

From: Mike O <mike040871@gmail.com>
Sent: Thursday, 29 January 2026 9:00 am
To: Planning; Mike O
Subject: Submission on Proposed Housing and Code of Practice Plan Change (Plan Change 2)

To the Invercargill City Council Planning Team,

I am writing as a property owner to make a submission on the Proposed Housing and Code of Practice Plan Change (Plan Change 2).

I generally support the intent of the plan change, particularly the move to enable greater housing density and provide more flexibility in Residential 1 and 1A zones. Allowing a wider range of housing options is important for future growth and for making efficient use of existing residential land.

However, my support is conditional on the introduction of stronger and more enforceable design standards.

Higher density housing will have long-term impacts on neighbourhoods. Buildings constructed today are likely to remain for many decades, and it is important that they are designed to age well and contribute positively to the streetscape over time. Without clear and robust design requirements, there is a risk that development will default to minimum standards, resulting in box-like, visually poor buildings that may meet technical rules but do not provide lasting quality.

I am concerned that relying on non-statutory design guidance alone may not be sufficient to achieve consistently good outcomes. I encourage Council to ensure that key design principles are embedded into enforceable standards, including but not limited to:

- Building articulation and variation to avoid flat, boxy façades
- Reasonable setbacks, site coverage limits, and building height transitions to protect neighbourhood character
- Durable, high-quality exterior materials suitable for Invercargill's climate
- Design that considers streetscape appearance, not just internal layout
- Adequate outdoor space and practical parking solutions

Strong design standards will help future-proof housing stock, protect existing property owners, and ensure that increased density enhances rather than degrades residential areas.

In summary, I support Plan Change 2 in principle, provided that it is accompanied by clear, enforceable design requirements that prioritise quality, longevity, and good urban form.

Thank you for the opportunity to make a submission.

Ngā mihi,

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