2) which relates to design standards for the proposed Te Puawai Retirement Village precinct area. The submitter is concerned with the safe integration of access,</p>
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			<p>parking, and garage areas in respect of pedestrians and cyclists, and therefore recommend incorporating this Rule in its proposed form.</p> <p>The submitter supports proposed Rule RES1Z-R26(5)(5) which relates to incorporation of CPTED design principles within the Te Puawai Retirement Village, and recommend incorporating this Rule in its proposed form.</p> <p>The submitter supports in part proposed Rule RES1Z-R26(5)(5) which relates to environmental efficiency measures within the Te Puawai Retirement Village. They recommend strengthening this rule by incorporating the New Zealand Green Building Council's Home Star rating of 8 or better, or an equivalent standard, into development provisions for this precinct.</p> <p>The submitter supports Rule RES1BZ-R7(4) which relates to outdoor living spaces. They recommend that this Rule be incorporated in its current form in order to preserve outdoor living spaces from being used for other uses.</p>
6	Bonisch Consultants	Support	<p>The submitter supports Plan Change 1 in its entirety. They consider the proposed plan change to be an optimum use of the site which is currently identified in the Invercargill City District Plan as an appropriate site for future urban development. They submit that the proposed plan change provides for a variety of residential land uses, as well as shopping and service areas, parks and reserves, within walking distance.</p> <p><i>DECISION SOUGHT:</i></p> <p>That the proposed Plan Change be accepted.</p>
7	Ministry of Education	Support in part	<p>The submitter states that their submission relates to the proposed transport connections, and ongoing consultation as the development progresses.</p> <p>The submitter states that the proposed plan change has the potential to increase pressure on school capacity at nearby Newfield Park School and Aurora College. They state that it is likely that anticipated growth can be accommodated by Newfield Park School and Aurora College.</p>

			<p>The submitter comments on transport connections and safety and are in support of pedestrian and cycling provisions on Tramway Road which provide connections between the site and Aurora College. The submitter also supports a review of speed limits of Tramway Road as this is used by staff and students accessing Aurora College.</p> <p>The submitter seeks ongoing consultation with the applicant regarding timeframes for development to plan for anticipated growth at Aurora College and Newfield Park School.</p> <p>The submitter states that Aurora College has queried the placement of the proposed retirement village precinct. The submitter acknowledges that this is not necessarily a resource management matter, however they indicate that this can be discussed directly with Aurora College.</p>
8	Devatis NZ	Support	<p>The submitter states that development of the site is positive for Invercargill and first-home buyers. They state that public feedback on the proposal appears to be positive.</p> <p><i>DECISION SOUGHT:</i></p> <p>That the proposed Plan Change be accepted.</p>
9	Haas Consulting	Support	<p>The submitter states that the plan change will address the shortage of housing in Invercargill, and give first home buyers an opportunity to enter the housing market. Overall, they consider that the plan change can only be a benefit to the Invercargill community.</p> <p><i>DECISION SOUGHT:</i></p> <p>That the proposed Plan Change be accepted.</p>