

**Respondent No:** 1**Login:** Anonymous**Email:** n/a**Responded At:** Jan 14, 2026 12:22:47 pm**Last Seen:** Jan 14, 2026 12:22:47 pm**IP Address:** n/a

Q1. Full Name	David John Kennedy
Q2. Organisation	Southland Community Housing Group
Q3. Contact Person (if different from above)	David John Kennedy
Q4. Email Address	vickbick.davek@xtra.co.nz
Q5. Postal Address	50 Louisa Street
Q6. Telephone Number	0272586686
Q7. Could you gain an advantage in trade competition through this submission?	No
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.	not answered
Q9. The specific provisions of the proposal that my submission relates to are as follows:	• 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
Q10. I support/oppose these provisions:(include whether you support or oppose in full or in part)	I support these provisions.

Q11. The reason(s) for my submission are:(state in summary your reasons, and whether you seek any amendments)

As a member of the Southland Community Housing Group we are aware of a shortage of affordable housing for those on low incomes. Currently 177 households are on the Housing Register for Invercargill seeking a state house, this involves around 300 individuals with a chronic housing need. The highest category of those seeking accommodation are single people. Invercargill's housing stock on average contains larger and older homes than the NZ average and affordable, high quality smaller homes are very hard to acquire. The proposed changes will enable many more smaller homes to be built. We are also aware that many more households have housing needs, but are not on the housing register. Most of those who are seeking housing are elderly or low income families and being close to key amenities is very important. The specific zones outlined will allow most new housing enabled by the rule changes to meet this important criteria. Currently Invercargill is one of the few cities experiencing an increase in property values as demand outstrips supply. However, property values are relatively low and, with rising construction costs, the changes will provide greater incentives for developers to build more houses. Given the circumstances of many of those seeking housing, large sections are not a priority, so smaller sections for each housing unit is not a negative issue. Brown field developments are less costly, don't require new public transport routes or amenities and don't impinge on productive rural land. This is another reason to support the changes.

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

Accept all the proposed changes to the District Plan.

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

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