

City Plan Progress and Targeted Stakeholder Engagement

Strategic Alignment - Strong Economies

Public

Tuesday, 1 August 2023
City Planning, Development and Business Affairs Committee

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Approving Officer:
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EXECUTIVE SUMMARY

The purpose of this report is to update Council on City Plan Stage 1 and seek approval to undertake targeted stakeholder engagement in late August to mid-September 2023.

City shaping principles and growth potential options for the City Plan have been updated to reflect Council input in May and June 2023. The growth potential options will be tested with targeted stakeholders in City Plan Stage 2.

Targeted stakeholder engagement activities will occur in a dedicated City Plan studio space with a range of tailored activities from 31 August to 15 September 2023.

RECOMMENDATION

The following recommendation will be presented to Council on 8 August 2023 for consideration

THAT THE CITY PLANNING, DEVELOPMENT AND BUSINESS AFFAIRS COMMITTEE RECOMMENDS TO COUNCIL

THAT COUNCIL

1. Approves engagement on City Plan from 31 August to 15 September 2023 with the targeted stakeholders identified in Attachment A to Item 4.1 on the Agenda for the meeting of the City Planning, Development and Business Affairs Committee held on 1 August 2023.
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IMPLICATIONS AND FINANCIALS

City of Adelaide 2020-2024 Strategic Plan	Strategic Alignment – Strong Economies The City Plan is a key deliverable of the 2020-2024 Strategic Plan.
Policy	Not as a result of this report
Consultation	The targeted stakeholder engagement approach aligns with Council's Community Consultation Policy dated 16 July 2019. Consultation is timed to inform and be informed by the City of Adelaide Strategic Plan 2024-2028. Internal consultation and engagement for Stage 1 has included the Executive Leadership Team, Senior Leadership Team, individual sessions with portfolios, teams and work groups and engagement with AEDA.
Resource	The project is an across-organisational project being managed by the City Policy and Heritage team with support from an external multi-disciplinary urban design consultancy. Stage 1 of the project received significant internal resourcing support from the Spatial Systems team.
Risk / Legal / Legislative	Not as a result of this report
Opportunities	The creation of the City Plan and engagement activities will identify new ideas, opportunities and collaborations for the benefit of the city.
23/24 Budget Allocation	City of Adelaide's Annual Business Plan and Budget 2023/24 includes \$390,000 for implementation of City Plan.
Proposed 24/25 Budget Allocation	To be confirmed through the 2024/25 budget process.
Life of Project, Service, Initiative or (Expectancy of) Asset	City Plan will be delivered by June 2024 with a review date of 2027/28.
23/24 Budget Reconsideration (if applicable)	Not as a result of this report
Ongoing Costs (eg maintenance cost)	Not as a result of this report
Other Funding Sources	There is a State funding commitment to the project.

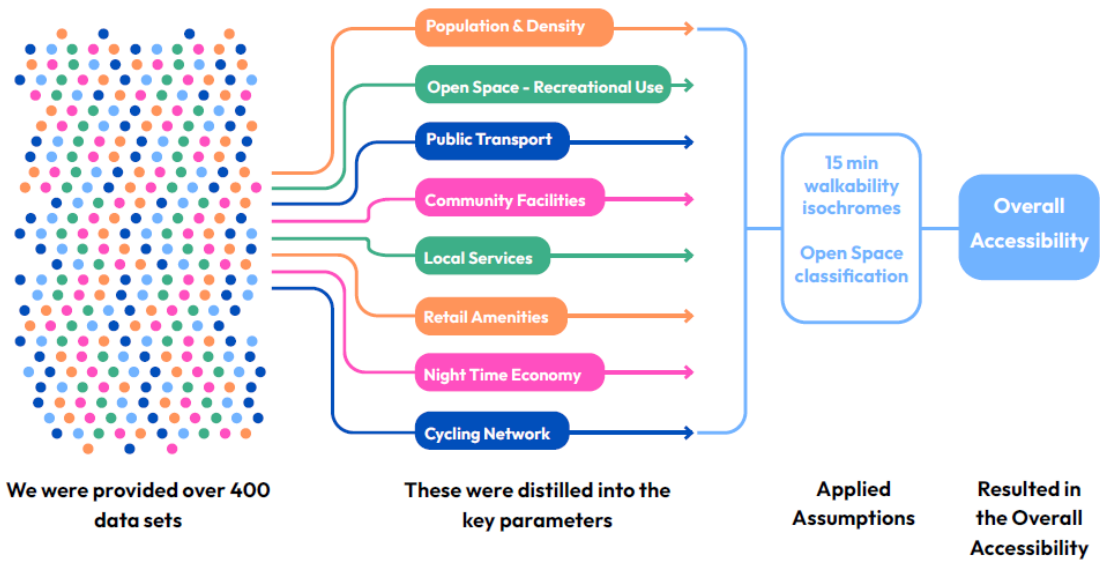
DISCUSSION

City Plan Stage 1

1. The purpose of this report is to provide Council with an overview of the findings of Stage 1 of the City Plan project which will form the basis of targeted stakeholder engagement to test future growth options.
2. The findings are the outcomes of a literature review and analysis of over 400 layers of spatial data (Figure 1), to create a model of access to amenity across the city.

Figure 1 – City Plan spatial analysis

WHAT DID WE ANALYSE?



City Plan Stage 1 - Key Findings

3. The Vision for City Plan has been identified as *Respectful of the Past, Resilient for Future Growth, Welcoming all People*.
4. This vision is supported by the following city shaping principles:
 - 4.1. Heritage and Culture
 - 4.2. People and Nature
 - 4.3. Live, Work, Learn and Play
 - 4.4. Regenerative Practices
 - 4.5. Connections
 - 4.6. Support investment
 - 4.7. Accessibility and inclusivity
 - 4.8. Celebrate Diversity.
5. The future growth options have been developed based on the city shaping principles, using the following methodology (Figure 2):
 - 5.1. Identify the sites that are likely to be redeveloped based on a range of criteria, including lot size, heritage, age and ownership structure.
 - 5.2. Understand where density is best located by examining the sites identified and understanding their proximity to a range of amenities including Park Lands, public transport, community facilities and services.
 - 5.3. Use a place based approach to define planning envelopes that protect the amenity and character of the city and promote good neighbour relationships, taking into consideration existing heights, solar

access to residential properties as well as Park Lands and key streets, heritage interfaces and airspace protection.

Figure 2 – Methodology



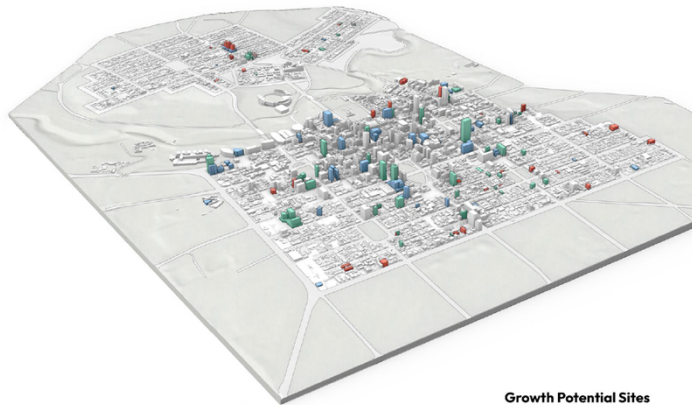
6. The future growth scenarios are based on three growth options (Figure 3):
 - 6.1. Growth Potential 1 – Base Case (by 2041)
 - 6.1.1. Population of 36,000 (additional population over 11,000)
 - 6.1.2. Dwellings of 21,200 (additional dwellings over 6,450).
 - 6.2. Growth Potential 2 – 2036 Growth Target
 - 6.2.1. Population of 50,000 (additional population over 25,000)
 - 6.2.2. Dwellings of 29,500 (additional dwellings over 14,750)
 - 6.2.3. Additional jobs over 6,700.
 - 6.3. Growth Potential 3 – Beyond 2036
 - 6.3.1. Population of 75,000 (additional population over 50,000)
 - 6.3.2. Dwellings of 45,000 (additional dwellings over 30,250)
 - 6.3.3. Additional jobs over 14,600 (21,300 jobs for growth potential 2 and 3).
7. Assessment of each growth potentials included consideration of:
 - 7.1. Population growth
 - 7.2. Climate change and adaptation
 - 7.3. Equitable access
 - 7.4. Economic impact.

Figure 3 – Growth Potentials - Options

Growth Potentials 1 - Base Case



Population	36,000
Dwellings	21,200
Additional Population	+11,000
Additional Dwellings	+6,450



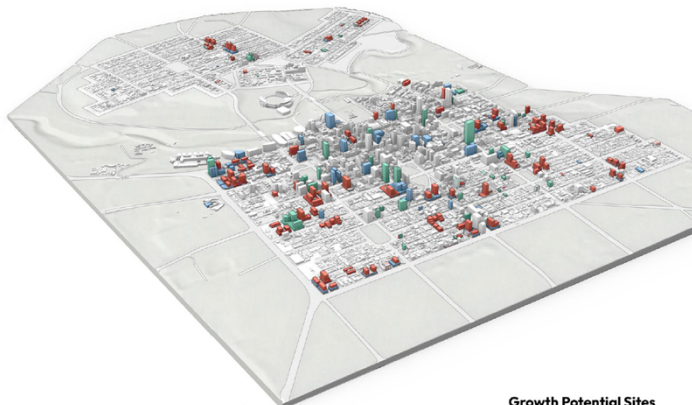
Growth Potential Sites

- Residential
- Mixed Use
- Non-Residential

Growth Potentials 2 - 2036 Growth Target



Population	50,000
Dwellings	29,500
Additional Population	+25,000
Additional Dwellings	+14,750
Additional Jobs	+6,700



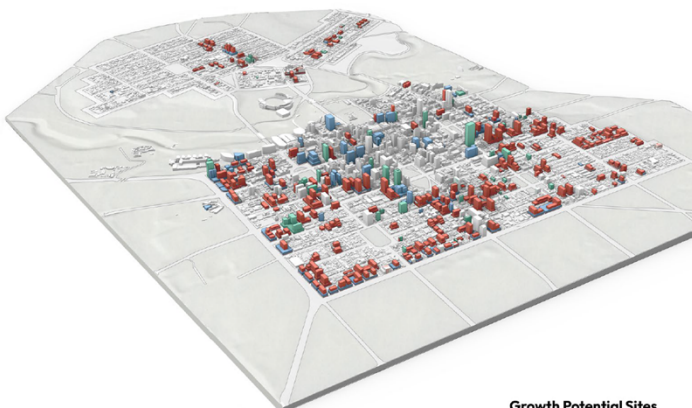
Growth Potential Sites

- Residential
- Mixed Use
- Non-Residential

Growth Potentials 3 - Beyond 2036



Population	75,000
Dwellings	45,000
Additional Population	+50,000
Additional Dwellings	+30,250
Additional Jobs	+14,600
(S2 & S3)	+21,300)



Growth Potential Sites

- Residential
- Mixed Use
- Non-Residential

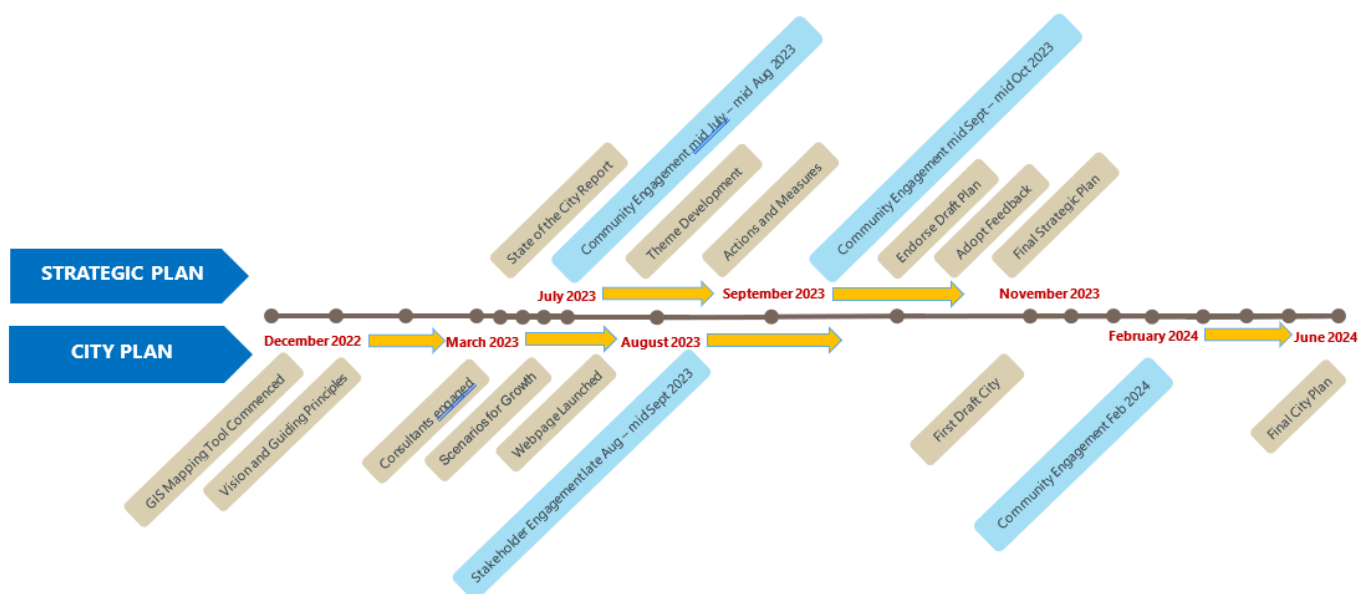
Next Steps: City Plan Stages 2 and 3

8. Stage 2 of City Plan involves targeted stakeholder engagement to inform and test growth potential options in preparation for community consultation in Stage 3 (February 2024).
9. The engagement approach for Stage 2 centres on a series of forums, drop-in sessions and industry events in a dedicated studio space from 31 August to 15 September 2023. Forums will focus on themes that have emerged from Stage 1 analysis and provide opportunities for identification of place-based responses.
10. Stakeholder groups to be consulted are detailed in **Attachment A** and include:
 - 10.1. Precinct groups (residents and businesses)
 - 10.2. Professional groups
 - 10.3. Advisory groups and panels
 - 10.4. Business/industry groups
 - 10.5. State Government representatives
 - 10.6. Researchers.
11. The format of the forums and drop in sessions will be tailored to each stakeholder group to maximise the value of feedback and inputs received. The approach proposed is in line with the workshop presented to the City Planning, Development and Business Affairs Committee on [7 March 2023](#).
12. Council Members will be invited to participate in the opening event, themed forums and open drop-in sessions.
13. A City Plan webpage is being finalised to go live prior to the Stage 2 engagement in August/September 2023. The City Plan webpage will provide an overview of City Plan and enable community members to register to be kept informed of the community engagement opportunities that will be undertaken in Stage 3.
14. The City Plan is on schedule to be delivered by 30 June 2024.

Strategic Plan and City Plan Alignment

15. The timing of the Stage 2 City Plan engagement has been designed to align with the development of City of Adelaide's 2024-2028 Strategic Plan.
16. City Plan (Stage 2) targeted stakeholder engagement is concurrent with, but does not overlap, community engagement for the Strategic Plan (Figure 4).
17. Outcomes from the Strategic Plan engagement and Stage 2 City Plan engagement will help shape the draft City Plan for community engagement in Stage 3 (early 2024).

Figure 4 – Strategic Plan and City Plan Consultation Alignment



ATTACHMENTS

Attachment A – Targeted Stakeholder List (City Plan Stage 2)

- END OF REPORT -