

The 30 Year Plan for Greater Adelaide

From A Plan to Places: Achieving Transformational Urban Change

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Overview

- Adelaide: a short urban history
- Overview of the 30 Year Plan for Greater Adelaide
- Why the Plan is different
- From a Plan to places:
 - three key challenges
 - three potential contributions for New Urbanism

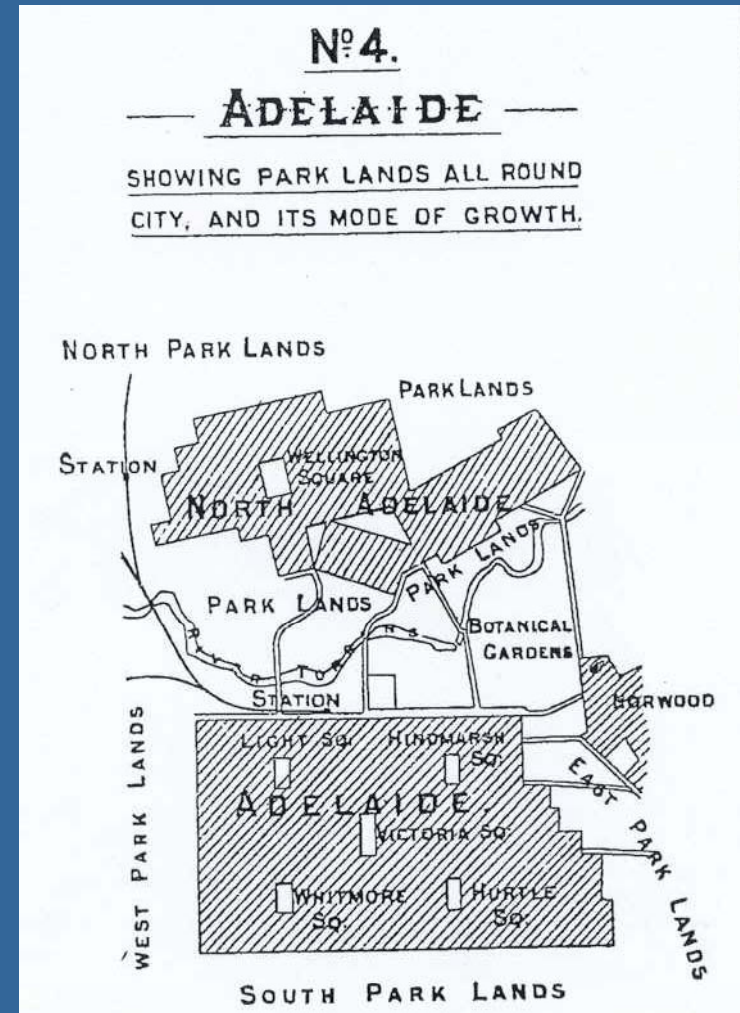
1837: Adelaide's First Plan

- Principles of systematic colonisation
- Sensitivity to landform
- Town acres and country sections
- Was Light (or Kingston!) Australia's first New Urbanist?



A model for “smart growth”?

- 1902: Ebenezer Howard’s “Garden Cities of Tomorrow”
- Assumed growth pattern: walkable communities separated by parklands or agriculture
- The archetypal “Social City”?



1840: Villages across the plain

- Distinct settlements within convenient travel distance
- Agricultural/service
- Some speculation
- Light's design principles “honored in the breach”

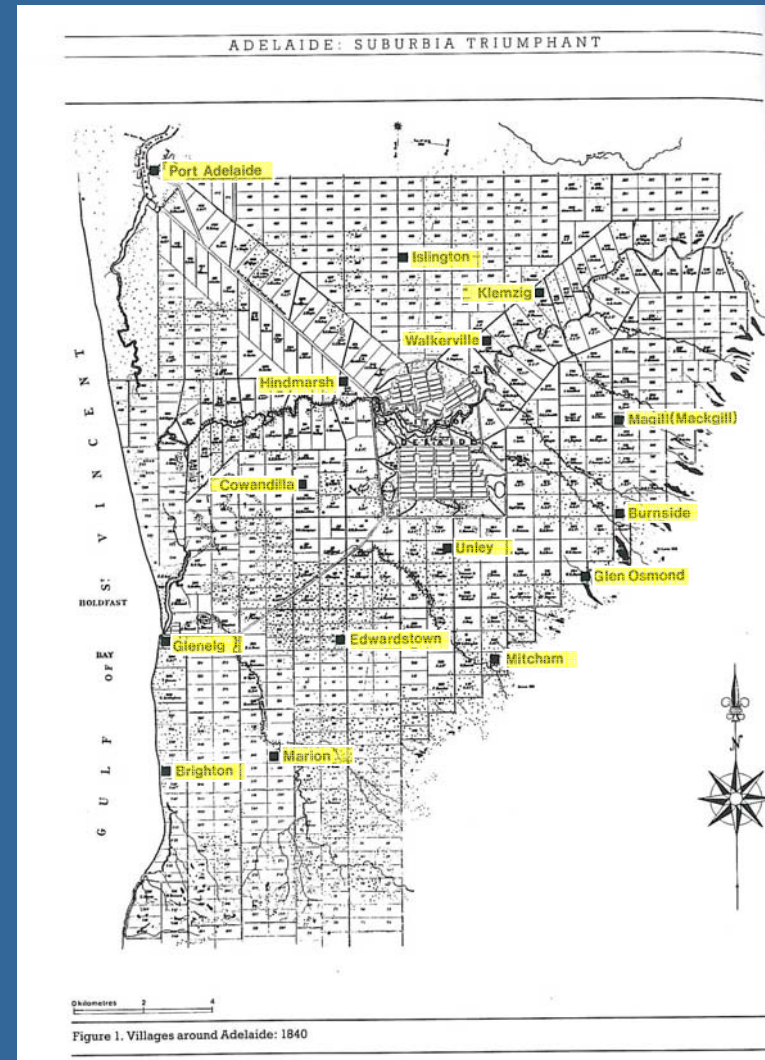
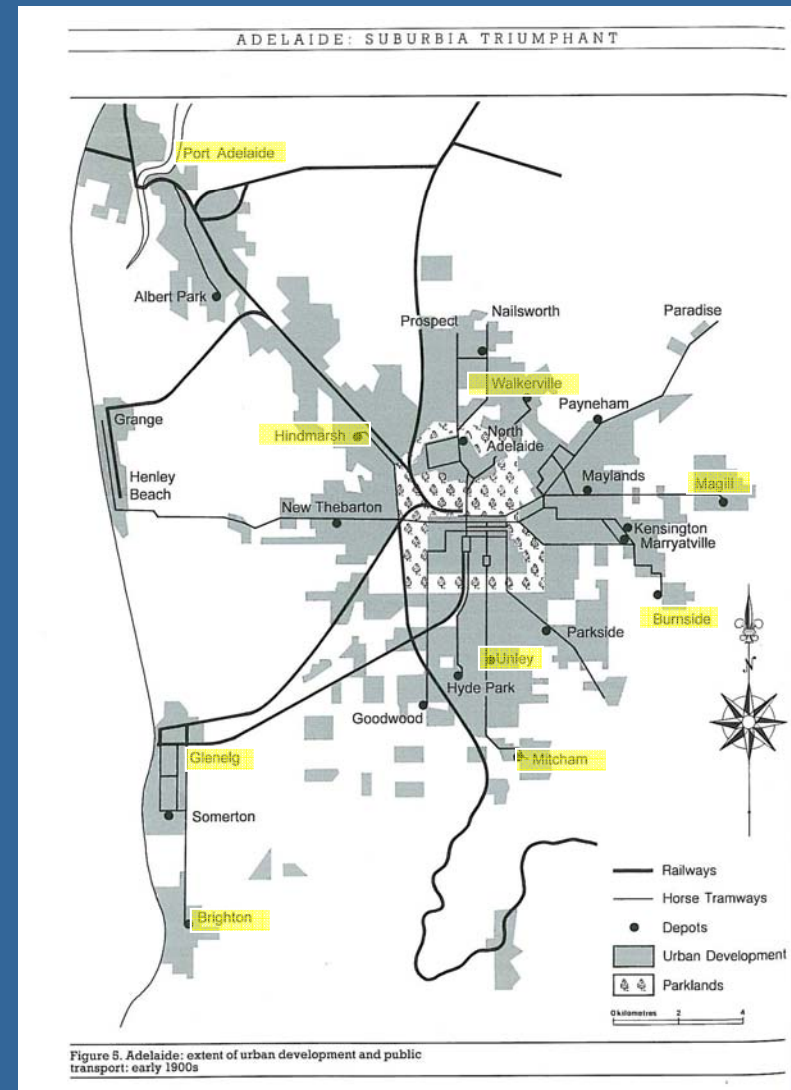


Figure 1. Villages around Adelaide: 1840

Source: “With Conscious Purpose”, Hutchings (Ed), 2007

1900: The Beginnings of Sprawl?

- Villages expand and connect along rail and tram links
- New settlements emerge
- Subdivision with little structure or order
- Beginnings of contiguous urban “blanket”



Source: "With Conscious Purpose", Hutchings (Ed), 2007

The Twentieth Century: The Rise of the Automobile



1920



1960



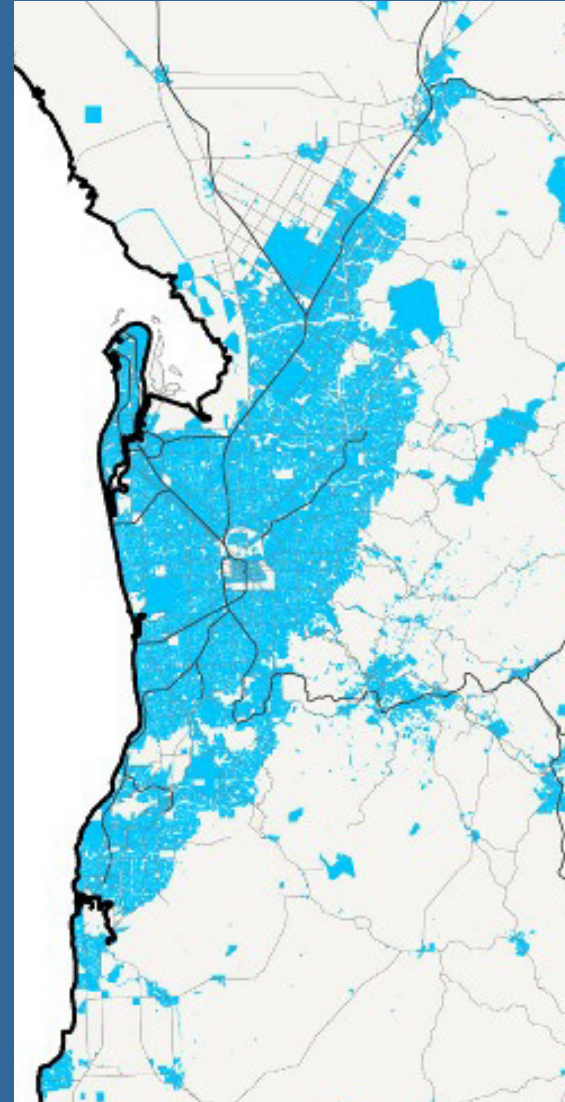
2008

Source: Background Technical Report, *The Plan for Greater Adelaide*, 2009

Metropolitan Adelaide Today

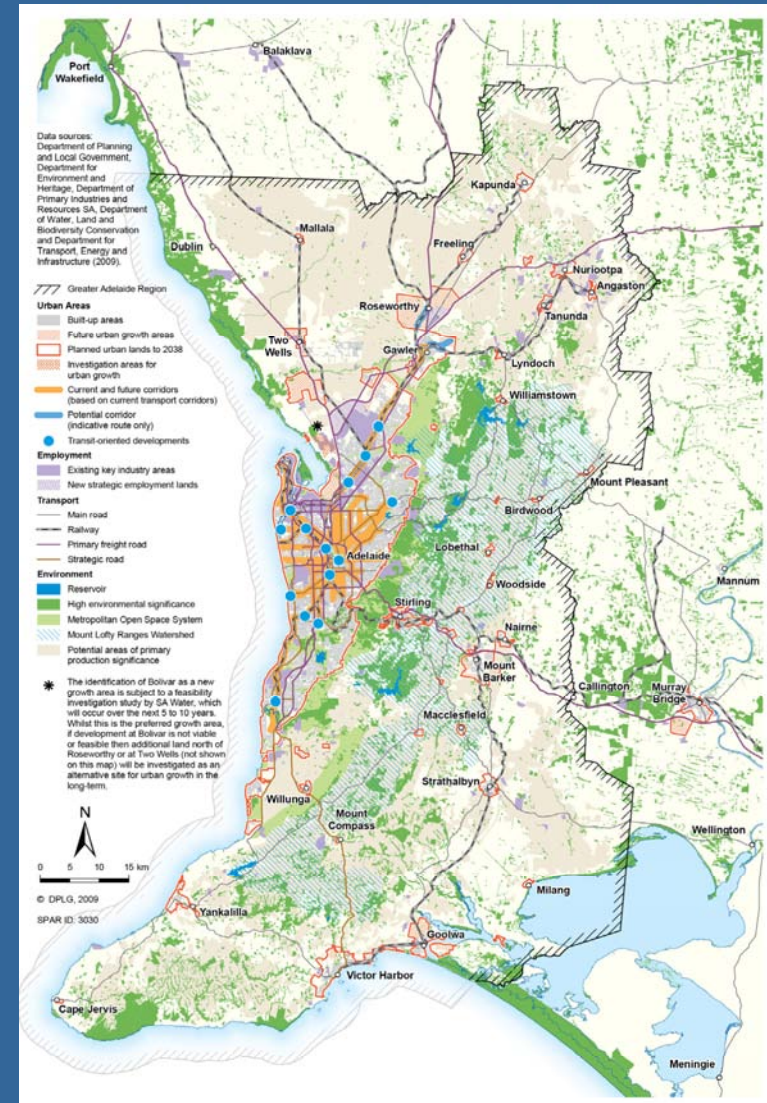
Low density, car dependent, dispersed, linear

- 90km from north to south
- Population:
 - 1.2m (growing at 1.3%)
 - 80% of State population
- Gross density within UGB: 6.3 dph
- Dwellings: 76% detached
- Tenure: 71% owned/purchasing
- 1.6 cars/household
- Work journey: 70% by car
- 26 Council areas



The 30 Year Plan for Greater Adelaide

- Objectives:
 - livability
 - competitiveness
 - sustainability
- 14 principles
- A new urban form:
 - containment
 - corridors
 - density around transit and centres



Benefits of the New Urban Form

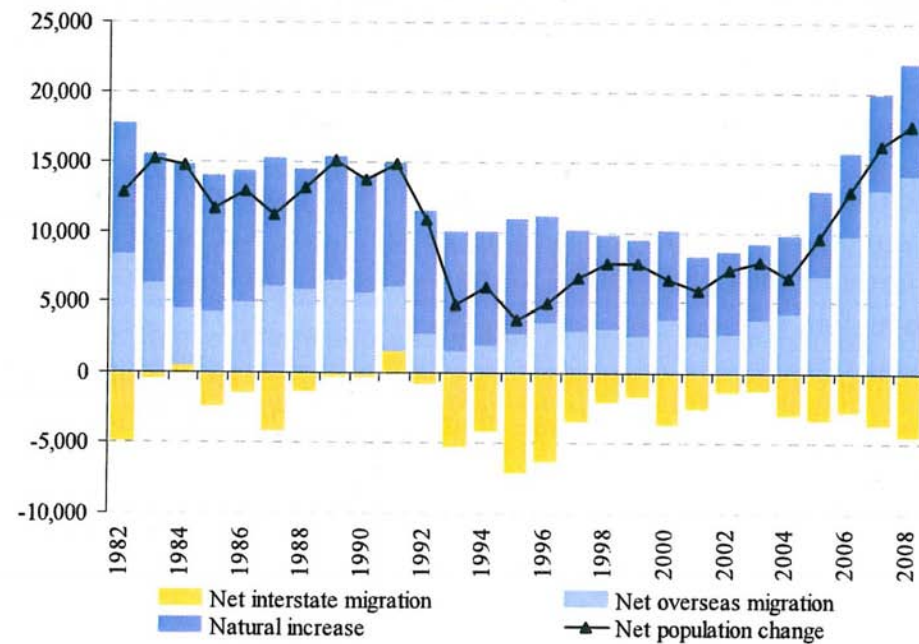
- 50% of growth will occur in corridors
- Urban extension will decline from 50% of annual growth to 30%
- Productivity growth 4.6% higher
- 80% of existing urban area will remain largely unchanged
- 13% of region dedicated for conservation
- 75MtCO₂ pa emission savings

Source: *The 30 Year Plan for Greater Adelaide, 2010*

Why is this Plan different?

1. Growth

Figure 2.2.1—Components of population growth, South Australia 1982 to 2008

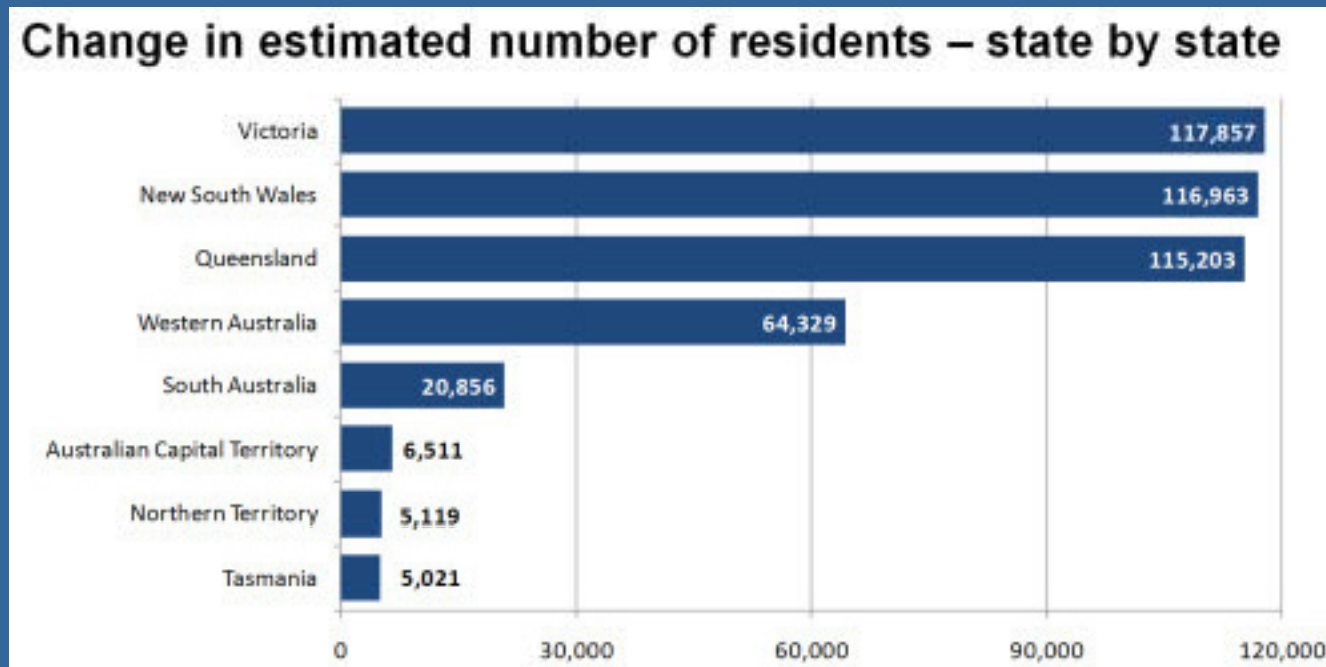


SOURCE: Australian Bureau of Statistics, cat. no. 3101.0

Source: Background Technical Report, The Plan for Greater Adelaide, 2009

Why is this Plan different?

- 560,000 people (average 18,500 pa)
- 258,000 dwellings (average 10,100 pa gross)
- Moderate in national terms



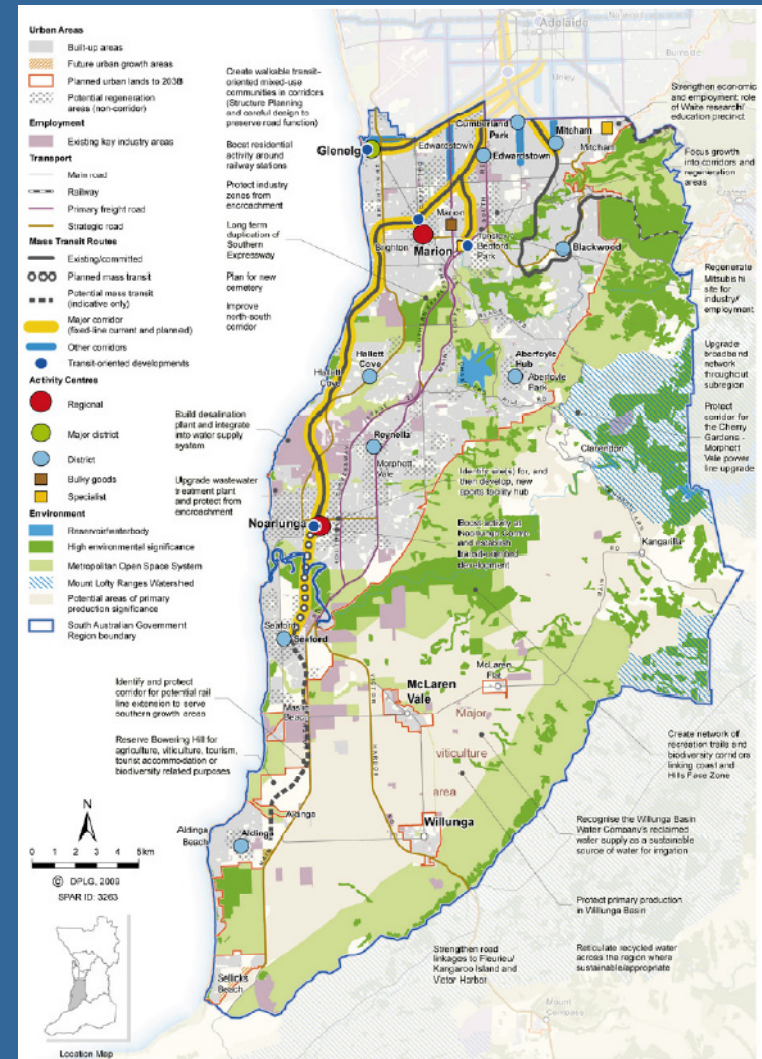
Source: RP Data, 2010

Why is this Plan different?

2. Targets

Table E5 – Southern Adelaide targets

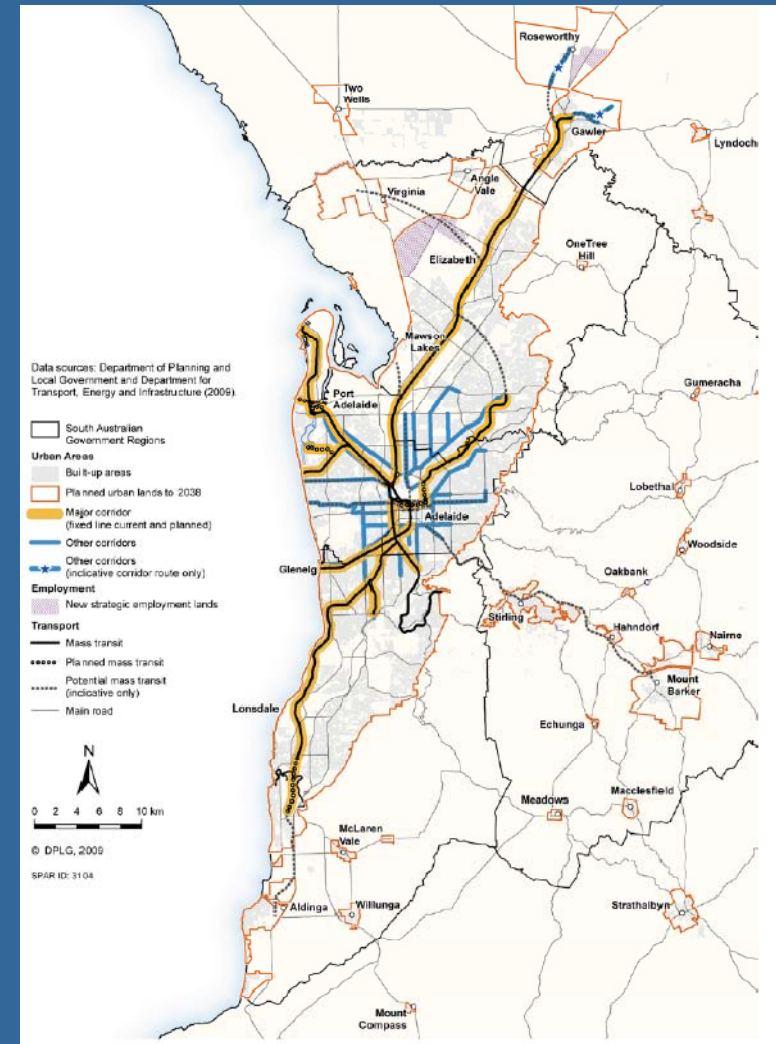
Population and dwellings	Net additional dwellings	Net additional population
Within corridors (incl. transit-oriented developments)		
▶ infill	19,500	36,400
▶ fringe growth	5,000	12,000
Outside corridors		
▶ infill	12,000	24,000
▶ fringe growth	3,500	8,400
▶ townships	500	1,200
TOTAL	40,500	82,000
Affordable housing	Net additional dwellings	
	6,075	
Employment	Net additional jobs	
	43,000	
Gross land supply	Hectares	
Infill up-zonings (residential and employment)	4840	
Fringe (incl. local employment)	70	
Townships (incl. local employment)	60	
New regional employment lands	115	



Why is this Plan Different?

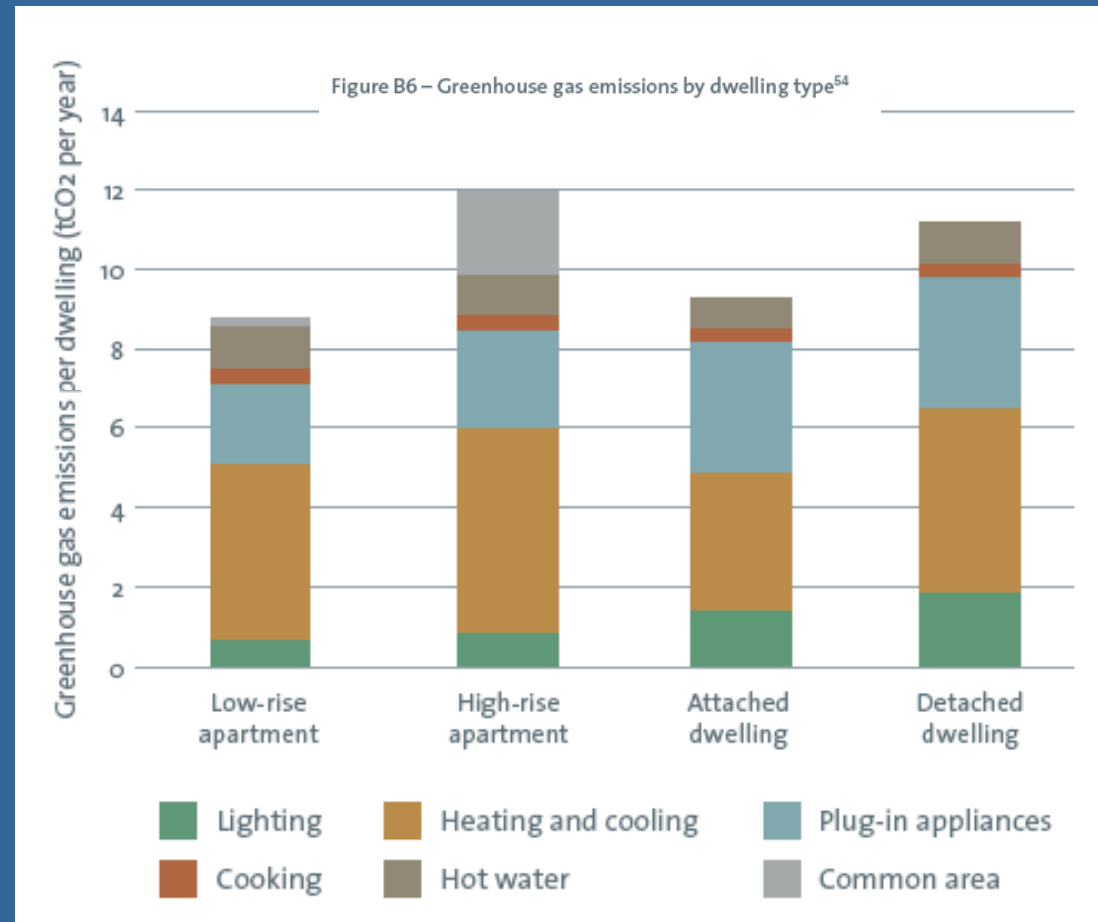
3. Transit Investment

- Medium term program of transit infrastructure projects
- Long term transit proposals indicated



Why is this Plan different?

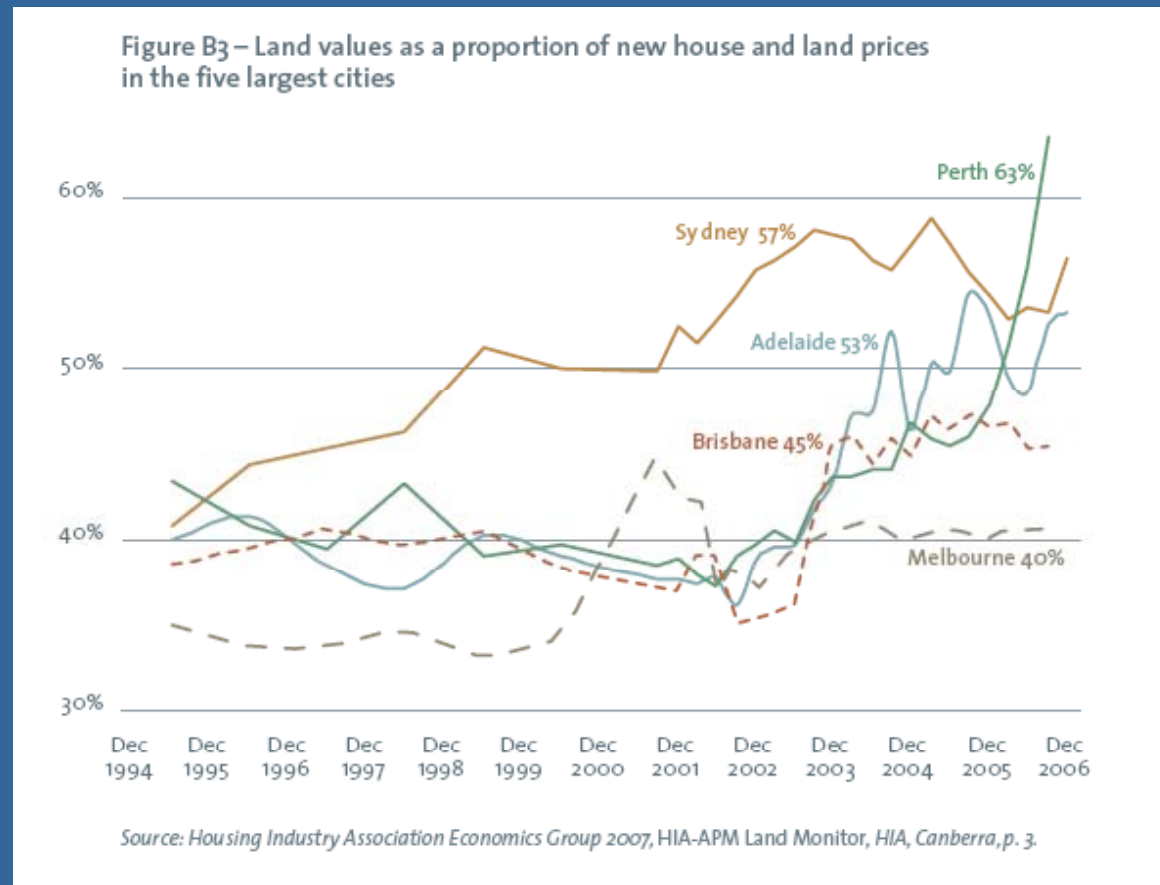
4. Climate Change



Source: *The 30 year Plan for Greater Adelaide, 2010*

Why is this Plan different?

5. Affordability



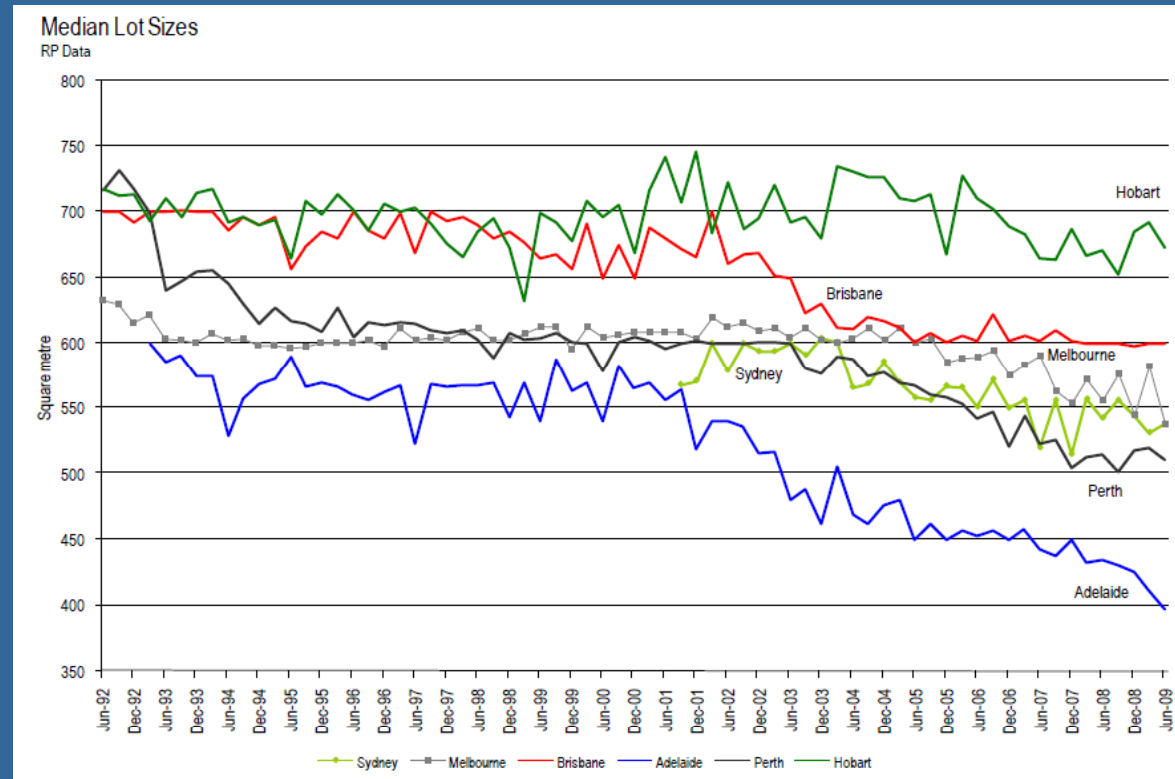
Source: *The 30 year Plan for Greater Adelaide, 2010*

Three Key Challenges

1. Achieving Density

Adelaide:

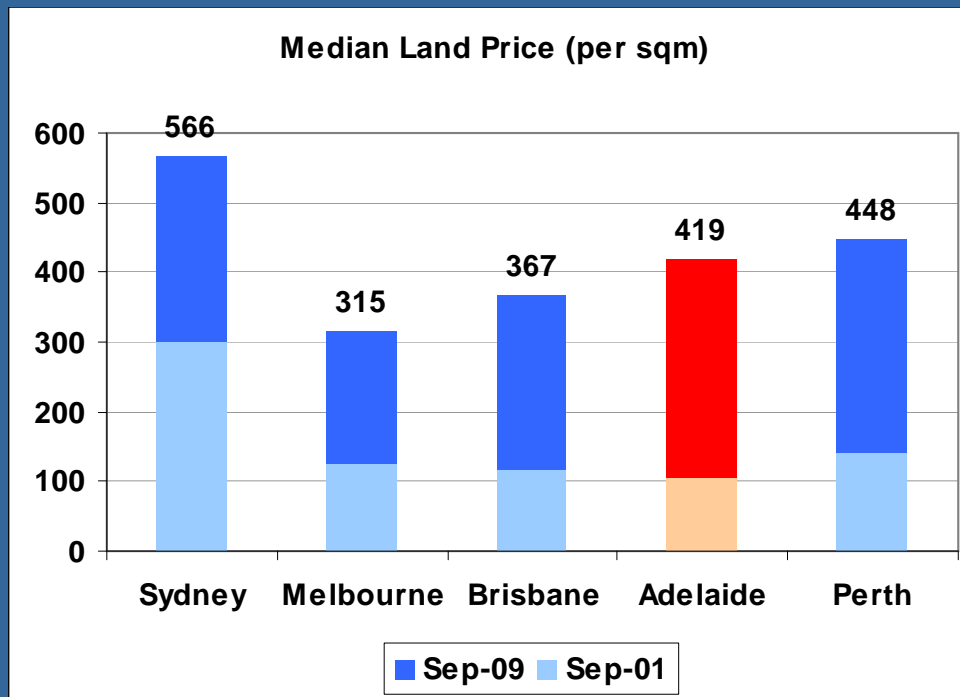
- Smallest lots
- Sharpest and earliest reduction in size



Source: HIA-RP Data Residential Land Market Report Sep 09

Three Key Challenges

1. Achieving Density (cont.)

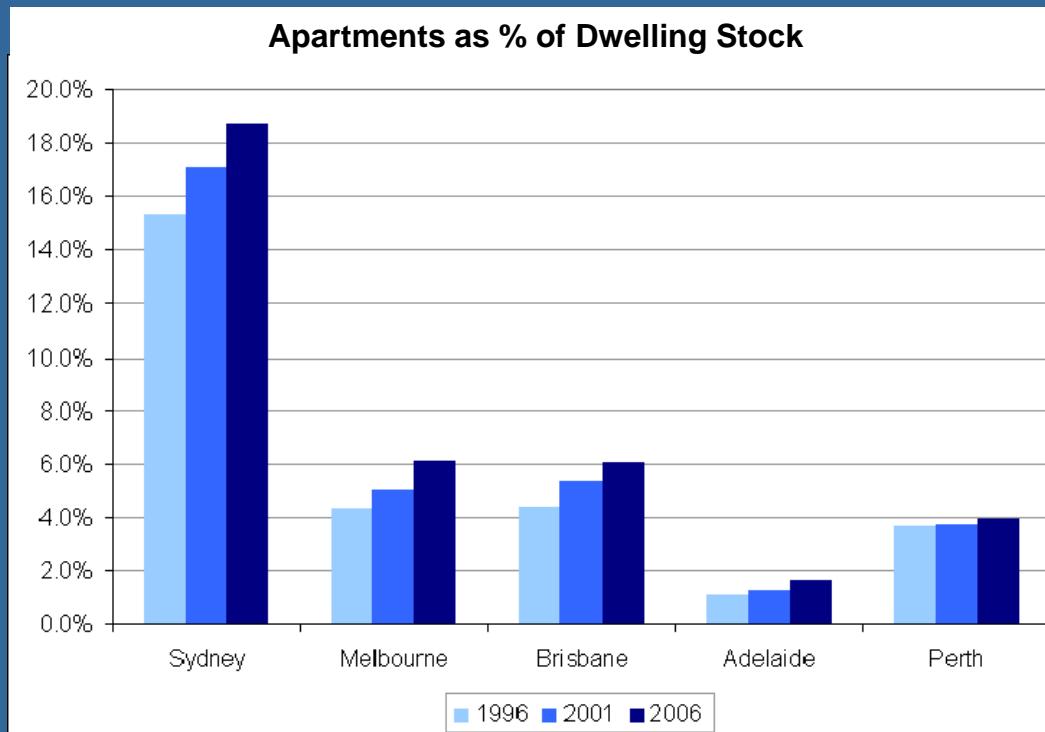


Source: RP Data, 2010

- Adelaide:
 - largest gain in $\$/m^2$
 - now 3rd dearest (from cheapest in 2001)
- Need for paradigm change

Three Key Challenges

1. Achieving Density (cont.)



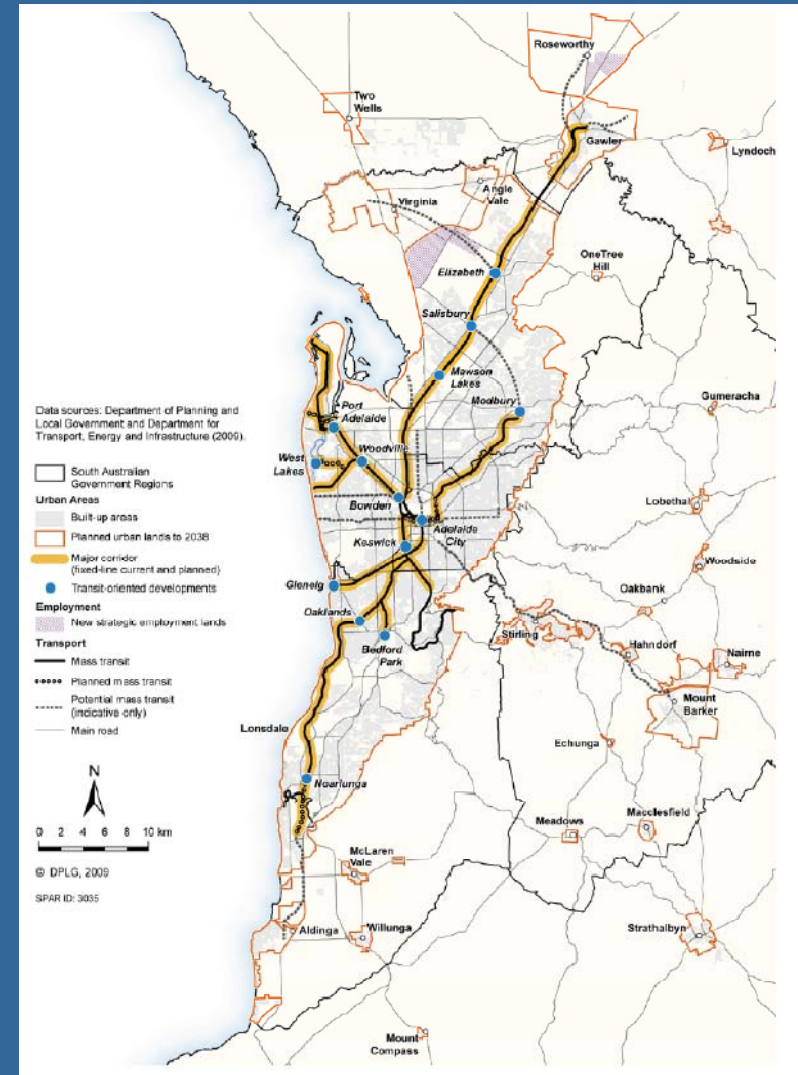
Source: ABS Census

- Adelaide:
 - lowest proportion of apartments
 - lowest number of new apartments
 - second lowest level of apartments as % of dwelling growth
- We have a long way to go!

Three Key Challenges

2. Delivering transit oriented development

- 14 “TODs”
- 20 “transit-oriented style developments”
- 60,000 dwellings in total



Three Key Challenges

3. Delivering transit oriented development (cont.)

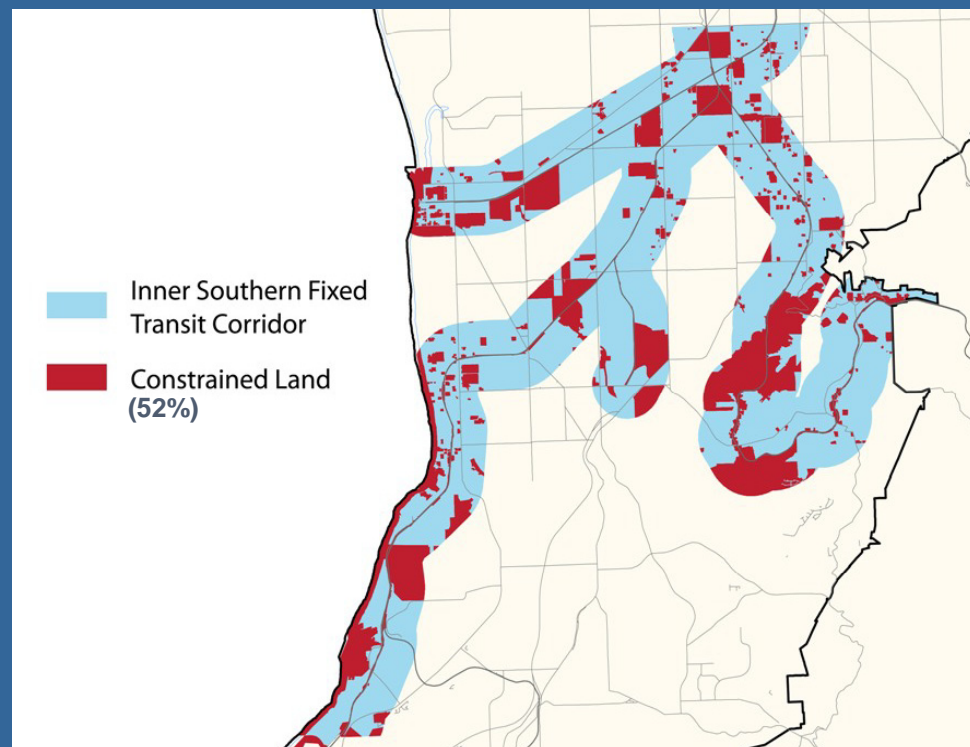
Key Success Factors:

- Delivery agent ✓
- Fixed transit network ✓
- Quality transit service ?
- Market alignment ?
- Industry capacity ?
- Investing in place making ?
- Supportive policy and regulation X
- Land availability X

Three Key Challenges

3. Convincing the Community

- Nobody wants sprawl – but few support uplift in existing areas either!
- Policy framework generally constrains growth
- Coalition of single-issue groups: platform against infill/density/TOD?

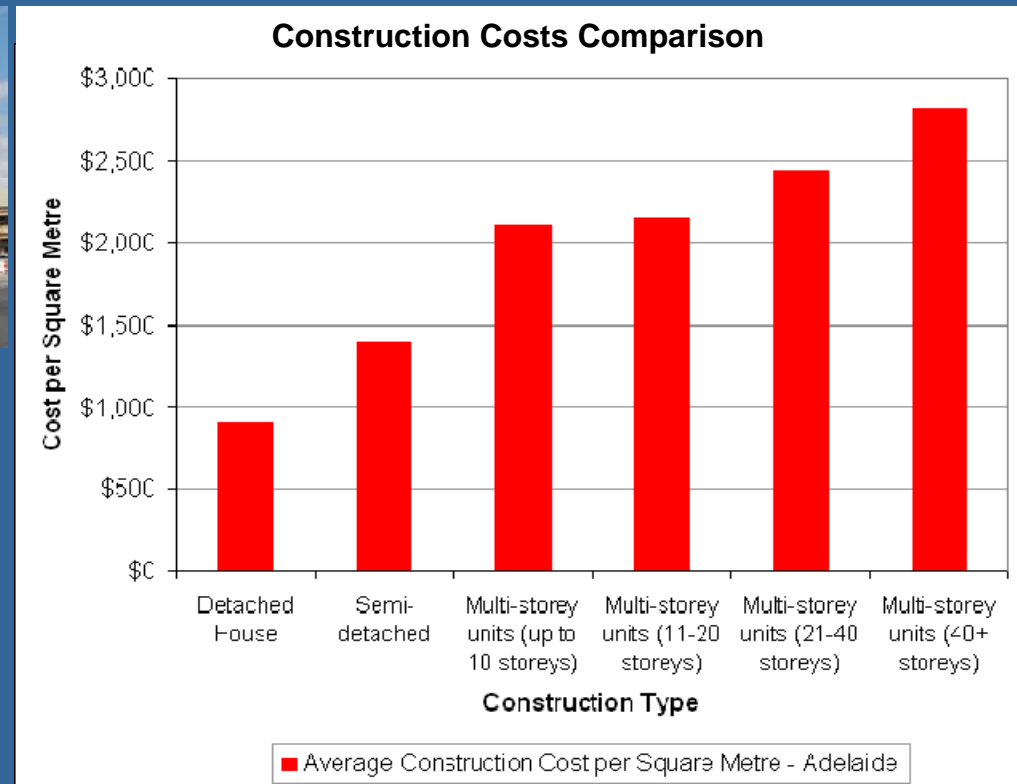


New Urbanism: Three Potential Contributions

1. Affordable infill solutions



- So sustainable, nobody can afford them?

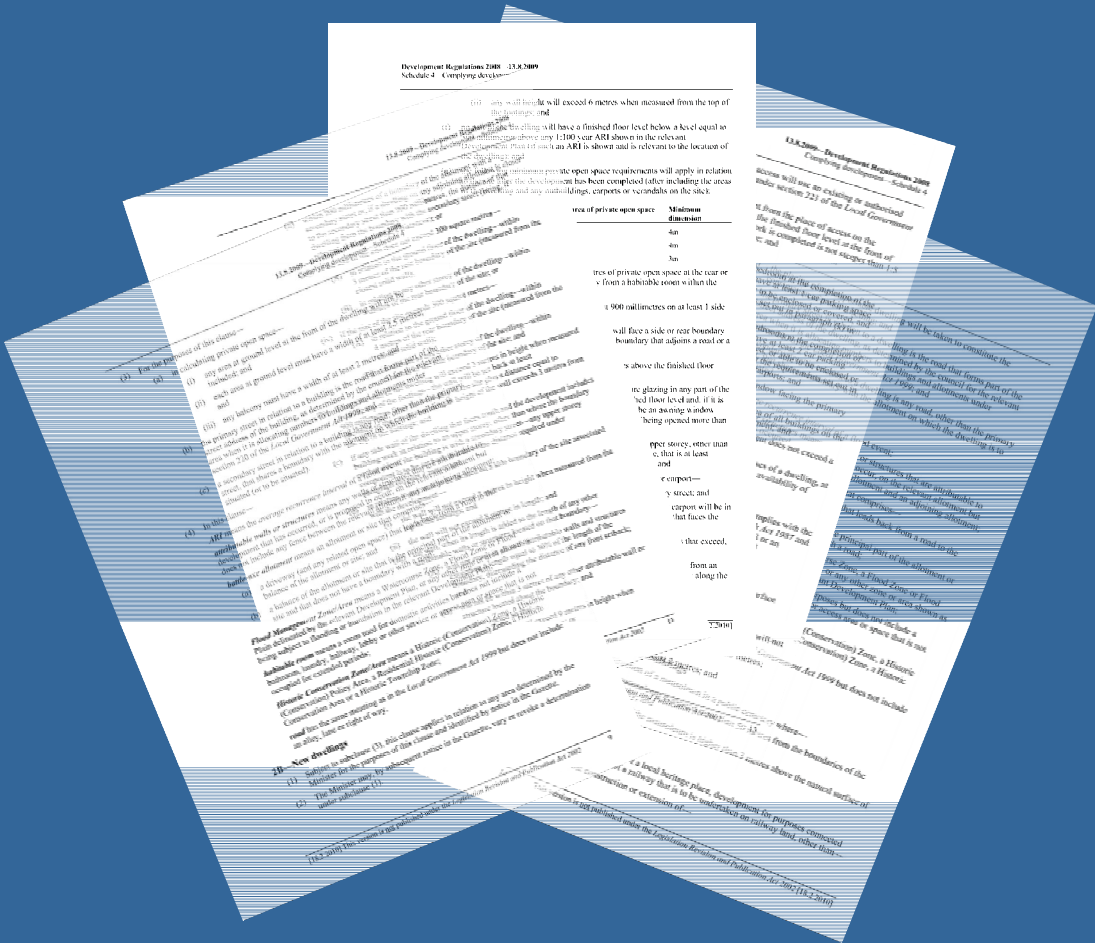


Source: ABS Building Approvals Data and Rider Levitt Bucknall 2008

New Urbanism: Three Potential Contributions

2. Getting regulation right

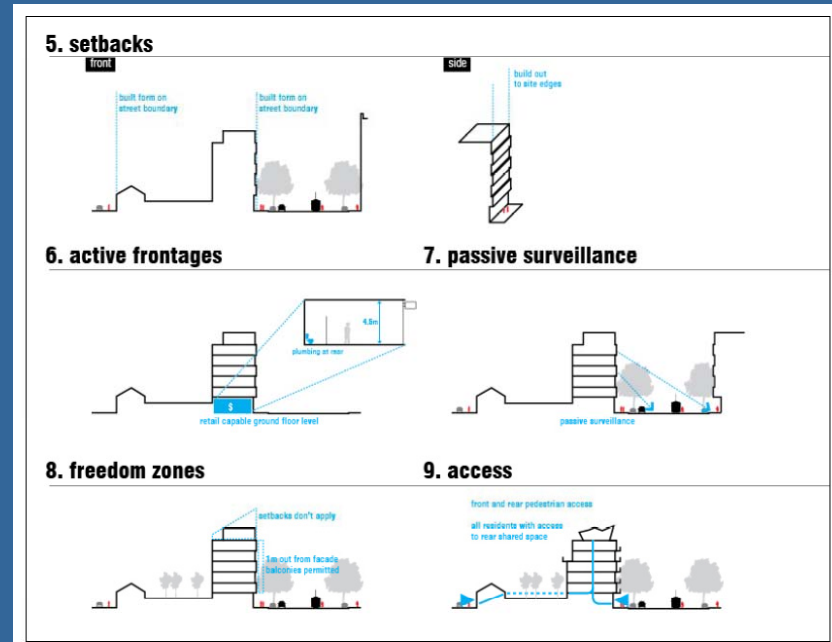
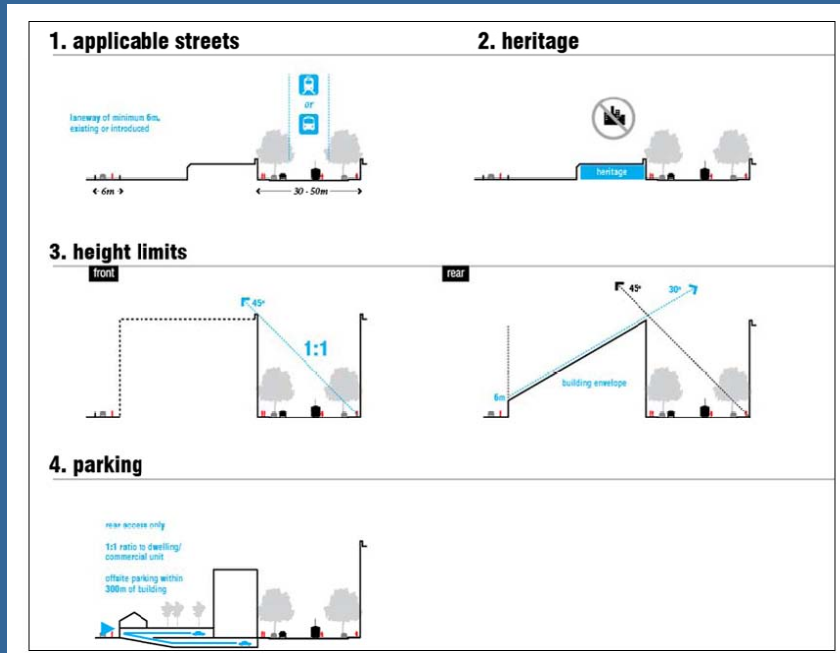
- Adelaide's first residential code:



New Urbanism: Three Potential Contributions

2. Getting regulation right (cont.)

- one-page code for Melbourne corridors



Source: Victorian Department of Planning and Community Development, 2009

New Urbanism: Three Potential Contributions

3. Delivering new urban form at the fringe

- Strategic choice or path of least resistance?
- Building better places
- Promoting balanced debate



Conclusion

- The 1837 Plan: framework for liveable urban places for 170 years – but a lost opportunity for structuring metropolitan urban form
- Can the 30 Year Plan for Greater Adelaide deliver transformational urban change?
- Can New Urbanism make the difference?

