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#1 Setting the scene –

What the City Plan aims to be

It's time to update our spatial vision to reflect what people want the future of Adelaide to be. While we all come to terms with how to live with the effects of the global pandemic and its impacts to our way of life, we need to get together and talk about how we want to live, work, learn, eat, play, and connect in our capital city in the future.

Together with our partners in state government and communities across the city, City of Adelaide will develop a City Plan that is a spatial vision which aims to help shape the kind of future that our communities want. It will help current and future residents, businesses and investors to feel confident about investing in and committing to future projects across the city that will generate sustainable and resilient growth – and remind everyone why Adelaide *is* the most liveable city in the world!

What it will be:

- A guide on ways to reshape the city based on a long-term vision, with a 10-year delivery focus
- A guide for future growth and development of the city
- A guide for future city experiences
- A guide to inform future decisions about infrastructure investment
- A guide to inform future amendments to the Planning & Design Code

Developing the City Plan will be a process of working with experts and engaging across all relevant teams at the city as well as colleagues in state government, key stakeholders and the community to discuss the challenges and opportunities we'll be facing in the future.

Guiding the future growth of Adelaide requires more than a spatial plan, it requires strategic visioning and statutory regulation. City Plan won't take the place of the Strategic Plan or of any statutory plans that regulate day to day planning assessment and development. It will show a future Adelaide that we're all working towards and it will inform the way that other plans, policies and strategies will evolve over the next 10 years.

So it won't be:

- A strategic management plan
- An infrastructure delivery plan
- A development assessment tool
- An action plan

The below diagrams show how City Plan will be informed by existing strategic and statutory plans, and will inform updates of those plans:



DRAFT

#2 Context is everything

Why we need a City Plan

City of Adelaide will work together with our communities of residents, workers, visitors, business owners, and project partners to articulate a shared vision for the future of Adelaide - the City Plan will then guide the Council's plans for the next 10 years to deliver on that vision.

This will build on our existing plans and commitments and will focus on the ways we can grow a city that is centred around the needs of its people, the places that nurture them, and most importantly, a city that will continue to nurture future generations and help them to mitigate the effects of climate change.

City Plan will provide a vision and guidance about opportunities for growth – we know Adelaide has the capacity to grow quickly to double the number of people living in the city to 50,000 by 2041. A growing population puts demand on our infrastructure and services - we need to consider and plan how people are going to access and move through the city using all modes of transport.

Together we will need to identify ways to grow sustainably - climate change impacts are becoming more extreme, as recent drought, fires and flooding across the country has shown us, so thinking about how to create the future city we want means redoubling our commitments to net zero and the resilience and sustainability of our economy, our environment, our cultures and our communities.

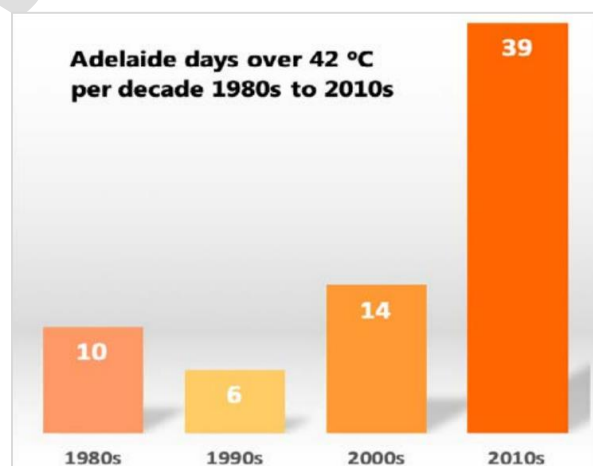
As well as responding to climate change impacts, 21st century city needs to be able to respond to transformations in business investment structures, changes in supply chain and manufacturing logistics, emerging enterprise clusters, and growth in the knowledge and service sectors. In this environment, to be resilient to changes in global markets, our cities must cater to diverse scales and types of employment precincts. A healthy city underpins a strong and resilient state, so the City Plan will reflect the role of the city to help support South Australia's economy.

“Our climate is getting hotter and more extreme, with Adelaide experiencing the hottest day on record in January this year.

Over the past 10 years we have had the highest number of extreme heat days ever recorded.

A hotter climate will undermine our food and water security, and challenge liveability as it will impact how and where we live, work and play.”

Lord Mayor Sandy Verschoor, Aug 2019.



Council is already strategically investing in making Adelaide a “vibrant and culturally alive” city where citizens have the jobs, opportunities, and lifestyle they want. The City Plan will help give

confidence to our collaborators and partners and key stakeholders in the city about their strategic investments in Adelaide as well.

#3 How can City Plan help?

What the City Plan aims to do

The City Plan aims to:

- Provide a spatial vision for where growth and change is likely to happen across the city – this will inform future revisions of the city’s Strategic Plan as well as the planned review of the Regional Plan for Greater Adelaide by state government
- Articulate what the city and its diverse precincts could become – it will give expression to how our current strategies and plans will come to life in the future and what they will look like
- Demonstrate how increasing population can contribute to liveability and amenity, and how it can protect and celebrate our heritage and our way of life – it will leverage smart technology and new digital capabilities that are transforming the way our cities work and, consequently, the way we plan and design our cities
- Outline opportunities over the next 10 years for all sectors, both existing and future, to support the resilience, sustainability and prosperity of the city.

Who the City Plan will be for

- City of Adelaide Councillors and officers to prioritise infrastructure investment, programs of work and project delivery and a way to communicate those priorities.
- State Government to evaluate statutory planning changes – for example amendments to the Planning and Design Code.
- Private sector development industry to evaluate development potential and opportunities
- Potential investors – from mums and dads adding a granny flat, through to global corporations building a workforce, and people who don’t call the city home but come here from around the world – to understand where growth in the city is likely to happen and how it will affect them
- Community & potential future residents – to understand what the city they want to live in is going to be like in the future

#4 A snapshot of future challenges

What sort of a place do we want Adelaide to be in 100 years?

We all have a responsibility to make sure that the investment and energy we put in over the next ten years will pave the way towards the city we want to leave for future generations to enjoy. The City Plan is an opportunity for all of us to consider, in the wake of the pandemic and in response to other local and global challenges, where we focus our efforts to deliver our priorities for thriving communities, strong economies, dynamic city culture, and environmental leadership.

The following themes are emerging as current and future challenges for our city – these are hunches about what we need to discuss with our communities, stakeholders, industry, business, other levels of government, and the people who visit and relocate to Adelaide from all over the state, the country & the world.

Culture & Country: Our past, our present, and our future

Whether we are conscious of it or not, the way our city grows is fundamental to how cultural expression is enabled and celebrated. While **we** think Adelaide is the most liveable city in Australia, when it comes to our culture, by global EIU index measures, it seems we might have some room for improvement.

This is also related to the way we give expression to our commitment to reconciliation with the Traditional Custodians and other First Nation peoples who live, work, learn, play and connect with Country here. Ensuring that the city has a deep sense of meaning and identity for all communities is important, especially as we welcome new visitors, residents and workers from all over the world.

21st Century City: Competition, technology, and a place to call home

In a hyper-connected world, changes happen rapidly and in increasingly unpredictable ways. The global pandemic has radically changed how many of us live, work, learn, play, and socialise – which has complex implications for cities. It's time we reimagine the role of the city in the future.

The concept of a smart city is not new, but is technology focussed 'smartness' (in a context of increasing energy prices and widespread supply-chain shortages) as resilient and sustainable as we need it to be? And does it contribute enough to the resilience of our communities?

And in a competitive city, where new businesses demand the capacity to operate and connect seamlessly across global markets at all times, requiring standardised and benchmarked solutions – what remains unique about this place? How do we protect and grow that uniqueness in the future, keep our identity strong and make sure we always know, beyond a shadow of a doubt, when we're home?

All Roads (+ Trains + Bike Lanes) lead to the Capital: A destination and a connector

The scale and sequence of connections across the city define our day-to-day experiences of the place – and either enable or restrict the ease of those experiences.

The quality, diversity and scale of our movement infrastructure reflects the demand for access to the city, but also responds to the plan and form of the place. Could changes to the city's plan and form in the future show a way forward for improved and more equitable access for everyone who wants to come here? And could that also result in a more desirable destination once they arrive?

Resilience and Sustainability: Global lessons for local action

The past two years have shown the world's population – if they were in any doubt – that we are most resilient in the face of challenges when we face those challenges together. And we know that we have more pandemic-related challenges and changes to face still – culturally, environmentally, socially and economically.

Here in Kurna Country, and across Australia in all the countries of our First Peoples, the courage, wisdom and fortitude of Aboriginal and Torres Strait Islander peoples is an object lesson in cultural, environmental, social and economic resilience and sustainability.

The way we plan for the growth our cities and how we enable them to function clearly shows what we value about, and how we treat, our environment. We know also that the health and well-being of our environment will support and strengthen the health and well-being of our communities.

Since colonisation of this place, the strength and clarity of Colonel Light's plan for a city, on a river, in the Park Lands has been the defining feature of Adelaide's identity. Our Park Lands and Light's

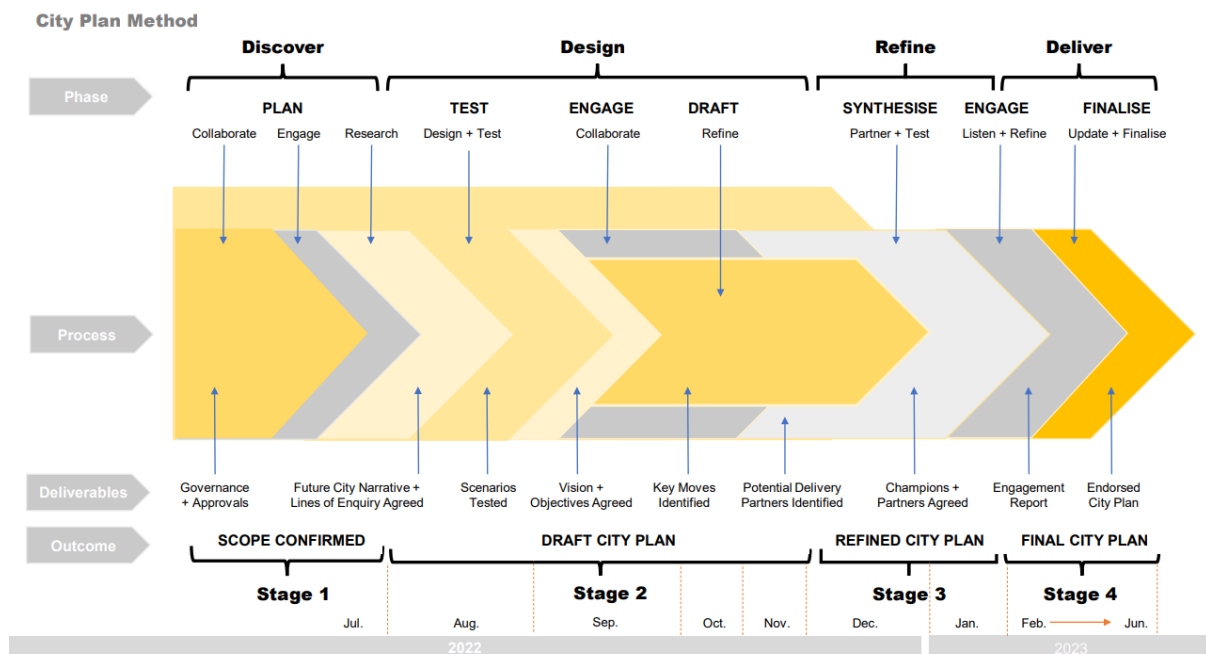
original city plan as well as our ancient First Cultures are legacies, the resilience and sustainability of which City Plan needs to support.

#5 Developing the City Plan together

We've started a process of developing an evidence-base to support where and when growth and change might happen in key areas of the city, this is informed by existing plans and policies across the city and the state as well as best practice examples of what's happening elsewhere in the world. We'll be working with subject matter experts in our teams as well as across the State to help us test future scenarios with our communities and stakeholders, and then to articulate a shared future vision and some key moves to work towards that vision.

How people can get involved:

- We will create a 'Have your say' page for ideas and feedback from across the community about what they're looking for in a Future Adelaide
- We will run several focussed workshop sessions with partners and key stakeholders to discuss future challenges and how we should meet them together
- We will hold community forums to show people what we've learned, share what we've heard, and listen to feedback and new ideas
- We will also provide a framework for contributions from community and business organisations, peak bodies, and other interested groups who want to workshop ideas for City Plan with their members
- We will present a draft version of City Plan to everyone who has contributed and ask for feedback before finalising the City Plan for Council endorsement in 2023



6 History of City Plans in Adelaide

Where have we come from & where are we going?

Adelaide City Plans 1970s – 1990s

Adelaide City Plans built on the legacy of Colonel Light's plan for the city within a park and outlined a far-reaching vision for Adelaide, not only in terms of shaping the place but also in terms of innovative planning. These were both statutory and strategic plans which enabled the city council to lead planning decisions.

1974 – a draft City Plan

- LM's opening message was an invitation to engage, indicating that this plan was not a fixed policy direction but a working document
- Structure is in 3 books:
 - o the Plan (including some background & context, but mostly focussing on activities & 'districts', the planned zoning of the City);
 - o a proposed Bill for inclusion of Directives into the Schedule of the City of Adelaide Act;
 - o Implementation / action plan
- The Plan proposes its own legislative role
- It succeeds the 1962 Metropolitan Development Plan and a period of industrial and commercial development in the city area
- Developed in 4 phases of 4 months each, the City of Adelaide Planning Centre exhibited materials that all citizens were invited to come in and view as well as respond to, there were also workshops held in the Centre.... And the city gave out free coffees!

1977 – an endorsed City Plan

- combined statutory and strategic planning in one document for the city
- introduced the concept of 'Desired Future Character Statements' (later to be adopted across the state) which set the long term direction for key parts of the city
- Not much reflection on who the people of Adelaide are or their values
- Included comprehensive action projects through which the objectives of the plan could be realised
- Incorporates 125 policies that range in scale and impact from plot ratio requirements through to the production of carefully designed brochures about walking trails
- Includes planting and use zones throughout the Park Lands; action projects include directions to investigate development of the Park Lands (in accordance with the Plan)
- The policies are separate to the Principals of Development Control (which are more specifically prescriptive) and which are given statutory weight by the proposed Regulations (Book 2)
- Sets out forecast requirements (based mostly on human activities) then articulates how each precinct should respond to those needs – many directions for the urban form of Adelaide respond to private vehicle usage and car parking
- Many of the action projects outlined in Book 3 are proposals for further research, particularly where projects are uncosted at the time of publication

1981

“The Corporation does not warrant that it will achieve the objectives or implement the policies referred to in this Plan, or that the information contained in this Plan is accurate. No responsibility can be accepted for any information or statements included in this Plan, or for any errors or omissions.”

- The late addition disclaimer on page one is not especially reassuring as to the City’s confidence in itself, however:
- “In its first years of operation the Plan has proved itself an effective framework to guide the development of the City. The intensive public involvement in preparing the Plan has ensured that it reflects the wishes of the community. The Plan and planning process has drawn considerable praise from experts locally , interstate and overseas.”
- Structure is clearer in this iteration with policies clearly underlining the objectives (which have also been strengthened – based on stakeholder feedback and the completion / delivery of several previous ambitions)
- Not much is said about why some objectives have been strengthened – tree planting in particular is a focus but its unclear what has motivated this

1986

Revision of the plan includes strengthened objectives and urban design principles as well as increased emphasis on heritage. The revision process coincided with development of a new Corporate Strategy for Council, which was introduced to commit funds to relevant projects, guided by the City Plan. In this way, where the previous plan listed Council-led initiatives to deliver on City Plan objectives, the new Corporate Strategy was introduced to capture those initiatives separate to the Plan (making it clearer that delivering on its objectives would be the work of many actors including private sector).

Concentrates on statements of desired future character for key precincts (consistent with but further refined than previous City Plans).

Many actions supporting the stated objectives are clearly only for implementation by Council, given this is also statutory planning document this is likely to have caused confusion for private developers.

Height restrictions continue to reinforce the city ‘pyramid’ structure (tallest buildings around Victoria Square, down King William Street to the northern side of Rundle St).

Throughout, movement is only discussed in terms of pedestrians, vehicles and car parking (no cycling or public transport discussion).

Adelaide Development Plans 1990s – 2000s

State government required a new planning process to be followed in the City that was in line with State processes, instead of two separate systems. This was regulated through Adelaide Development Plans which contained visions for the city and retained desired future character statements that had been one of the more successful innovations of the City Plans.

Adelaide strategic visioning 2000s – 2010s

Adelaide Spatial Vision was developed (2014 release); a collaborative network across state and local government, alongside industry and business, contributed to the development of 5000+ a draft place-shaping framework for inner-Adelaide; simultaneously, a process of planning reform was commenced

Adelaide strategic plans 2010s – 2020s

Adelaide Design Manual is developed (current); Adelaide Strategic Plan 2020-2024 adopted; Planning reform outcomes came into effect with the introduction of the *Planning, Development and Infrastructure Act 2016*, and the Planning and Design Code 2021

2012 saw the easing of planning restrictions in the city to stimulate growth and uplift, the outcomes of which have redefined the city skyline and the street life of Adelaide.

In 2014 the City released a spatial vision for Adelaide, 'One City, Many Places'. This vision outlines where and how the city could grow to accommodate a projected population of 47,500 by 2040 in light of the above planning amendments. While this document emphasises where density and height might be located, it does not provide detailed guidance at a precinct level.

In 2015 & 2018 the City published a 'City Growth Story' report outlining economic growth.

In 2019 the Adelaide City Deal was signed, to be in effect for 10 years through to 2029. Objectives of the City Deal could inform the City Plan.

In 2022, the 30 Year Plan for Greater Adelaide is due for review – City Plan development should contribute to this, and evaluation of the City's current and projected progress should be aligned with State report cards.

The 2020-2024 Strategic Plan is at the halfway mark – the City Plan should provide a roadmap for future revisions of the Strategic Plan with objectives that closely follow those outlined in the Strategic Plan.

There are multiple strategic plans and documents which are current for the City's future development – both in terms of built outcomes and in terms of best practice processes. The City Plan should express how these various strategies will come to life and what that will look like.

Digital capabilities are transforming how we plan and how we understand planning, both at a local level and in the global context – the City Plan presents an opportunity to leverage this kind of smart technology in developing a vision for the future of Adelaide.