

at
home

in Ōtepoti

HOUSING PLAN 2022



DUNEDIN | kaunihera
CITY COUNCIL | a-rohe o
Ōtepoti

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our vision



**He kāika
mō te
katoa**

**A home for
everyone**



A home is more than a house; a home embodies our intrinsic human values to feel safe and secure. Homes are the places we associate with warmth, togetherness and our own sense of community. They are the places we relax, socialise, cook, study, work, raise our children, celebrate and just be.

Here at the Dunedin City Council, we have a vision for Ōtepoti Dunedin to have a 'home for everyone'. For us that simply means ensuring our city's homes meet the needs of our community now and into the future.

Stable housing has wide-reaching impacts and must meet a diverse range of needs. Our housing needs to be accessible and available to all income levels, ages and circumstances. Ōtepoti Dunedin's residents need to live well, whatever their situation.

The Dunedin City Council is a kaitiaki of the city housing ecosystem, holding both a provider and regulatory role. Working with our many partners will help drive improved housing outcomes for everyone in Dunedin.

The Dunedin City Council Housing Plan provides a set of principles and goals to bring the vision for housing in the city to life. This Housing Plan will be supported by an annually identified set of measurable and achievable actions created in partnership with our community.

The Housing Plan focuses on the right to decent housing, enriching the well-being of our people, connecting our communities, reflecting our diversity, having homes that are adaptive to our climate and exploring innovative solutions.

Our homes need to be one of the reasons people choose to live, work and play here.

Together, let's make it happen



An elderly couple is shown on a wooden balcony. The man, on the left, is wearing a purple and white striped polo shirt and is holding a white mug with grey horizontal stripes. The woman, on the right, is wearing a dark blue quilted vest over a white and blue striped shirt, glasses, and a watch. She is also holding a plain white mug. They are both smiling and looking down at the man's mug. A large green chevron graphic is in the top left corner, and a white arrow graphic points upwards from the bottom right. The background shows a wooden railing and some foliage.

no place like home

A PLAN BUILT FROM SOLID FOUNDATIONS

THE CONTEXT



Our city faces various challenges including climate change, an aging population and a growing number of people choosing to live here.

The make up of our city is changing and number of people living here growing. This means changes to the number and style of homes we need.

Population growth creates a pressure on the city's rental costs, house prices and our construction sector. The impacts of this pressure is not only felt by the most vulnerable within our community but also by our construction sector and wider economy. Some businesses have identified housing availability is impacting on their ability to grow.

Alongside the city's population growth, the climate is changing which will have impacts on the way Ōtepoti Dunedin looks and we need to identify how we will respond.

Dunedin City Council continues to be proactive in the provision of housing primarily for the elderly and plans to continue to play its part. Our portfolio is one of the largest held by a New Zealand council, having 940 units out of a total across the country of approximately eight thousand.

Everyone needs decent housing in this changing environment.

OUR CITY IS GROWING BY
1,400 PEOPLE
ON AVERAGE EACH YEAR

THE DCC PROVIDES
940 COMMUNITY HOUSES
(THE MOST IN THE SOUTH ISLAND)





We have asked our community for feedback, tested ideas, and collaborated with a range of interested partners as part of developing this Plan.

There were a range of issues we wanted to canvas with the community. We needed to understand so we talked with a range of individuals and groups. We spoke with a variety of age groups, business, Government agencies, developers, real estate agents and community housing providers. We also spoke with groups from the disability sector, not-for-profit and community organisations.

Special thanks to all of those who generously gave their time.

It is important to us that our goals reflect the needs and aspirations of our city.

WE SPOKE TO OVER

75 GROUPS

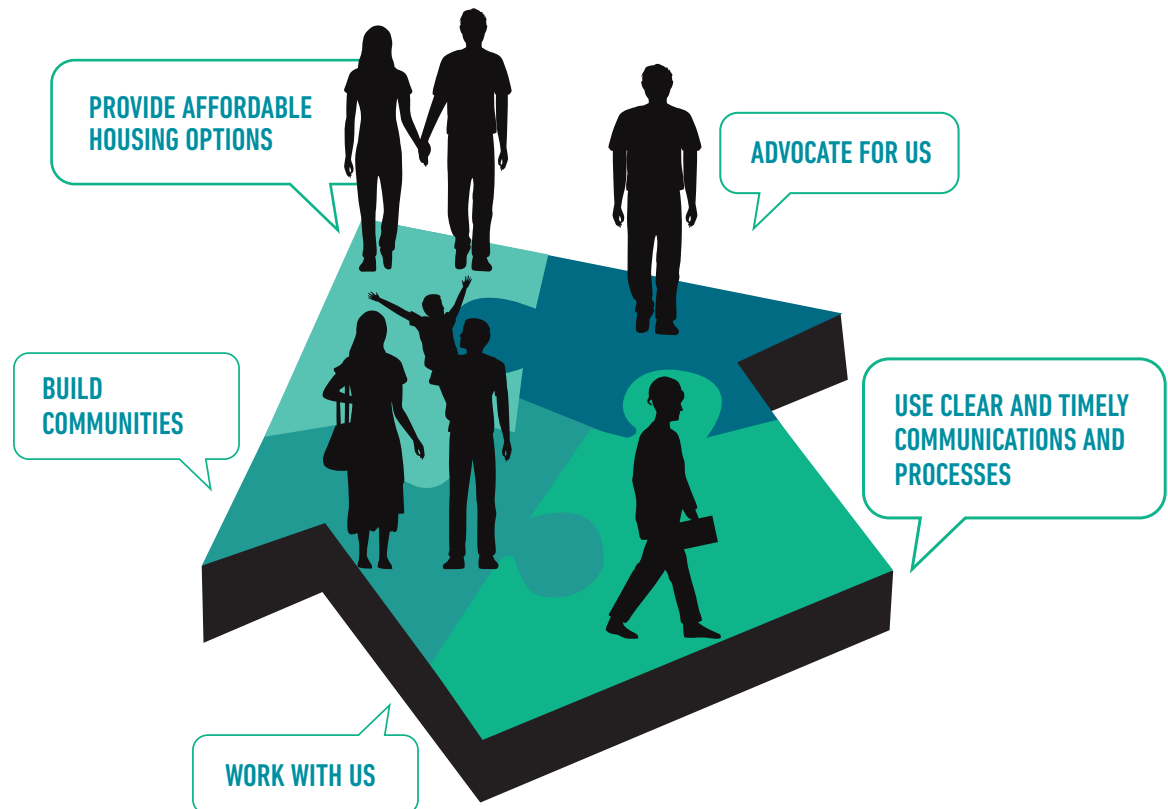
AND INDIVIDUALS

WE HELD OVER

50 MEETINGS

INCLUDING 4 COMMUNITY HUIS

AND THEY ASKED US TO...





The feedback and input from our partners, together with Dunedin City Council's analysis of trends impacting our city has helped develop the Housing Plan for Ōtepoti Dunedin.

THE GUIDING PRINCIPLES

DECENT HOUSING IS A
HUMAN RIGHT

WORK IN PARTNERSHIP WITH
MANA WHENUA

WORK TOGETHER FOR COMMON
OUTCOMES

ENCOURAGE AND ENABLE ADAPTIVE
AND SUSTAINABLE SOLUTIONS

DECISIONS ARE
EVIDENCE-INFORMED AND
SOLUTIONS-FOCUSED

GET THE JOB DONE

THE GOALS

GOAL

1

OUR HOMES ENRICH THE
HEALTH AND WELL-BEING
OF OUR PEOPLE

GOAL

2

OUR HOMES REFLECT THE
DIVERSE NEEDS OF OUR PEOPLE

GOAL

3

OUR HOMES ARE SUSTAINABLE
AND RESILIENT

GOAL

4

WE ENCOURAGE INNOVATIVE
AND AFFORDABLE OPTIONS

GOAL

5

WE ARE A PROACTIVE AND
ENABLING PARTNER

THE VISION

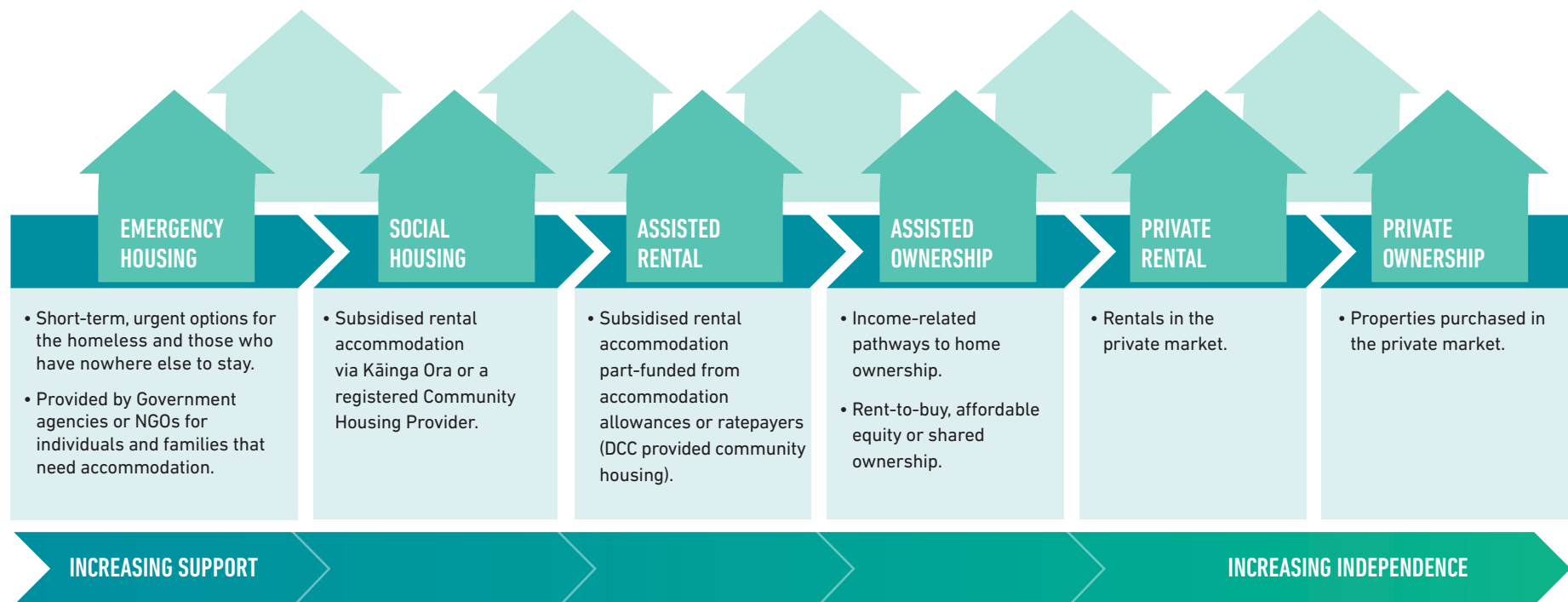
He kāika mō
te katoa

A home for
everyone



We needed to consider the total housing ecosystem when creating the Housing Plan.

The Housing Plan is based on the global framework for addressing housing adequacy, which was adapted for New Zealand by 'Community Housing Aotearoa' in 2014.



GLOBAL HOUSING ADEQUACY FRAMEWORK

TO ENSURE A SECURE, AFFORDABLE, HABITABLE, ACCESSIBLE, CULTURALLY APPROPRIATE, CONVENIENTLY LOCATED AND SERVICED HOUSING SYSTEM



a home for everyone

OUR HOUSING PLAN

THE DETAIL

OUR HOMES ENRICH THE HEALTH AND WELL-BEING OF OUR PEOPLE

GOAL
1

Our city has a character and personality that makes it a special place to live but our homes need to support and enhance the well-being of our people. Many of Ōtepoti Dunedin's homes do not perform at a level appropriate for our climate or that expected in a modern city.

Our home environment impacts us beyond having a place to eat and sleep. There is significant data noting that housing has impacts on physical and mental health, education outcomes and combating social issues such as loneliness.

As our population changes, so do our housing needs. The Dunedin City Council commits to focusing on the long-term wellness and changing needs of our communities. This relies on collaboration with our partners and engagement with our communities.

We want both new and existing homes that are safer, warmer, drier and future-proofed.

Council priorities

We will work with our community and industry to ensure our housing standards improve the overall wellness of our residents

We will build awareness around the use of home-rating and building tools so our city's homes are better than the minimum standards

We will encourage stronger partnerships across the building and community housing sectors, so our homes are future-proofed to meet the needs of our population

We will advocate for equitable access to housing

For more information, or to view our annual implementation plans as they are developed, please visit www.dunedin.govt.nz/housing-plan



OUR HOMES REFLECT THE DIVERSE NEEDS OF OUR PEOPLE

GOAL
2

We need to understand the unique and diverse housing needs of our communities. Housing plays a role in the economic, environmental, cultural and social aspirations of Ōtepoti Dunedin's people.

The Dunedin City Council knows housing plays a key role in encouraging a sense of connection and social inclusion both within and across diverse communities. By promoting a strong social infrastructure across our city, connections form. This connectivity, belonging and inclusion is good for everyone.

Dunedin City Council is committed to creating this connectivity. We want neighbourhoods that link homes to businesses, play spaces, community gardens, parks and beaches.

We will continue to explore the changing needs of our population to enable our vision of 'a home for everyone'. Our diversity is ultimately our strength as a city.

Council priorities

We will collaborate with the housing sector to ensure homes meet people's needs

We will promote the use of universal design principles to ensure our housing meets accessibility needs and those of an aging population

We will plan for homes to be built around social, connected spaces

For more information, or to view our annual implementation plans as they are developed, please visit www.dunedin.govt.nz/housing-plan



OUR HOMES ARE SUSTAINABLE AND RESILIENT

GOAL
3

Housing plays a role in helping reduce our overall carbon footprint and contributes to our goal of being a carbon neutral city.

We will encourage a long-term view on sustainability options such as energy costs, building placements, waste and advocacy for increased building performance.

Ōtepoti Dunedin will be impacted by climate challenges and we all have a part to play in how we respond. Dunedin City Council's goal is to become a sustainable, carbon-zero city and housing plays a part in achieving this goal.

We will continue to adapt our housing planning and actions to respond to Ōtepoti Dunedin's changing environment.

Council priorities

We will educate our community on environmentally sustainable building materials and practice

We will explore options for incentivising building practice that supports our carbon zero goals

We will encourage a long-term energy efficiency building focus in both new and refurbished homes

For more information, or to view our annual implementation plans as they are developed, please visit www.dunedin.govt.nz/housing-plan



WE ENCOURAGE INNOVATIVE AND AFFORDABLE OPTIONS

GOAL

4

For Ōtepoti Dunedin to be a vibrant, liveable city, a broad range of housing options must be available.

Increased demand and changing needs mean we need to find ways to get more homes.

We will work to create an environment where the community can develop innovative solutions to ownership and land use. These may include such models as Community Land Trusts, Co-housing, Co-operative Housing Development, or Rent-to-own.

Council priorities

We will look at how we share information about alternative options

We will put the right people together

We will work with industry and the community to enable vibrant and innovative housing solutions

For more information, or to view our annual implementation plans as they are developed, please visit www.dunedin.govt.nz/housing-plan



WE ARE A PROACTIVE AND ENABLING PARTNER

GOAL
5

The Dunedin City Council holds a significant amount of building sector information, and know we have a key role in educating and sharing our knowledge to improve Dunedin's housing outcomes.

The Dunedin City Council will do our part with industry to ensure buildings are well-made, healthy, durable and safe.

Given our knowledge of the building sector we will work openly with our customers and stakeholders to assist, educate, inform and support innovative solutions and ideas.

There is a lot of information that is both complex and technical. The Dunedin City Council will ensure the information is accessible, easy to understand and available to all.

The Dunedin City Council is committed to working across our communities and industry partners to find a range of housing solutions.

Council priorities

Dunedin City Council will take a solutions-focused approach

We will collaborate and work in partnership with industry

We will help our residents access the right information and services they need

For more information, or to view our annual implementation plans as they are developed, please visit www.dunedin.govt.nz/housing-plan



A photograph of three people sitting on a patterned couch in a living room. On the left, a woman with glasses and a grey sweater is laughing. In the center, a woman with long brown hair and a grey sweater is smiling and holding a spoon. On the right, a man with a beard and a black leather jacket is laughing while holding a green bottle. A large green chevron shape is overlaid on the left side of the image, and a white arrow shape points upwards from the bottom right. The background shows a shelf with various items like a green bowl, a brown bottle, and glassware.

at the heart of our homes

IMPLEMENTATION IN PARTNERSHIP

THE DELIVERY



Dunedin City Council is committed to working with our many partners to ensure the solutions for Ōtepoti Dunedin's housing reflects the needs and aspirations of our community.

Achieving the vision will require kaitiaki from the Dunedin City Council and will need cooperation from the private, public and philanthropic sectors to make it succeed.

We will plan an annual work programme and actions towards these goals in consultation with our community.

We will keep you updated on how we're going.





Co-housing

is a cluster of private homes generally with shared community space. Homes are generally on individual title. The shared facilities are co-owned by the collective, run by a resident-led decision-making process. Often co-housing is based around shared values such as environmental impact, gender or age and require levels of collective involvement.

Co-operative Housing

is a style of residential housing that is a corporation whereby the owners do not own their units outright. Instead, each resident is a shareholder in the corporation based on the relative size of the unit that they live in.

Community Land Trusts

are democratic, non-profit organisations that own and develop land for the benefit of the community. The non-profit trust leases the land at a nominal fee. Without the land cost the homes bought are available at a more affordable purchase price. There are often agreements made at point of purchase on future sales for the homes to remain 'affordable'.

Rent-to-own

is aimed at people who cannot easily obtain a mortgage to buy a home due to a poor credit history, irregular income or lack of deposit. A portion of the rent is put 'aside' to enable a deposit to be built up. Normally when the agreed timeframe/deposit is met, a purchase agreement is made.

Social Housing

is housing offered by a registered Community Housing Provider or Kāinga Ora. There are specific qualifying eligibility criteria, and the social housing applicant register is managed by the Ministry of Social Development.

Universal Design

is the process of creating homes that are accessible to people with a wide range of abilities, disabilities and other characteristics. There are seven principles of Universal Design – equitable use, flexibility in use, simple and intuitive use, perceptible information, tolerance for error, low physical effort, size and space for approach and use.



WE WOULD LIKE TO THANK ALL THOSE THAT
HAVE CONTRIBUTED AND PROVIDED FEEDBACK
AS PART OF DEVELOPING THIS PLAN.



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