

Housing mix, affordability and competitiveness



Relevant Targets

1 Target 1

2 Target 2

3 Target 3

6 Target 6

Provide affordable and diverse housing choices for our different household types and lifestyles

Historically, the growth of Adelaide's suburbs and satellite townships has helped to deliver an affordable lifestyle and support jobs growth. Evidence is now emerging that over-reliance on this model of growth will not serve us well into the future. Continuing this urban sprawl is likely to come with real long-term costs by increasing congestion, adding to cost of living pressures for new homebuyers and young families, and leaving a hefty infrastructure bill.

It is therefore vitally important that new development occurs primarily within our existing urban footprint. This will create opportunities for housing choice, reduce costs to new homebuyers, limit urban sprawl, and reduce the burden on taxpayers for future infrastructure.

Greater Adelaide's competitive advantage as one of the most affordable and liveable places in Australia, based on actual housing costs and the associated costs of transport and access to services, must be maintained.

Historically Greater Adelaide has been dominated by detached housing on large pieces of land and, at the other end, by multi-level apartment buildings. However, there are many other housing types (the 'Missing Middle') that could offer affordable, well designed and well-located options for our changing demographics and household types.

There must be a strong focus on providing diverse housing options that are universally designed, affordable, support 'ageing in place' and reflect the changing needs of our community.

Housing affordability needs to be considered on a whole-of-life-cycle basis – including purchase price and running costs such as travel, energy and water, and maintenance costs.



Lightsview

Figure 2.2 The Missing Middle - some of the many examples of housing variety

We need new models of housing

To provide choice for our different households types, life stages and lifestyle choices

1. 'Next Gen' Granny Flat



2 Courtyard



3. Fonzie



4. 'Next Gen' Six Pack



5. Row Terrace



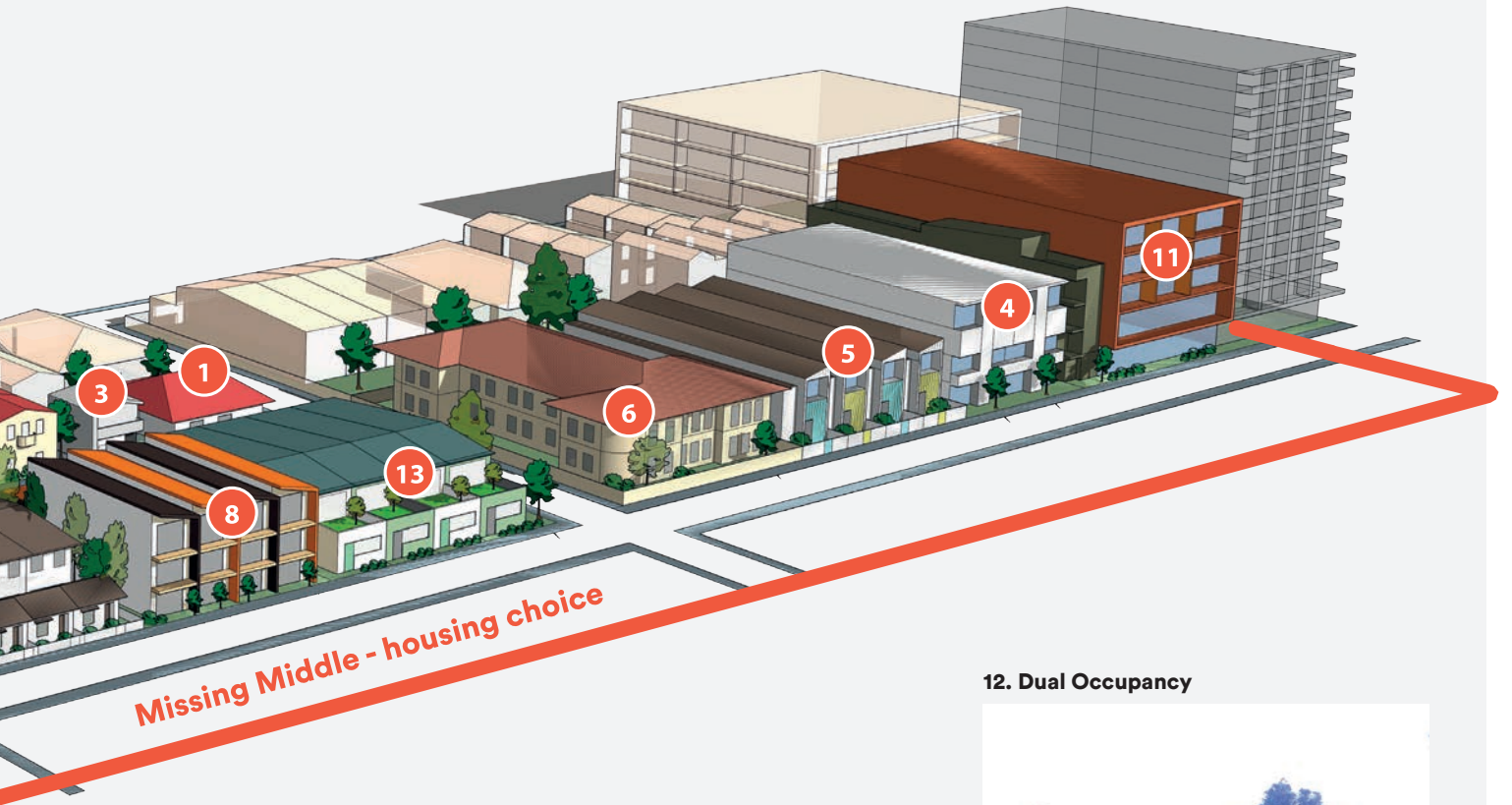
6. 'Big House' Apartments



7. Row



8. Apartment Terrace



Missing Middle - housing choice

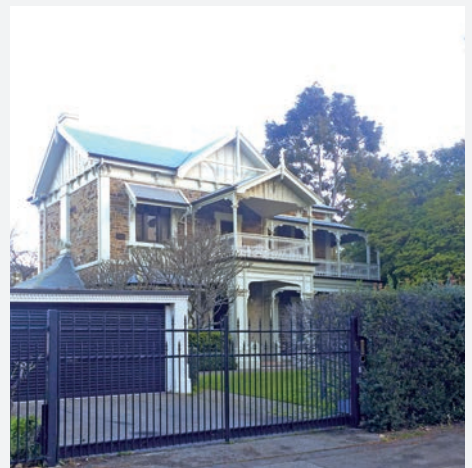
9. Clustered



11. Mixed Use



12. Dual Occupancy



10. Urban Garage



13. Soho



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Policies

- P36.** Increase housing supply near jobs, services and public transport to improve affordability and provide opportunities for people to reduce their transport costs.
- P37.** Facilitate a diverse range of housing types and tenures (including affordable housing) through increased policy flexibility in residential and mixed-use areas, including:
- ancillary dwellings such as granny flats, laneway and mews housing
 - dependent accommodation such as nursing homes
 - assisted living accommodation
 - aged-specific accommodation such as retirement villages
 - small lot housing types
 - in-fill housing and renewal opportunities.
- P38.** Explore the evolution of existing housing in local heritage areas to provide ancillary residences that encourage ageing in place and enable the release of equity to owners whilst protecting heritage values.
- P39.** Promote universal and adaptable housing principles in new housing stock to support changing needs over a lifetime, including the needs of those who are less mobile.
- P40.** Use government-owned land and large underdeveloped or vacant sites as catalysts for stimulating higher density development and innovative building forms.
- P41.** Renew neighbourhoods that have high concentrations of old public housing to improve housing stock, increase the diversity of housing options and tenures, and catalyse private investment.
- P42.** Provide for the integration of affordable housing with other housing to help build social capital.
- P43.** Increase the supply of affordable housing through the provision of 15 per cent affordable housing in all new significant developments. These developments include surplus and residential government land projects; declared major developments and projects; and rezoned land that increases dwelling yield (including all new growth areas).
- P44.** Enable and encourage the provision of affordable housing through linking incentives, including the benefits of re-zoning such as planning policy bonuses or concessions to new affordable housing supply.
- P45.** Promote affordable housing in well located areas close to public transport and which offers a housing mix (type and tenure) and quality built form that is well integrated into the community.
- P46.** Ensure an adequate land supply is available to accommodate housing and employment growth over the longer term (at least a 15 year supply).

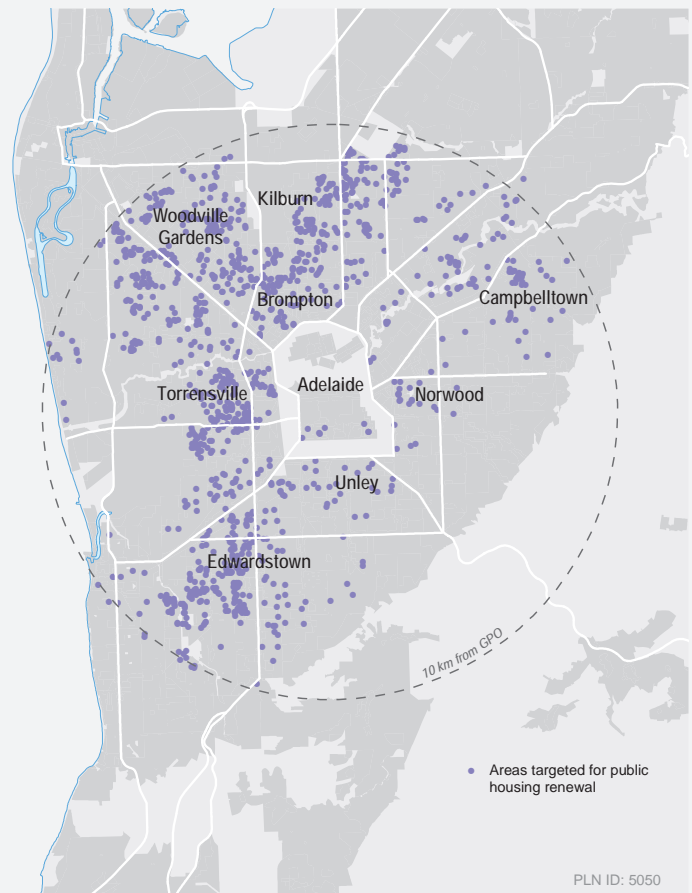


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Case Study: Renewing our Streets and Suburbs program

The Renewing our Streets and Suburbs program will renew all old South Australian Housing Trust homes. This will:

- support housing growth in existing suburbs, close to schools, hospitals and other services to create healthy, affordable and liveable neighbourhoods
- provide tenants with better, more suitable housing
- focus new affordable housing opportunities in areas close to services, facilities and employment
- improve processes for supporting the growth of the community housing sector
- provide certainty and opportunities for not-for-profit organisations and local government to increase the supply of affordable and diverse housing.



Renewing our Streets and Suburbs program will stimulate significant ongoing investment and support hundreds of jobs in the housing and property industries.

“

Up to 4500 old Housing Trust dwellings within 10 kilometres of the CBD will be renewed by 2020.

All Housing Trust dwellings built before 1968 will be targeted for renewal over the next 15 years.

”



Case Study: Playford Alive Town Life Living project

The Playford Alive Town Life Living project is a major urban renewal project (encompassing approximately 1000 hectares), that is transforming Adelaide's outer northern suburbs.

Playford Alive is helping to deliver diverse housing options that meet the needs of the local community. A 2011 ABS census data showed that 25 per cent of Playford households were single

person households but that only 12 per cent of available dwellings were one to two bedrooms.

Playford Alive represents Renewal SA's determination to broaden the range of affordable new housing options for single-person and small households in these suburbs.



Artistic impression: Playford Alive

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Making it happen - the planning system

In the short term

A22. Provide mechanisms to support the development of larger sites to regenerate neighbourhoods, including:

- developing a model (in collaboration with councils and developers) for providing incentives for landowners to amalgamate neighbouring sites
- preparing guidelines on options and incentives for the renewal of larger sites to increase development yield in return for contributions to the local neighbourhood.

A23. Deliver flagship projects where government leads by example in creating world-class liveable places.

A24. Report annually on the consumption of residential and employment land use and urban development trends.

A25. Develop Planning and Design Code policies that facilitate opportunities for diverse, well-designed housing and simplify the assessment pathways.

A26. Enable existing mechanisms (and facilitate the development of new mechanisms) to support the delivery of affordable housing in State Government legislation and regulations.

A27. Develop a policy framework to support projects that provide for aged care and retirement accommodation to meet growing demand.

A28. Investigate the best way to measure housing diversity by reviewing the way that housing types are categorised.

Other key levers to unlock opportunity

- Implement the Renewing Our Streets and Suburbs program to replace old South Australian Housing Trust homes with up to 4500 new homes in the next 15 years.
- Investigate better integration of affordable housing levers, including planning, financing, infrastructure, land supply industry capacity and market demonstration.