



City of Port Lincoln Housing Strategy Technical Report Summary

Why is Council Preparing a Housing Strategy?

The City of Port Lincoln, like many cities across Australia is experiencing a housing shortage. Development of additional housing is limited despite high demand. The City of Port Lincoln is responding to this issue through the preparation of a Housing Strategy.

A preliminary technical report has been prepared and will form the foundation of the Housing Strategy. The Strategy will identify opportunities for Council and its partners to support the delivery of additional and more appropriate housing for Port Lincoln.

Preliminary Community Engagement and the Technical Report

The engagement and technical investigations have identified the following as important considerations for the City of Port Lincoln Housing Strategy:

- **Demand for housing currently exceeds supply.** People seeking to purchase or rent housing are met with extremely limited supply. Property listings and residential vacancy rates are at their lowest in 10-15 years. Rental fees have increased dramatically and intensified rental stress.
- **A lack of housing supply is preventing growth.** The City of Port Lincoln has experienced low population growth compared to surrounding areas and other regional coastal Australian towns. This is as a result of limited housing supply. Many people who desire to relocate to the City of Port Lincoln are unable to find accommodation. This has an impact on the ability to attract workers and provide additional local services.
- **Provision of additional housing is constrained by a range of factors.** A key barrier is a lack of local developers and tradespeople. Costs of service connection, building materials, infrastructure connections and labour are high. In many instances, housing typically used for long term rental have been converted to Airbnb accommodation. There is a lack of financially feasible development projects as a result of high development costs and low sales value. Native vegetation encompasses significant portion of land, further limiting development.
- **Lack of available zoned land may not be a major constraint to development for additional conventional housing (excluding rural living properties).** At this preliminary stage, there appears to be an adequate amount of land that is zoned for conventional residential purposes (particularly within the Suburban Neighbourhood Zone). However, the land is not development ready and it may take several years to bring it to the property market. Reasons why the land is not development ready may include (i) land is being currently used for agricultural purposes, and (ii) high infrastructure costs result in development being unfeasible.
- **There is a need to provide a variety of housing to suit varying community needs.** Many residents prefer large, rural blocks with plenty of space for storage and growing families, while others prefer small houses that are more affordable, centrally located to services and easy to manage. There is need for additional private rental houses, houses for purchase, affordable housing, public housing and emergency housing.
- **Demand for housing is expected to continue to rise.** Port Lincoln has strong employment prospects as well as offering a desirable lifestyle, and demand from people looking to relocate to the city is expected to continue.
- **There are various potential approaches Council can take to support the provision of additional housing.** These may include (i) providing strategic direction regarding where growth should occur (ii) collaborating with the development sector regarding improved processes and communication, (iii) identifying infrastructure funding models, (iv) considering home buyer incentives/schemes, (v) further enhancing collaboration opportunities across Council boundary, (vi) considering rezoning of land, and (vii) standardising infrastructure requirements.

Next Steps

Council is releasing the Technical Paper for community consultation. At the conclusion of the consultation period, Council will review received feedback and prepare drafting the Housing Strategy. The community will also be invited to review and comment on the draft Housing Strategy.

