

Housing and Business Capacity Assessments

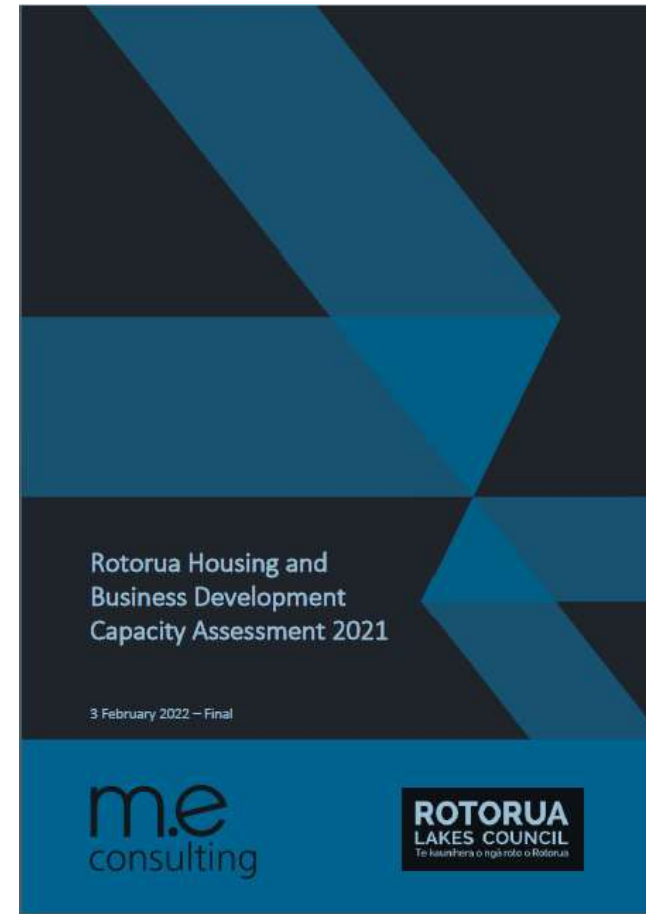
Finalise HBA

Housing Bottom Lines to go into District Plan

Housing Shortfall

Purpose of Report

- Request Council adopts the Housing and Business Assessment
- Requests the Housing Bottom Lines are included in the District Plan
- To inform Council that the Housing Shortfall will be notified to the Minister to the Environment



Key Recommendations of the HBA

- Supports the need for intensification plan change.
- Also recommends:
 - Rezoning Fenton Street to a more intensive mixed use zoning
 - Providing more infrastructure-served, feasible greenfield land
 - Ensuring that the CBD is an attractive place to invest, do business & live
 - Council continues to seek funding to help alleviate storm water constraints
 - Council considers zoning more land for light industrial use.



Housing Demand - Housing Bottom Lines

The amount of feasible, realistically expected to be realised development capacity that must be enabled to meet demand (+ a competitiveness margin):

- Short Term (3 years 2020-2023): additional 3,560 dwellings
- Medium Term (10 years 2020-2030): additional 6,240 dwellings
- Long Term (30 years 2020-2050): an additional 9,740 dwellings

These need to be included in District Plan and Regional Policy Statement as Housing Bottom Lines

Housing Shortfall

- Short and medium term includes unmet demand of 1500 dwellings
- Model is controlled by NPS assumptions e.g. plan enabled in the medium term, infrastructure ready
- RLC required to undertake a plan change and/or consider other options for increasing capacity.

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| Short term | 1890 |
| Medium term | 1400 |
| Long Term | 3630 |

