

Housing

Council LTP workshop

18 April 2023

Outcomes

Council's conversation:

- Strategic priorities for housing – what do we know about need in the region?
- What impact does Council want to have?
- What role can Council play to impact this issue?
 - District Plan
 - Housing activity
 - Partnership opportunities – land/development



Input into asset and activity plans

Identification of any strategic projects

Agenda

- Beyond 2025 results
- Rationale – Effectiveness report
- Council priorities for the District
- Compact housing opportunity
- Council role as regulator – District Plan
- Council role as provider - Housing activity
- Partnership opportunities

Beyond 2025

Effectiveness report - Rationale

- Dwelling capacity in Invercargill has been growing slightly faster than population since 2013, with an estimated 1,670 new dwellings and 3,000 new residents.
- Under the current district plan, the total feasible capacity for Invercargill as a whole is estimated to be 27,500 dwellings which represents capacity for an additional 6,700 dwellings.
- Growth projections suggest there will be demand for an additional 600 dwellings by 2052 under the medium scenario, or 5,000 dwellings under the high scenario.
- Overall sufficiency in Invercargill has been assessed as being adequate for up to the high scenario, however sufficiency of size and type of dwellings shows some gaps.
- Sufficiency in central areas of Invercargill was assessed. A survey on community preferences suggests potential unmet demand for central living, with an additional 800 dwellings required. The total feasible capacity for central areas in Invercargill allows for an additional 600 dwellings, indicating pressure for central living locations.
- The findings from this report suggest that overall housing sufficiency can be accommodated with the housing capacity provided by the district plan, but central areas and attached living options may be pressure areas that requires intervention to meet demand.

Problem statement – for discussion

Invercargill's community has a variety of different housing needs required at different stages of people's lives.

There is insufficient housing being delivered at insufficient speed and affordable cost to meet these needs in full which could also adversely affect further growth of Invercargill

Council priorities for the region

Discussion

Tiny Homes Opportunity

End of Public Workshop