

Location profile: Southern

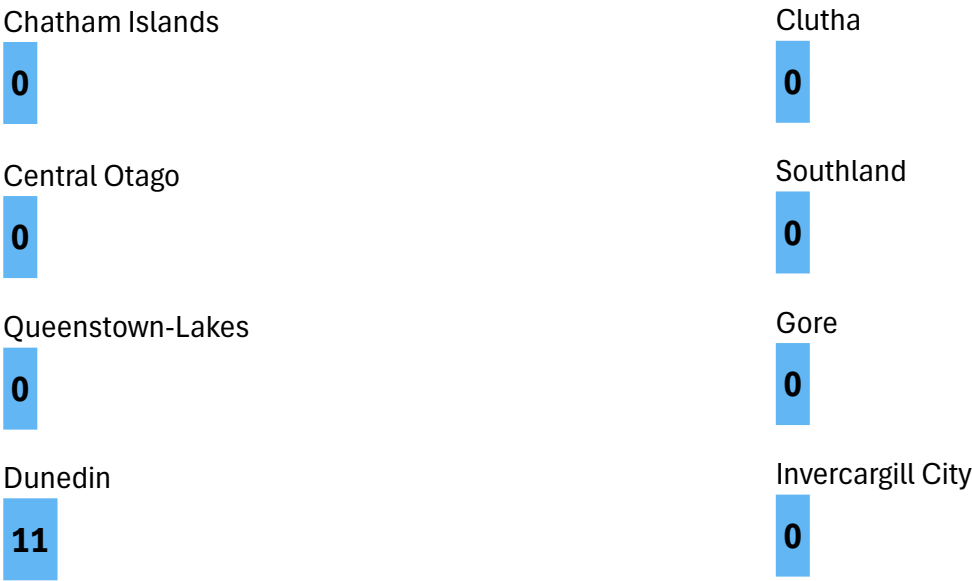
Housing investment plan: allocation of flexible fund (November 2025)

Government investment in social housing

Pre-Budget 2024 investment (regional)



Budget 2024 and Budget 2025 investment (territorial authority)



Key

Expected delivery

Flexible fund allocation

Other government activity in the region

Pathway	Description	Chatham Islands	Central Otago	Queenstown Lakes	Dunedin	Clutha	Southland	Gore	Invercargill City
Transitional housing	Number of contracted places as at September 2025	S	S	S	90	S	S	S	60
Māori housing	Number of homes contracted as at September 2025	0							
Kāinga Ora	Stock in need of renewal as at June 2025	N/A	74%	23%	70%	85%	100%	89%	46%
	Proposed regional renewal intentions (number of homes) to June 2027	50 - 90							

This table does not reflect the full extent of the Government’s housing investment in the region. Additional funding or initiatives may exist beyond those shown.

Other government funding in the region

Measure	Description	Chatham Islands	Central Otago	Queenstown Lakes	Dunedin	Clutha	Southland	Gore	Invercargill City
Demographics	June 2024 Population Estimate (000s)	0.72	26.5	52.4	136.0	19.3	34.3	13.2	58.6
	Proportion of population is Māori as at 2023	68%	10%	6%	11%	14%	13%	15%	19%
	Average household size (people) as at 2023	2.3	2.4	2.7	2.5	2.4	2.5	2.3	2.4
	Average projected population growth (annually) 2023-2053	0.4%	1.4%	1.7%	0.4%	0.3%	0.4%	0.1%	0.4%
Housing register (June 2025)	HR total applicants (households)	5	18	30	372	21	27	21	183
	HR per 10,000 population	0	7	6	27	11	8	15	31
	National - 75 th percentile per 10,000 population								43
Severe housing deprivation (SHD, 2023)	SHD (all categories) individuals	15	303	672	2,235	459	483	195	930
	SHD (first 3 categories) individuals	9	189	570	975	111	192	51	351
	SHD (first 3 categories) per 10,000 population	147	78	119	76	61	60	40	63
	National - 75 th percentile (first 3 categories) per 10,000 population								118
Market indicators	Supply responsiveness (consents per capita to Price Cost Ratio new builds)	Good	Improving	Improving	Poor	Good	Good	Good	Poor
	Change in rental affordability (1 year change)	No Data	0.9%	3.7%	2.9%	-2.6%	-3.1%	-1.7%	-0.9%

Other relevant information

Provider Landscape		
Registered CHPs:		Other providers:
• Emerge Aotearoa Housing Trust	• Queenstown Lakes Community Housing Trust	• Waihopai Rūnaka Incorporated
• Just Housing Otepoti	• The Salvation Army	

Iwi accords

There are no iwi accords in the Southern Region.

This location profile forms part of the Housing Investment Plan

You can view the full plan here: [Housing investment plan: allocation of flexible fund \(November 2025\)](#)

Refer to the location profile references for data definitions and caveats.