

**Respondent No:** 8**Login:** Anonymous**Email:** n/a**Responded At:** Feb 04, 2026 15:48:23 pm**Last Seen:** Feb 04, 2026 15:48:23 pm**IP Address:** n/a

Q1. Full Name	Sarjana Duwal
Q2. Organisation	
Q3. Contact Person (if different from above)	Sarjana Duwal
Q4. Email Address	sarjanaduwal@gmail.com
Q5. Postal Address	86 North Road
Q6. Telephone Number	0275347669
Q7. Could you gain an advantage in trade competition through this submission?	Yes
Q8. If you have selected Yes, please answer the question below: Are you directly affected by an effect of the subject matter that,a) adversely affect the environment; andb) does not relate to trade competition or the effects of trade competition.	Yes
Q9. The specific provisions of the proposal that my submission relates to are as follows:	
I support the Proposed Housing and Code of Practice Plan Change (Plan Change 2) to the Invercargill City District Plan, in particular: The amendments to the Residential 1A (Medium Density) Zone objectives, policies, and rules to enable greater housing density and a wider range of housing types within approximately 1.5km of the Invercargill CBD; The proposal to reduce the minimum site area for permitted activities from 400m ² to 300m ² , and to enable development between 200m ² and 300m ² as a restricted discretionary activity, with public notification precluded; The reclassification of development below 350m ² from non-complying to discretionary activity, and the retention of discretionary status for sites less than 200m ² , providing greater flexibility while retaining appropriate assessment of effects; The proposed changes to promote well-designed medium density housing through updated objectives and policies, supported by the Urban Design Guide as a non-statutory resource; The proposed removal of references to the expired Invercargill City Council Bylaw 2016 and the updating of provisions to reference the current Code of Practice for Subdivision, Land Use, and Development, including updated transport diagrams consistent with the 2023 Code of Practice.	
Q10. I support/oppose these provisions:(include whether you support or oppose in full or in part)	
I support these provisions, as they enable increased housing density and diversity within the Residential 1 and 1A Zones, support well-designed medium density housing close to the CBD, and update references to the current Code of Practice to ensure consistency with contemporary development standards.	
Q11. The reason(s) for my submission are:(state in summary your reasons, and whether you seek any amendments)	
I support the proposed Plan Change as it enables increased housing density and a greater diversity of housing types within the Residential 1 and 1A Zones, helping to address identified unmet demand for medium density housing close to the CBD. The changes provide appropriate planning flexibility while promoting good urban design and align the District Plan with the current Code of Practice.	

Q12. I seek the following decision from the Invercargill City Council: (give precise details)

I seek the following decision from the Invercargill City Council: That the Invercargill City Council adopt Plan Change 2 as notified, to enable increased housing density and diversity in the Residential 1 and 1A Zones, including permitting development at a minimum site area of 300m². This decision is sought because the current housing market in Invercargill makes it difficult for new homeowners to afford or access modern, well-designed homes. Many purchasers, including myself, are forced to buy older houses that require significant ongoing maintenance and costly renovations. This has resulted in financial hardship and limited ability to realise value when selling due to high maintenance costs and low returns. Enabling new medium density housing within 300m² site standards would allow people like me to live more comfortably in newer, well-designed homes while retaining older properties for rental purposes. This would improve housing affordability, support more efficient use of land close to the CBD, and provide better housing outcomes for residents.

Q13. I wish to be heard in support of my submission Yes

Q14. If others make a similar submission, I would be Yes
prepared to consider presenting a joint case
with them at any hearing.
