



IPI PROPERTIES LTD

PO BOX 120 . ALEXANDRA 9340 / PO BOX 336 . ALEXANDRA 9340

9 March 2026

Invercargill City Council
Private Bag 90104
INVERCARGILL 9840

Dear Sir/Madam

**RE. PUBLIC NOTICE OF THE PROPOSED HOUSING AND
CODE OF PRACTICE PLAN CHANGE (PLAN CHANGE 2)**

Following the release of the earlier public submissions on this matter and the opportunity to now lodge a further submission up until 13 March 2026, I would respond as follows:-

1. It would seem evident there is a consensus to support the greater intensification of land in the Residential 1 and 1A areas.
2. Most submitters agree that this would be advantageous in creating much needed housing in the close proximity to the main central city area, as applied to outlying new green fields subdivision.
3. It is important to accept that for development to take place, the parameters must be attractive and economically viable to any developer.
4. It is evident that a large number of older dwellings in the South Invercargill area were constructed with minimal boundary clearance.
5. It is submitted, therefore, that there should be some discretion from the existing 3.5 metre driveway access where necessary to allow required development on the rear area of the section as failure to do this could render significant areas of development land on large sections to otherwise become land locked.
6. A discretion down to a minimum level of 3 metres would be considered acceptable to allow access to the rear of the section which would enable development to take place that otherwise could not be possible.



I trust that this matter will be taken into account in the final Plan Change adopted which would ensure that there is every opportunity and incentive for developers to create new energy efficient, much needed housing, particularly when this can be supplied by IPI Properties Ltd on an attractive affordable basis.

A handwritten signature in black ink, appearing to read 'RW Ibbotson', with a long horizontal flourish extending to the right.

RW IBBOTSON
DIRECTOR
IPI PROPERTIES LTD