

Kadaltilla

Adelaide Park Lands Authority

Draft City Plan – Adelaide 2036 for public consultation

Strategic Alignment – Expert Advice

Public

**Thursday, 27 June 2024
Board Meeting**

Author: Sarah Gilmour,
Associate Director Park
Lands, Policy & Sustainability

Purpose

The purpose of this report is to outline the draft City Plan – Adelaide 2036 (the draft City Plan) and invite Kadaltilla / Adelaide Park Lands Authority (Kadaltilla), to provide feedback as part of the public consultation process. A presentation on the draft City Plan will be held on 27 June 2024 at the Kadaltilla meeting.

The City Plan delivers the City of Adelaide's spatial plan for the development of our city. The draft City Plan achieves this by providing an urban design framework to guide planning for sustainable growth within the City of Adelaide, which also supports the achievement of the Council's target population of 50,000 residents by 2036.

The four priorities contained in the draft City Plan are:

1. A Greener and Cooler City
2. Transit Diversity
3. A City of Neighbourhoods
4. Housing Diversity for a Growing Population

The draft City Plan, contained in **Attachment A**, is informed by spatial analysis distilled from over 400 datasets and comprehensive consultation engagement processes undertaken throughout the project including multiple touch points with the City of Adelaide's Council Members, Council Committees and subsidiaries.

Public consultation on the draft City Plan is being undertaken between 18 June 2024 and 16 July 2024 and is available on the Community Engagement page of the City of Adelaide website.

Administration is continuing discussions with State Government Agency, Planning and Land Use Services (PLUS) on the relationship between the draft City Plan and the Greater Adelaide Regional Plan (GARP). The State Government is due to commence public consultation on the GARP by December 2024.

Recommendation

That the Kadaltilla / Adelaide Park Lands Authority:

1. Notes the update on the consultation draft of the City Plan – Adelaide 2036 as contained in Attachment A to Item 5.1 on the Agenda for the Kadaltilla / Adelaide Park Lands Authority meeting on 27 June 2024.
2. Notes the Executive Officer of the Kadaltilla / Adelaide Park Lands Authority will coordinate a submission to the City Plan consultation out of session.

Implications

Adelaide Park Lands Management Strategy 2015-2025	Adelaide Park Lands Management Strategy 2015-2025 City Plan supports the APLMS' ambition to ensure the Adelaide Park Lands are "accessible to the metropolitan population via a network of linked parks that connect people to the City, suburbs, hills and coast."
2023-2028 Strategic Plan	Kadaltilla / Adelaide Park Lands Authority 2023-2028 Strategic Plan Strategic Plan Alignment – Expert Advice This report seeks the expert advice of the Kadaltilla Board on the draft policies and actions outlined in the draft City Plan – Adelaide 2036.
Policy	The City Plan forms part of the City of Adelaide's suite of Strategic Management Plans as outlined in the Strategic Plan 2024-2028. The City Plan will inform the State Government's GARP.
Consultation	Community consultation has occurred through the City Plan Studio held in late 2023 and in 2024 via online and in-person local area focus groups. Residents, workers, businesses and visitors were invited to provide input into the draft City Plan via an online mapping tool. Local area focus groups held in April 2024 were used to test engagement feedback. Following Council approval on 11 June 2024, the draft City Plan was released for public consultation on 18 June 2024 for a 4-week period until 12 July 2024.
Resource	Not as a result of this report
Risk / Legal / Legislative	Not as a result of this report
Opportunities	The City of Adelaide is working collaboratively with PLUS on the development of the City Plan and the relationship with the State Government's development of the GARP.
City of Adelaide Budget Allocation	The 2023/24 annual budget includes a strategic project allocation of \$390,000 to deliver the City Plan by 30 June 2024. The budget was increased \$85,000 to \$475,000 following the approval of a quarter 3 adjustment due to the requirement for an additional spatial systems resource.
Life of Project, Service, Initiative or (Expectancy of) Asset	The City Plan responds to Council's commitment to develop a spatial plan for the city and responds to Council's residential growth target of 50,000 people by 2036. It has a 10-year planning focus, with a series of initiatives for implementation, which includes a Code Amendment Program.
Ongoing Costs (eg maintenance cost)	Not as a result of this report
Other Funding Sources	The City of Adelaide received \$200,000 in grant funding across two financial years for the project through the Capital City Committee which concludes on 30 June 2024.

Discussion

1. The purpose of this report is to outline the draft City Plan – Adelaide 2036 (the draft City Plan) and invite Kadaltilla to provide feedback as part of the public consultation process.
2. The City Plan project has been undertaken in stages during 2022/23 and 2023/24 and is comprised of two parts:
 - 2.1. An urban design framework (the draft City Plan document which is the subject of this report) – that sets the principles, priorities, city wide strategies and local area framework for future growth.
 - 2.2. The City of Adelaide Digital Explorer (CoADE) - a dynamic digital tool which informs, tracks and monitors the progress of this growth.
3. The objectives of the City Plan are to:
 - 3.1. Set priorities, directions and coordinate planning for growth in the City of Adelaide
 - 3.2. Articulate what the city and its different spatial areas could become
 - 3.3. Proactively plan for sustainable growth and change
 - 3.4. Ensure increasing density creates liveability
 - 3.5. Ensure opportunity for current and future sectors to support growth and prosperity
 - 3.6. Provide a central place to spatially apply and align strategies
 - 3.7. Provide a prospectus to support investment
 - 3.8. Enable city stakeholders to discuss challenges and opportunities.

Draft City Plan – Adelaide 2036

4. The draft City Plan document on public consultation from 18 June 2024 to 16 July 2024 is contained in **Attachment A**.
5. The City Plan delivers the City of Adelaide's spatial plan for the development of our city. The draft City Plan achieves this by providing an urban design framework to guide planning for sustainable growth within the City of Adelaide, which also supports achievement of the Council's target population of 50,000 residents by 2036.
6. The four priorities contained in the draft City Plan are:
 - 6.1. A Greener and Cooler City
 - 6.2. Transit Diversity
 - 6.3. A City of Neighbourhoods
 - 6.4. Housing Diversity for a Growing Population.
7. The draft City Plan includes eight city wide strategies, Strategy 1 – Activating the Squares, and Strategy 2 – Open Space at Your Doorstep have direct relationship to the Adelaide Park Lands.
8. The draft city wide strategies recognise the significant contribution the Adelaide Park Lands and Squares will play in supporting the continued growth of the city's resident, business and visitor populations. Strategies seek to strengthen and reinforce the existing city grid through tree planting and other greening opportunities and reinforce the role of the Adelaide Park Lands and Squares as local open space for city residents by seeking diversification of recreational uses with these open spaces supplemented with additional open space in various forms such as green roofs, courtyards and plazas.
9. The priorities and city wide strategies contained in the draft City Plan are supported by a Local Area Framework. The thirteen local areas are based on form and function of the city, key main streets, city Squares, and current planning zoning and policy.
10. The draft City Plan recognises that the City of Adelaide doesn't control all levers to achieve the strategies identified in the Plan and sets the following Council roles:
 - 10.1. Lead – The city will invest time and/or resources.
 - 10.2. Partner – The city will actively seek partnership opportunities.
 - 10.3. Facilitate – The city will utilise levers available to support implementation.
 - 10.4. Advocate – The city will seek out support and/or partners to undertake state or nationally significant actions.

- 10.5. Regulate – The city will fulfil legislative roles and requirements.
 11. The City Plan is proposed to be implemented through the City of Adelaide’s Code Amendment Program and an indicative program based on key strategies in the draft City Plan. Further development of the implementation program will be undertaken and informed by consultation on the draft City Plan.
 12. The City Plan is targeting implementation from the 2024/25 financial year, including:
 - 12.1. Comprising the City of Adelaide’s submission to the draft GARP (tentatively scheduled for release by the State Government by December 2024).
 - 12.2. Informing the City of Adelaide’s Code Amendment Program.
 - 12.3. Providing an evidence base and strategic direction for the development of complementary City of Adelaide strategies such as the Integrated Transport Plan.
 - 12.4. Informing submissions to key State strategic planning processes (such as the draft State Infrastructure Strategy tentatively scheduled for release in late 2024).
 13. Administration is continuing discussions with PLUS on the relationship between the draft City Plan and the GARP. The State Government is due to commence public consultation on the GARP by December 2024.
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Attachments

Attachment A –Draft City Plan – Adelaide 2036

- END OF REPORT -

Kadaltilla

Adelaide Park Lands Authority

City Plan – Adelaide 2036

The purpose of this presentation is to provide an overview of the consultation draft City Plan – Adelaide 2036

Sarah Gilmour, Associate Director, Park Lands, Policy and Sustainability

Colleen McDonnell, Manager City Planning and Heritage

Kadaltilla
Adelaide Park Lands Authority



Acknowledgement of Country

The City of Adelaide acknowledges that we are located on the traditional Country of the Kaurna people of the Adelaide Plains and pays respect to Elders past, present and emerging.

We recognise and respect their cultural heritage, beliefs and relationship with the land. We also extend that respect to visitors of other Aboriginal Language Groups and other First Nations.



Key Messages

City Plan: a Spatial Roadmap to Grow the City

- An urban design framework to guide sustainable growth in the City of Adelaide, and support achievement of the Council's target population of 50,000 residents by 2036
- Informed by spatial analysis distilled from over 400 datasets and comprehensive consultation engagement processes
- The draft City Plan will inform the Greater Adelaide Regional Plan, currently in development by the State Government
- Public consultation on the draft City Plan is being undertaken between 18 June 2024 and 16 July 2024



Overview

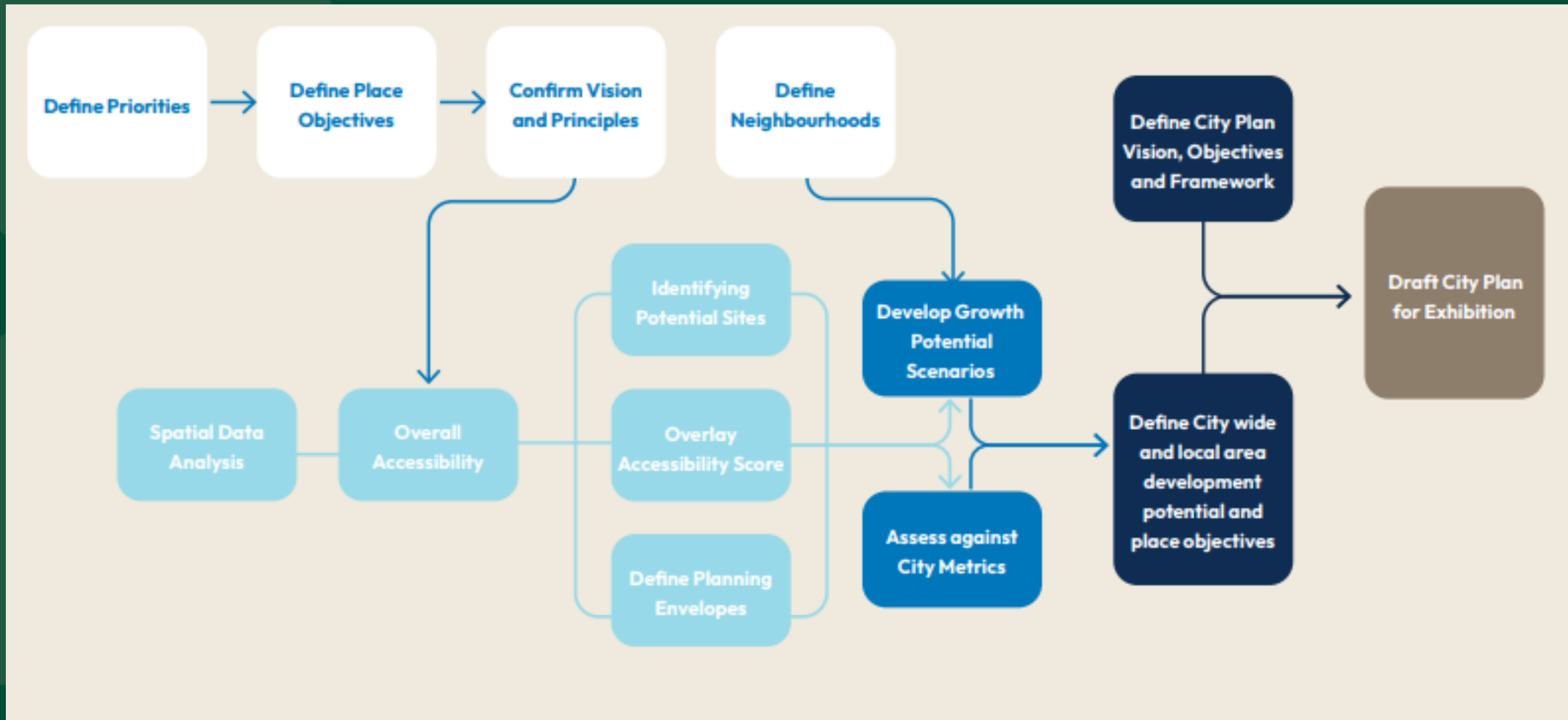
1. How City Plan was developed
2. Exhibition and Engagement
3. City Plan Objectives
4. City Plan Structure
5. City Plan Priorities
6. City Wide Strategies
7. Local Area Framework
8. Next Steps



Implications

Implication	Comment
Adelaide Park Lands Management Strategy 2015-2025	City Plan supports the APLMS' ambition to ensure the Adelaide Park Lands are <i>'accessible to the metropolitan population via a network of linked parks that connect people to the City, suburbs, hills and coast.'</i>
2023-2028 Kadaltilla Strategic Plan	<p>Expert Advice</p> <ul style="list-style-type: none">• Function as the peak advisory body for policy, development, heritage, and management of the Park Lands based on sound data and evidence

1. How City Plan was developed



2. Exhibition and Engagement

- **September 2023** - City Plan Studio Exhibition and forums
- **April 2024** – Online survey of city residents and city users
- **April 2024** – Five local area focus groups of residents and business owners
- **June 2024** – Public consultation on draft City Plan



3. City Plan Objectives

- To set priorities, directions and coordinate planning for growth
- To articulate what the city and its different spatial areas could become
- To proactively plan for sustainable growth and change
- To ensure increasing density creates liveability
- To ensure opportunity for current and future sectors to support growth and prosperity
- To provide a central place to spatially apply and align strategies
- To provide a prospectus to support investment
- To enable city stakeholders to discuss challenges and opportunities



4. City Plan Structure

- Principles
- Priorities
- City Wide Strategies
- Local Area Framework
- Implementation (Council Role)



5. City Plan Priorities



A Greener and Cooler City

Environmental sustainability is a cornerstone of City Plan with a focus on increasing green spaces and streets throughout the city and the Adelaide Park Lands.



Transit Diversity

The City Plan emphasises the importance of a well-connected and efficient transportation network, with a focus on mode shift to active transport and greater transit diversity.



A City of Neighbourhoods

As a city of neighbourhoods, the City Plan will prioritise the enhancement of the many individual identities and places within the broader city fabric and embed place based objectives for growth.



Housing Diversity for a Growing Population

The City Plan supports diversity in housing options and neighbourhood design and will cater to a range of needs and demographics including the missing middle of housing.

6. City Wide Strategies

1. A Green City Grid
2. Open Space at Your Doorstep
3. Developing the City Spine
4. Activating North South Laneways
5. Enhancing East West Streets
6. Establishing the City Loop
7. New Housing Models
8. Designing for Urban Life, Diversity and Density



Figure 4.2 Overview of City Wide Strategies



Strategy 1 Activating the Squares

The city streets and Squares will form a green grid for the city, connected by shaded pedestrian paths and active transport. The green grid will create green corridors that contribute to cooling, climate resilience, biodiversity and comfort to the users of the city.



Figure 4.3 Diagram of the Green City Grid

- High Priority Greening
- Medium Priority Greening
- Low Priority Greening

Strategy 2 Open Space at Your Doorstep

The Adelaide Park Lands and the City Squares will be places for active and passive recreation and social engagement with a mix of urban uses around the Squares.



Figure 4.8 Existing Green Infrastructure Index

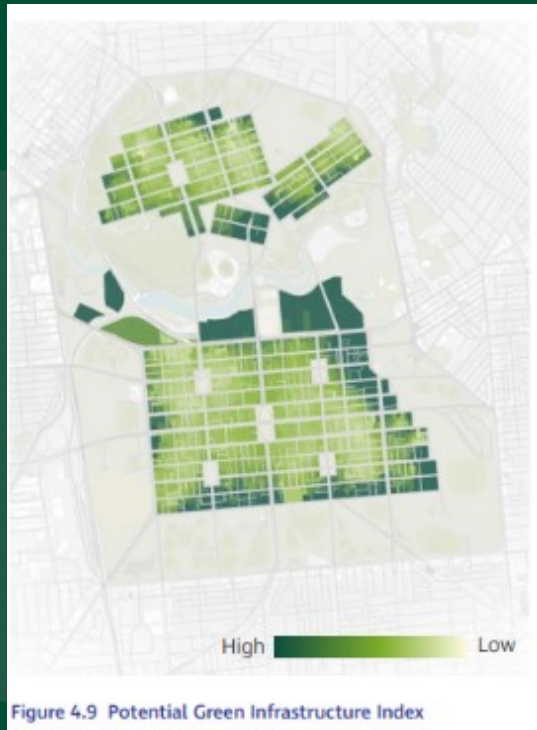


Figure 4.9 Potential Green Infrastructure Index



Figure 4.7 Diagram of Square Activation

- Activate City Squares
 - Diversify Adelaide Park Land uses
- Recreational Spaces
 - Other Open Space
 - 400m Walking Radius
 - Green Connections

7. Local Area Framework

Each Local Area has place principles that translate the city-wide strategies to the local level and include other place-based interventions that support the City Plan's priorities.



8. Next Steps

- **18 June – 16 July 2024** – Public consultation
<https://www.cityofadelaide.com.au/engagement/>
- **September 2024** – Final City Plan to CPBDA Committee and Council for decision
- **Quarter Four 2024/25** –CoA's submission on the Greater Adelaide Regional Plan public consultation

Thank You.



Kadaltilla
Adelaide Park Lands Authority