

3 March 2021

Bonisch Consultants
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Attention: Boyd Wilson

Te Puawai Rezoning proposal

Thank you for the opportunity to provide comment on the Te Puawai Re-zoning proposal.

SHAF supports endeavours to increase the supply of housing in the Invercargill region. The increase of supply is needed across the spectrum of housing including Public houses, Rental accommodation, Retirement living, and Executive housing.

We believe that as part of increasing supply we should give consideration to how the housing stock maybe diversified. Making available land for medium density developments, including the smaller allotments permitted by RES1A we anticipate will allow greater flexibility in the development of new housing stock.

We note increased demand for the following housing types that RES1A would better cater:

- demand for Public houses is largely represented by one and two bedroom dwellings,
- an aging demographic to which smaller styles of dwellings and smaller sections to tend to are sought after,
- an aging professional workforce who might have a main dwelling in another region but seek a 'bolt hole' to remain working in Invercargill,
- young professionals looking for rental accommodation or a low maintenance home first home

We would welcome the opportunity to provide further comment should that be of assistance.

Yours sincerely



Anna Stevens

Housing Champion: Southland Housing Action Forum

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