

Residential Housing and Growth Action Plan

Tuesday, 3 May 2022

The Committee - Pre-Council Discussion Forum

Strategic Alignment - Thriving Communities

Program Contact:

Sarah Gilmour - Associate Director Park Lands, Policy & Sustainability

Public

Approving Officer:

Iliia Houridis - Director City Shaping

EXECUTIVE SUMMARY

On 9 November 2021 Council noted a report from the Adelaide Economic Development Agency (AEDA) outlining the initiatives endorsed by the AEDA Board to accelerate residential growth.

At the time, Council also noted that the City of Adelaide (CoA) and AEDA would continue work to further increase residential growth in the city and North Adelaide with a further report to be brought back to Council in 2022. In order to reach a population of 50,000 by 2040, growth would need to be in the order of 1,300 additional residents per annum.

Since then, CoA and AEDA have established a Residential Housing and Growth Co-ordinating Group (RHGCG), lead by the Park Lands, Policy and Sustainability Program, who will facilitate and provide a focus for the progression of all residential housing and growth projects and associated outcomes across Council.

The first task of the RHGCG has been to prepare a draft Residential Housing and Growth Action Plan that is presented to Council for decision. If approved, we will prepare a prospectus incorporating the Action Plan to promote the actions that Council and AEDA will be taking to facilitate residential housing and growth in the City of Adelaide. The delivery of City Plan is a key outcome of the Action Plan.

The following recommendation will be presented to Council on 10 May 2022 for consideration

That Council

1. Approves the Residential Housing and Growth Action Plan, Attachment A to Item # on the Agenda for the meeting of the Council held on 10 May 2022.
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IMPLICATIONS AND FINANCIALS

City of Adelaide 2020-2024 Strategic Plan	<p>Strategic Alignment – Thriving Communities</p> <p>Vision – Adelaide is the most liveable city in the world.</p> <p>Outcome – Well planned and inclusive residential population growth (housing affordability is a key factor of liveability).</p>
Policy	The Action Plan identifies the development of the Homelessness, Social Housing and Housing Affordability Policy as an Action.
Consultation	The Residential Housing and Growth Action Plan incorporates actions anticipated and in line with <i>Council’s Strategic Plan 2020-2024</i> . The City Plan and a Local Housing Plan, identified to be delivered by the Action Plan, will undergo separate consultation as required.
Resource	The delivery of the Residential Housing and Growth Action Plan will be shared across the City of Adelaide and AEDA, were identified in the 2021/22 Business Plan and Budget. Longer term resources will be allocated through future budget bids where necessary.
Risk / Legal / Legislative	Not as a result of this report
Opportunities	The Residential Housing and Growth Action Plan will facilitate residential growth for the City of Adelaide which is a key outcome sought through the <i>City of Adelaide Strategic Plan 2020-2024</i> .
21/22 Budget Allocation	Implementation of actions in 2021/22 would occur through the Residential Growth Action Plan and Strategic Property Review implementation that are included in the 2021/22 Business Plan and Budget.
Proposed 22/23 Budget Allocation	Actions proposed to be delivered in 2022/23 are being considered as part of the 2022/23 Business Plan and Budget Process.
Life of Project, Service, Initiative or (Expectancy of) Asset	The Residential Housing and Growth Action Plan will have a 4-year timeframe. Longer term strategic directions to be investigated and delivered through City Plan.
21/22 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	Actions include advocacy to State Government for funding of a stimulus package to develop housing in the city.

DISCUSSION

Background

1. Council's Strategic Plan Vision is for Adelaide to become the most liveable city in the world. Council has also had, for many years, an ambition to substantially increase the number of people living in the city.
2. To assist with the realisation of these goals the City of Adelaide (CoA) and the Adelaide Economic Development Agency (AEDA) have been and continue to undertake a number of investigations and projects to increase residential housing and growth while concurrently increasing the liveability of the city and North Adelaide.
3. On 9 November 2021, Council resolved that CoA and AEDA would collaboratively work towards a residential growth action plan and report back to Council in 2022.
4. To ensure co-ordination across and within CoA and AEDA, a cross-organisation Residential Housing and Growth Co-ordinating Group (RHGCG) has been established to facilitate and provide a focus for the progression of all residential housing and growth projects and associated outcomes across Council.
5. The RHGCG is made up of the following:
 - 5.1. Associate Director, Park Lands, Policy and Sustainability (Chair)
 - 5.2. Associate Director, City Culture
 - 5.3. Manager, Strategy Insights and Performance
 - 5.4. Manager, Finance and Procurement
 - 5.5. Manager, Property Development
 - 5.6. Executive Manager, Business and Investment (AEDA)
 - 5.7. Executive Manager, Marketing (AEDA)
 - 5.8. Team Leader, City Policy
 - 5.9. Principal Economy Advisor, Low Carbon and Circular Economy
 - 5.10. Senior Policy Planner, City Policy.
6. The RHGCG reports to the Director City Shaping through the Associate Director, Park Lands, Policy and Sustainability.

Discussion

7. The draft Residential Housing and Growth Action Plan (**Attachment A**) has been based on AEDA's Proposed Initiatives to Accelerate Residential Growth, that was endorsed by the AEDA Board in October 2021 and noted by Council in November 2021.
8. The draft Action Plan brings together actions identified through Motions on Notice, existing projects and investigations from across CoA / AEDA as well as identifying proactive opportunities for CoA and/or AEDA to facilitate or promote residential and housing growth for the city.
9. The draft Action Plan identifies 24 actions under 6 key focus areas as outlined below.
 - 9.1. Increasing demand for housing in the city
 - Aim: Ensuring that the city benefits from accelerating the rate of population growth in South Australia, that there are sufficient jobs and people recognise the benefits of living in the city.
 - Approach: Key actions of this area are through advocacy to the State and Federal Governments for initiatives through financial levers such as waiving stamp duty as well as delivery of key marketing campaigns to promote Adelaide as a great place to live and work.
 - 9.2. Financial considerations
 - Aim: Equalising the financial differential that developers and purchasers of dwellings in the city face due to State and/or Federal fees, charges and grants that are designed for suburban contexts but applied to the city irrespective of its unique built environment and style of development.
 - Approach: Advocacy to the State Government for reform of fees and charges, including the allocation of the Open Space Levy are key actions in this area.

9.3. New housing products and models

Aim: Unlocking new land opportunities and ensuring the right structures are in place to accelerate a diversity of residential development.

Approach: This area seeks coordination with State Government to create a public land portfolio, and advocacy for key housing projects and alternative housing models to be delivered.

9.4. Council processes

Aim: Ensuring that Council plays a proactive role in enhancing liveability around new developments, has a rating system that recognises the whole of life income generated by new developments and has a facilitatory role in aggregating land parcels.

Approach: Opportunities for Council to offer rating incentives and maximise use of new rate revenue to improve public realm for new residential and mixed-use developments are key actions in this area.

9.5. Policy and Regulatory matters

Aim: Ensuring that planning regulations do not unreasonably restrict the development of new dwellings, the utilisation of vacant dwellings or the reuse of older buildings.

Approach: Investigations into potential Planning and Design Code Amendments and advocacy for changes to the National Construction Code to facilitate residential development and improved built form outcomes.

9.6. Strategic positioning of the city

Aim: Ensuring the City of Adelaide has a long-term spatial vision and the primacy of the city is recognised and informs State Government policy and program delivery.

Approach: The delivery of City Plan will be the key action for this focus area.

10. It is proposed that the Action Plan will have a 4-year timeframe – with longer term strategic directions to be investigated and delivered through City Plan. During this timeframe the RHGCG will monitor and oversee implementation of the actions.

Next Steps

11. If the draft Action Plan is approved, we will prepare a prospectus incorporating the Action Plan to market the actions that Council and AEDA are taking to promote and facilitate residential housing and growth in the City of Adelaide.
12. Actions identified in the Action Plan will be implemented by Council and AEDA in accordance with the timeframes indicated.
13. Actions that require further budgetary consideration will be brought back to Council.
14. Development of City Plan, a key action of the Action Plan, has commenced.

ATTACHMENTS

Attachment A – draft Residential Housing and Growth Action Plan

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